



MEETING : LICENSING SUB-COMMITTEE
VENUE : HERTFORD TOWN COUNCIL OFFICES, THE CASTLE,
HERTFORD, SG14 1HR
DATE : TUESDAY 22 APRIL 2025
TIME : 10.00 AM

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<https://www.youtube.com/user/EastHertsDistrict>

MEMBERS OF THE SUB-COMMITTEE

Councillors T Deffley, S Marlow and C Redfern

COMMITTEE OFFICER: Peter Mannings
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A Member, present at a meeting of the Authority, or any committee, sub-committee, joint committee or joint sub-committee of the Authority, with a Disclosable Pecuniary Interest (DPI) in any matter to be considered or being considered at a meeting:

- must not participate in any discussion of the matter at the meeting;
- must not participate in any vote taken on the matter at the meeting;
- must disclose the interest to the meeting, whether registered or not, subject to the provisions of section 32 of the Localism Act 2011;
- if the interest is not registered and is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days;
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AGENDA

1. Appointment of Chair

2. Apologies

To receive apologies for absence.

3. Chair's Announcements

4. Declarations of Interest

To receive any Members' Declarations of Interest.

5. Summary of Procedure (Pages 5 - 7)

A summary of the procedure to be followed during consideration of item 7 is attached.

6. Application for a new premises licence for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT - Application Reference: 25/0115/PL (Pages 8 - 123)

7. Urgent Business

To consider such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration and is not likely to involve the disclosure of exempt information.

LICENSING SUB-COMMITTEE

EXTRACT FROM RULES OF PROCEDURE

Note – the full Rules of Procedure can be viewed at:

<https://democracy.eastherts.gov.uk/mgCommitteeDetails.aspx?ID=144&J=2>

11. Procedure at a Hearing

11.1 The hearing will proceed in the following order:

- (a) The Chair will elicit any Declarations of Interests.
- (b) The Chair will introduce members of the Hearing Panel.
- (c) The Chair will ask those present to introduce themselves.
- (d) The Chair will ask all parties to the Hearing whether they are happy to proceed with their application or representation.

11.2 The Chair may ask the officer of the Licensing Authority to report:

- (a) any requests from a party to the Hearing for permission for a witness to appear in support of his, her or their representation. Any such requests will be determined by the Hearing Panel; and
- (b) any documentary or other information that a party to the Hearing wishes to present. If there is any such material, the Chair will ask all the other parties to the Hearing whether they consent to it being presented. If they agree, the material will be distributed. If not, this material may not be distributed unless the Chair wishes it to be.

11.3 The Chair may invite the applicant/licensee or his, her or their representative to estimate the time required to present his, her or their case and ask questions of other parties to the hearing. The Chair will then ask the other parties to the hearing whether they will require a longer period to present their representation and question the applicant. The Hearing Panel will determine the maximum period of time allowed for each party to put his, her or their case. This decision will be final.

11.4 The Chair will ask the Officer of the Licensing Authority to summarise the matter under consideration.

11.5 The Members of the Hearing Panel, the applicant, and those making representations may ask questions of the Officer of the Licensing Authority.

11.6 Starting with the applicant or licensee, each party will exercise his, her or their rights within the identified maximum time, as follows:

- (a) each party to present his, her or their case, including responding to any points of which the Licensing Authority has previously given notice, and call any approved witness or witnesses in support of his, her or their case; and

(b) if given permission by the Chair, and only through the Chair, each party may raise questions of any other party or witness/witnesses.

11.7 The applicant/licensee or his, her or their representative will be asked to sum up his, her or their case.

12. Determination of Applications

12.1 In the case of a hearing relating to:

(a) a counter notice following police objection to a temporary event notice; or

(b) a review of premises licences following closure order; the Licensing Authority must make its determination at the conclusion of the hearing.

12.2 In the case of any other hearing, the members of the Hearing Panel may choose to determine the case at the conclusion of the hearing or after the hearing within five working days.

12.3 If determining the case at the hearing, it is for the members of the Hearing Panel to choose whether to retire to consider the case or discuss the case in front of all parties.

12.4 When determining a case, either during the hearing or after, and whether having retired or deliberating in front of the parties, the following shall apply:

(a) Members of the Hearing Panel will determine the case, not Officers or any other parties;

(b) Members of the Hearing Panel will be advised by a Legal Officer;

(c) a Democratic Services Officer will be available to make relevant notes and make a written record of the Panel's decision;

(d) if Members of the Hearing Panel have a question relating to the relevant legislation or the council's policies which the Legal Officer is unable to address, they may seek the advice of an officer of the council's Licensing Team; and

(e) if Members of the Hearing Panel wish to attach conditions to an application under consideration they may seek the views of any or all of the parties before determining the case, especially if the details of the possible condition were not discussed with parties during the hearing and/or members of the Hearing Panel do not feel they have as clear a view as possible of the proposed condition's efficacy, applicability and/or acceptability to any or all of the parties.

12.5 Once the case has been determined, all parties will be advised of the decision and the reasons for it, together with their right of appeal. If determined at the hearing, the Legal Advisor to the Hearing Panel will advise those present of any advice that has been provided during the determination. If determined after the hearing, the notification of the outcome shall make reference to any such legal advice provided.

12.6 A determination may authorise an officer of the Licensing Authority to approve an application subject to conditions to be applied in accordance with the decision made at the hearing.

12.7 Whether determined at the hearing or after, the applicant shall be informed of the decision and rights of appeal in writing within five working days of the hearing.

2. Definitions

2.1 In this document the following definitions apply:

(a) “applicant/licensee” means the person who has made an application for a licence under the 2003 Act or a person who has served notice of a temporary event in accordance with the 2003 Act or a person who is the holder of a licence under the 2003 Act;

(b) “representation” means a submission by a responsible authority or interested party under the 2003 Act, whether made in response to a consultation, by application for review or served in the form of a notice;

(c) “party to a hearing” means a person to whom notice of the hearing has been given in accordance with column 4 of Schedule 1 attached or who is otherwise entitled to speak at a hearing;

(d) “member of the Licensing Authority” means a Member sitting as a member of the Licensing Sub-Committee (hereinafter called a Hearing Panel), or an Officer who has been appointed by the council as a proper officer of the Licensing Authority, to provide any advice that Members require to fulfil their functions whether or not it is asked for on: - questions of law; - questions of mixed law and fact; - matters of practice and procedure; - the range of options available to the Hearing Panel; - any relevant decisions of the courts; - relevant national guidance or local policy; - other issues relevant to the matter before the Hearing Panel; - the appropriate decision making structure to be applied in any case; - assistance on the formulation of reasons and recording decisions; - the questioning of any party to a hearing; or - assistance to any party to clarify evidence and issues

(e) “discussion” means examination by argument and debate

(f) “cross examination” means the examination of a party or witness with a view to querying or questioning his or her evidence.

Agenda Item 6

East Herts Council Report

Licensing Sub-Committee

Date of Meeting: 22nd April 2025

Report by: Jonathan Geall, Head of Housing and Health

Report title: Application for a new premises licence for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT

Application Reference: 25/0115/PL

Ward(s) affected: Sawbridgeworth

Summary

An application for a new premises licence for: Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT has been received from the applicant – Knight Street Vault Limited. The application has received representations from a member of Sawbridgeworth Town Council and members of the public. Where representations are received against an application, and not withdrawn, there must be a Licensing Sub-Committee meeting to decide that application. This report is to inform that decision.

RECOMMENDATIONS FOR LICENSING SUB-COMMITTEE

(a) The application for a new premises licence be decided.

1.0 Proposal(s)

1.1 Members of the Licensing Sub-Committee should determine the application through consideration of the information contained in this report, the application for a new premises licence, and any appendices, combined with submissions made at the Licensing Sub-Committee hearing.

2.0 Background

- 2.1 Under the Licensing Act 2003 and the council’s Statement of Licensing Policy (‘the Policy’) an application for a new premises licence or certificate must be determined.
- 2.2 Where valid representations are received the council’s discretion is engaged. A Licensing Sub-Committee has the delegated authority to determine applications for new and varied licenses and certificates. This decision must be made whilst having regard to the nationally set Licensing Objectives, the council’s own Statement of Licensing Policy and to Statutory Guidance issued by the Secretary of State under section 182 of the Licensing Act.
- 2.3 The Licensing Objectives are:
- Prevention of Crime and Disorder
 - Public Safety
 - Prevention of Public Nuisance; and
 - Protection of Children from Harm.

3.0 Reason(s)

- 3.1 The valid application by Knight Street Vault Limited was submitted on 27 January 2025.
- 3.2 The licensable activities and hours requested in the new application are shown in the table below.

Licensable activity	Days	Times
Provision of plays (indoors) Provision of films (indoors) Indoor sporting events	Monday - Sunday	08:00 – 23:00*

Provision of performance of dance (indoors)		
Provision of live music (indoors)	Monday – Thursday	08.00 – 23.00*
Provision of recorded Music (indoors)	Friday – Saturday	08.00 – 23.30*
	Sunday	08.00 – 23.00*
Sale of alcohol For consumption 'On & Off Premises'	Monday - Sunday	10:00 – 23:00**
Hours open to public	Monday - Thursday	08.00 – 23.00
	Friday – Saturday	08.00 – 00.00
	Sunday	08.00 – 23.30

* Regulated entertainment: Regulated entertainment is not licensable between the hours of 08.00 – 23.00 on any day. Therefore, the only days recorded music and live music will be licensable is Friday and Saturday after 23.00. More information can be found at paragraph 3.37 of this report.

** Sale of alcohol: The commencement hour for the supply of alcohol has been amended by the applicant during consultation from 08:00 to 10.00.

3.3 A redacted copy of the application form for the new premises

licence is attached as **Appendix 'A'**. Section 18 of the application form asks the applicant to describe any additional steps they intend to take to promote the four Licensing Objectives as a result of the application.

3.4 The plans to be attached to the premises licence is **Appendix 'B'**.

3.5 A plan of the area in which the premises are located is attached at **Appendix 'C'**. This can be used to illustrate the location of the premises in relation to residents and other businesses.

3.6 During the 28-day statutory public consultation period, 13 representations were received objecting to the application, one being from a Sawbridgeworth Town councillor. The representations are attached as **Appendix 'D'**.

3.7 In summary, the representations suggest that all four of the Licensing Objectives would be undermined if the application is granted as requested:

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

3.8 Representations express concerns regarding:

- noise management measures – including noise pollution; that the noise impact assessment does not include issues raised by the outdoor seating arrangements and that the outdoor seating area may be a significant source of disturbance
- the lack of dispersal policies
- waste control measures felt to be inadequate
- perceived outdoor seating safety issues including capacity in this area

- a view that the application included unreasonable hours of operation
- a belief that disruption that may be caused by frequent events
- issues that those making representations believe may be detrimental to the quiet and peaceful amenity of persons who live in the vicinity of the premises
- a view that the activities carried on at the premises, especially the sale of retail alcohol may cause an increase in anti-social behaviour.

3.9 The Police and Environmental Health team have agreed conditions with the applicant subsequent to submission of the application. These would appear on the premises licence under Annex 2 if the licence is granted. The agreed conditions are attached as **Appendix 'E'**.

Policy and Guidance

3.10 Section 3.17 of the Statement of Licensing Policy states: Protecting local residents and avoiding nuisance from disturbance and anti-social behavior caused by the conduct of inconsiderate people visiting places of entertainment, is central to our Licensing Policy. This focus aims to address concerns about the impact of trading hours on behavior and disturbance at night.

3.11 Section 5.17 of the Statement of Licensing Policy states: Engagement is an important element of the licensing process. Applicants are expected to have considered the location and community it is proposing to operate in. An understanding of the concerns to be addressed can be obtained by early engagement with a variety of bodies and individuals including:

- Responsible authorities
- Ward councilors
- Town councils

- Parish councils
- Residents Associations
- Businesses and residents in the vicinity of the proposed premises.

3.12 Section 5.18 of the Statement of Licensing Policy states:
Experience shows that early engagement allows concerns to be addressed in the most timely and cost effective way for all parties. Where concerns cannot be addressed before an application is made resulting in representations the expectation is that the dialogue between the parties continues to try and find common ground.

3.13 Section 6 of the Policy details definitions of premises and location and operation of premises, differentiating between Town Centre locations and other areas. Under this section of the policy the premises is in a Town Centre and the operation of Knight Street Vault best fits the definition of a night club:

'Primarily for the sale of alcohol and provisions of recorded or amplified music with facilities for dancing and opening times past 2300 hours. May include the provision of late-night refreshments.'

As this is a new premises licence, the precise definition of this premises may change.

3.14 Section 7 of the Statement of Licensing Policy details the authority's aspiration to create family friendly Town Centres:

7.1 'Our vision is to create a diverse, safe and family-friendly environment within the District, particularly within the Town Centres. The nature of our Town Centres and the types of people attracted to the offering varies depending on the time of day. We want there to be something for everyone and not a predominance of one type of licensed premises only appealing to one demographic. Whilst we recognise that each application must be

considered on its individual merits and must be granted in the absence of any relevant representations, policies will be implemented to achieve our overall aims.'

- 3.15 The premises falls within what is considered in section 7.2 of the Statement of Licensing Policy to be in the Town Centre, in this case the town centre of Sawbridgeworth. The table at 6.9 of the Policy details the council's approach to hours for licensed premises of this type that fall under this location. Notwithstanding that each application is considered on its own merits, the following hours would normally be granted to this style of premises in this location when valid and relevant representations have been received:

'Will generally be granted licensable activities no later than 01:00 on Monday to Saturday and until 22:30 on Sunday.'

- 3.16 Section 8.1: The Licensing Authority must carry out its functions with a view to promoting the four Licensing Objectives, each of which has equal importance:

- The prevention of crime and disorder
- The prevention of public nuisance
- Public safety
- The protection of children from harm

- 3.17 Section 8.2 of the Policy states that, it is recognised that the licensing function is only one means of securing the delivery of the Licensing Objectives and should not therefore be seen as a means for solving all local problems. The Licensing Authority will therefore continue to work in partnership with all stakeholders and partners towards the promotion of the Licensing Objectives.

- 3.18 Section 8.3 of the Policy states that, the Licensing Authority expects applicants to address the Licensing Objectives within their operating schedules, having regard to the nature of the premises, the licensable activities to be provided, operational procedures, and the nature of the location and the needs of local communities.

The operating schedule should contain sufficient information to enable the Licensing Authority, responsible authorities and other persons who may be affected by the operation of the licensed premises to assess whether the steps which will be taken to promote the Licensing Objectives are sufficient to mitigate any potential adverse impact.

- 3.19 Section 8.29 of the Policy states that, where premises which are the subject of licensing applications involving amplified musical entertainment beyond 23:00 hours are in close proximity to residential properties, the Licensing Authority will require a comprehensive operating schedule listing measures that the applicant intends to implement to ensure the promotion of this Licensing Objective.
- 3.20 Section 8.30 of the Policy states that, The Licensing Authority will pay close regard to premises in close proximity to residential property proposing or permitted to trade after 23:00 where the premises includes one or more external areas for use by customers (for example, beer gardens, external dining areas, or smoking areas), as use of such areas by customers has the potential to lead to a public nuisance if not closely controlled. Applicants are required to include measures within their operating schedule setting out how they intend to control the use of such areas, in order to promote this Licensing Objective.
- 3.21 Section 17.5 of the Policy states that, the Licensing Authority will, where appropriate, and having received relevant representations, take into account the cumulative effect that the existence of a concentration of premises in one area may have. A concentration of licensed premises can attract customers to the area to such a degree that it has an adverse impact on the surrounding area beyond the control of individual licence holders.
- 3.22 Section 2.16 of the Statutory Guidance, 'Revised Guidance issued

under section 182 of the Licensing Act 2003', herein the Guidance, refers to ensuring safe departure of those using the premises:

'Licence holders should make provision to ensure that premises users safely leave their premises.'

Measures that may assist include:

- Providing information on the premises of local taxi companies who can provide safe transportation home; and,
- Ensuring adequate lighting outside the premises, particularly on paths leading to and from the premises and in car parks.

3.23 Section 2.18 of the Guidance refers to Safe Capacities:

"Safe capacities" should only be imposed where appropriate for the promotion of public safety or the prevention of disorder on the relevant premises. For example, if a capacity has been imposed through other legislation, it would be inappropriate to reproduce it in a premises licence. Indeed, it would be wrong to lay down conditions which conflict with other legal requirements. However, if no safe capacity has been imposed through other legislation, a responsible authority may consider it appropriate for a new capacity to be attached to the premises which would apply at any material time when the licensable activities are taking place and make representations to that effect. For example, in certain circumstances, capacity limits may be appropriate in preventing disorder, as overcrowded venues can increase the risks of crowds becoming frustrated and hostile.

3.24 Sections 2.23 to 2.26 of the Guidance refers to public nuisance: Section 2.23 of the Guidance: Conditions relating to noise nuisance will usually concern steps appropriate to control the levels of noise emanating from premises. This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or persons are not permitted in garden areas of the premises after a certain time. More sophisticated

measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate. However, conditions in relation to live or recorded music may not be enforceable in circumstances where the entertainment activity itself is not licensable (see chapter 16 of the Guidance). Any conditions appropriate to promote the prevention of public nuisance should be tailored to the type, nature and characteristics of the specific premises and its licensable activities. Licensing authorities should avoid inappropriate or disproportionate measures that could deter events that are valuable to the community, such as live music. Noise limiters, for example, are expensive to purchase and install and are likely to be a considerable burden for smaller venues.

- 3.25 Section 2.24 of the Statutory guidance: As with all conditions, those relating to noise nuisance may not be appropriate in certain circumstances where provisions in other legislation adequately protect those living in the area of the premises. But as stated earlier in this Guidance, the approach of licensing authorities and responsible authorities should be one of prevention and when their powers are engaged, licensing authorities should be aware of the fact that other legislation may not adequately cover concerns raised in relevant representations and additional conditions may be appropriate.
- 3.26 Section 2.25 of the Statutory guidance: Where applications have given rise to representations, any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. This is why there is still a need for a licence for performances of live music between 23:00 hours]and 08:00 hours. In certain circumstances, conditions relating to noise emanating from the premises may be appropriate to address any disturbance anticipated as customers enter and leave.

3.27 Section 2.26 of the Statutory guidance: Measures to control light pollution will require careful thought. Bright lighting outside premises which is considered appropriate to prevent crime and disorder may itself give rise to light pollution for some neighbours. Applicants, licensing authorities and responsible authorities will need to balance these issues.

3.28 The Guidance, states at paragraphs 9.37 and 9.38 that:

9.37 As a matter of practice, licensing authorities should seek to focus the hearing on the steps considered appropriate to promote the particular Licensing Objective or Objectives that have given rise to the specific representation and avoid straying into undisputed areas. A responsible authority or other person may choose to rely on their written representation. They may not add further representations to those disclosed to the applicant prior to the hearing, but they may expand on their existing representation and should be allowed sufficient time to do so, within reasonable and practicable limits.

9.38 In determining the application with a view to promoting the Licensing Objectives in the overall interests of the local community, the Licensing Authority must give appropriate weight to:

- the steps that are appropriate to promote the Licensing Objectives;
- the representations (including supporting information) presented by all the parties;
- this Guidance;
- its own statement of licensing policy.

3.29 In determining the application with a view to promoting the Licensing Objectives in the overall interests of the local community, the Licensing Authority must give appropriate weight to:

- the steps that are appropriate to promote the Licensing Objectives;
- the representations (including any supporting information) presented by all the parties;
- the Guidance;
- its own statement of licensing policy.

3.30 Paragraphs 9.42-9.44 of the Guidance deal with how to determine actions that are appropriate for the promotion of the Licensing Objectives.

3.31 If members determine to impose conditions to mitigate concerns regarding the suggested undermining of the Licensing Objectives, then Chapter 10 of the Guidance deals with conditions attached to premises licenses. The Guidance should be considered along with the East Herts [‘Pool of Model Conditions’](#).

3.32 Section 9.24 of the Statutory guidance states: The authority’s determination should be evidence-based, justified as being appropriate for the promotion of the Licensing Objectives and proportionate to what it is intended to achieve.

Officer Observations

3.33 The statements that have been made by the applicant under section 18 of the application are vague and subjective and as such cannot be made into enforceable conditions. The steps suggested by the applicant in this section of the form have been assessed by the responsible authorities and the Police and Environmental Health team have agreed conditions that are listed on **Appendix**

'E' of this report. If there are areas from this section of the application that members feel have not been addressed, then they can ask questions of the applicant for clarity.

- 3.34 Although the Police and Environmental Health team have worked with the applicant and agreed conditions, residents' representations suggest that they do not believe these are adequate. Within the representations amendments to some of these conditions are suggested, and additional conditions are proposed, to further promote the Licensing Objectives. It is suggested by those making representations that the agreed conditions are not sufficient to uphold the Licensing Objectives and in particular, the Objective for prevention of public nuisance may be undermined if the premises licence were to be granted on those terms.
- 3.35 Although these conditions have been agreed, the representation made by Miss Glover would like several of these conditions revised and other conditions added. It is recommended that Licensing Sub Committee apply consideration to each condition to ensure that it is proportionate, enforceable and tailored to the operation of the premises. Any condition should not cause unnecessary burdens on the applicant. As example, a condition which requires the applicant to have eight SIA door supervisors every night of the week, when they may not always be necessary to promote the Licensing Objectives would be considered disproportionate. It's imposition could make the business financially unviable. The focus must still concentrate on the promotion of the Licensing Objectives and the steps that the authority can take to ensure that these are upheld.
- 3.36 Regulated entertainment, live and recorded music, was deregulated in premises licensed for the sale of alcohol for consumption on the premises by government. Therefore, if any granted licence includes the sale of alcohol for consumption on the premises, any condition that is applied to the premises licence, in respect of regulated entertainment will not take effect until 23.00.

- 3.37 The exemption, applied to live and recorded music between the hours of 08.00 and 23.00 on premises granted the sale of alcohol for consumption on the premises (section 177A of the Licensing Act 2003), can only be removed following a review application.
- 3.38 Eight representations refer to a decision made by East Herts Council in its capacity as the Planning Authority. The planning and licensing regimes involve consideration of different (albeit related) matters. Licensing Committee members are not bound by decisions made by a planning committee and vice versa. For reference, a copy of the decision notice is available under **Appendix 'F'** of this report. The planning approval is subject to conditions. One of the conditions, number 5, specifically relates to live and recorded music. It requires the applicant to ensure that noise mitigation measures are in place before the first use of the premises. This is to ensure an adequate level of amenity for occupiers in the local vicinity. Conditions imposed by the planning regime should not and need not be duplicated on any granted premises licence.
- 3.39 Some representations question the "need" for licensed premises to carry on with activities to supply alcohol, regulated entertainment and the provision of late night refreshment.

Section 14.19 of the Guidance states:

There can be confusion about the difference between the "need" for premises and the "cumulative impact" of premises on the Licensing Objectives, for example, on crime and disorder. "Need" concerns the commercial demand for another pub or restaurant or hotel and is a matter for the planning authority and for the market. This is not a matter for a Licensing Authority in discharging its licensing functions or for its statement of licensing policy.

- 3.40 The council in its capacity as the Licensing Authority has not put in place a cumulative impact policy in relation to the location of this premises.
- 3.41 With reference to beer gardens, if the beer garden or other outdoor area is not being used to provide licensable activity, there is no requirement to show this area on the plans that must accompany an application. In this case all of the licensable activity will take place indoors, so the outside areas of the premise have not been included on the plans.
- 3.42 The Police have agreed conditions with regards to a designated smoking area but this is not shown as there are no plans of the outside area included with the application. This renders the condition unenforceable in its current format. Members may wish to consider if there is a more appropriate wording if they believe it is necessary for the promotion of the licensing objectives.
- 3.43 Miss Glover's representation suggests that the supply of alcohol period should be amended so that the commencement hour is 12:00. This would only be appropriate if members believed that it had been demonstrated that allowing alcohol sales to start at 10:00 would undermine one or more of the licensing objectives.
- 3.44 Condition 3 agreed with the Police refers to the need for a dispersal policy to be in place. At the time of writing this report, such a policy has not been provided by the applicant. This policy will need to be provided to the Police and approved by them prior to the premises operating if a licence is granted.
- 3.45 Condition 4 states:
The premises licence holder will ensure that a soft closure procedure is followed at the end of the evening; 30 mins before the terminal hour for hours open to public, any music that is playing must be lowered and announcements must be made to inform the public at the premises of the approaching closing time.

- 3.46 Looking at the opening hours requested the premises proposes to close at 23:00 Sunday to Thursday so live and recorded music is not regulated. On Friday and Saturday, the applicant proposes to close at 00:00 (midnight) and stop playing music at 23:30 meaning that there will already be no music 30 minutes prior to the premises closing. Thus, condition 4 is irrelevant given the timings requested and the deregulation of entertainment and so should not be attached to any granted premises licence.
- 3.47 Condition 5 refers to the premises having a written drugs policy. At the time of writing this report, such a policy has not been provided by the applicant. This will need to be in place prior to the premises operating if a licence is granted.
- 3.48 Condition 8 states:
At least one SIA registered door staff shall be employed on Fridays, Saturdays and days leading into a bank holiday from 21:00 hours until no customers remain on the premises.
- 3.49 There is no indication of the capacity of the premises but as the Police are considered the expert authority in relation to crime and disorder it can be assumed that the police suggested figure of one registered SIA door supervisor is appropriate and that the applicant agrees.
- 3.50 Condition 9 states:
Where customer capacities are known, SIA door staff will be employed at a ratio of one SIA door staff per fifty customers on the premises. Door staff will be required from 21:00 hours Fridays, Saturdays and days leading into Bank Holiday until all customers have left the premises.
- 3.51 The term "*Where customer capacities are known*" is too loose and undermines enforcement. Of note, what does 'customer capacities' mean? It could be read as meaning the numbers that the building

itself could accommodate while, presumably, the condition is referring to the actual number of people on the premises at any one time. In addition, the 'where... known' wording means that not knowing how many people are on the premises is a reasonable defence if challenged as to the actual ratio of door staff to customers. For example, there could be, say, 150 people on the premises but if the licence holder claims to have not known this, no breach could be confirmed. Thus, this condition is unenforceable and should not be placed on any granted premises licence in its current wording.

3.52 Condition 12 states:

An entry control system to control the number of customers at the premises will be used to ensure safe capacity of customers at the premises at any one time. The system will be able to give a report of the number of customers on the premises at any one time.

3.53 No details are given about the type of "entry control system" the Police expect the licence holder to implement. The current wording would allow something as simple as a clicker or a pen and paper to be used to satisfy this condition. This may be considered satisfactory but members may wish to ask the applicant what "entry control system" they propose to implement.

3.54 The Regulatory Reform (Fire Safety) Order 2005, also known as the Fire Safety Order, places responsibility on the "responsible person" to identify, reduce, and manage fire risks to safeguard all "relevant persons" on the premises and those in the immediate vicinity. Members may wish to ask the applicant who the "responsible person" is and if a calculation regarding the *maximum* capacity of the premises has been made. Whilst a maximum capacity should not be placed on the premises licence it may aid members in relation to any amendments, they deem appropriate to the conditions regarding numbers of SIA accredited staff.

- 3.55 Condition 1 agreed with Environmental Health: A noise management plan shall be submitted to, and approved by, Environmental Health, no later than two months after the issuing of the license. This shall be carried out in accordance with the guidance provided.
- 3.56 The noise management plan has not been submitted to Environmental Health so cannot aid members in reaching a decision regarding the potential for public nuisance. It is unclear what the "guidance" is that the plan must be in accordance with is. As regulated entertainment only takes place after 23:00 the noise management plan only needs to deal with those periods, half an hour on Friday and Saturday night, and would not apply before this time.
- 3.57 Condition 2: All team members are to be trained in the implementation of the noise management plan.
- 3.58 As the noise management plan does not have to be approved for up to two months after the premises open this condition should not be placed on any granted premises licence in its current form. A licence holder cannot be required to train their staff on something that does not exist yet. There is no requirement in this condition to record this training and its contents or for refresher training in the future. If members are minded to amend the condition, then they may wish to discuss any suggested wording with the applicant.
- 3.59 Sawbridgeworth Town Council's (STC's) representation starts by detailing their view that there has been a lack of transparency and community engagement. They raise concerns about the proximity of other licensed premises. Members should bear in mind, however, that issues caused by other premises should not affect the decision on whether to grant new licence applied for by Knight Street Vault. Each application must be considered on its own merits.

- 3.60 In STC's representation, under the heading "public safety" issues relating to traffic are raised. The behaviour of drivers and where they park is a matter of personal responsibility and beyond the control of the applicant. As such, issues relating to traffic should not be given any weight when reaching a decision.
- 3.61 In STC's representation, under the heading of "Public nuisance" the issue of noise is raised. As noted earlier in the report, noise has been addressed both by the planning regime and the conditions agreed with the Police and Environmental Health. If members believe, however, that the conditions do not adequately address their legitimate concerns, then they are able to impose additional and/or amended conditions while all the while bearing in mind that the deregulation applies up to 23:00. With regards to hours, it is irrelevant what hours other local premises operate as each application must be considered on its own merits. Litter and waste are a matter of personal responsibility once people have left the premises. The concerns relating to broken glass caused by people taking drinks from the premises has been addressed by the Police agreed condition 13. Furthermore, the frequency of events, raised as a concern by STC, will not have an impact on residents if an appropriate noise management plan is in place. Members may wish to ask the applicant what types and numbers of events are planned as whilst every day has been applied for this may be to allow flexibility rather than events happening every day. The applicant may be able to mitigate concerns by explaining how the premises will operate in practice and if necessary and appropriate conditions could be attached to ensure this.
- 3.62 In STC's representation, under the heading "protection of children from harm", three points are listed. These have been partially addressed when the applicant amended the times for the sale of alcohol to 10:00. This will not be the only licensed premises in the vicinity of the school or the area and

there are is no specific evidence available to say that the operation of this premises would have more impact than the existing ones. Paragraph 2.28 of the Guidance states:

The protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives (for example, in the context of exposure to certain films or adult entertainment).

If members believe that the proposed operation of the premises will undermine this licensing objective, then they can take the appropriate steps to mitigate this risk.

- 3.63 At the end of the representation made STC a list of restrictions and mitigations is included for members' consideration. The appropriateness of some of these has been addressed by agreed conditions and in the above paragraphs. If members have any other questions, then officers would be happy to try to assist.
- 3.64 In her representation, Miss Glover has suggested additional conditions, and amendments to the conditions agreed with the Police and Environmental Health. She has focussed on the planning application, but this has been dealt with by the Planning Authority and carries no weight in this matter.
- 3.65 When considering Miss Glover's suggestions members should be mindful not to duplicate any of the conditions attached to the planning permission. When considering the additional conditions requested members need to ensure that they are appropriate and enforceable. The Licensing Officer would be happy to assist on this point.
- 3.66 Miss Glover has heavily focussed on noise impact and noise monitoring as have Sawbridgeworth Town Council. It should be noted that Environmental Health have made no representation against the application following the applicant agreeing conditions.

As the authority responsible for dealing with noise nuisance, the decision of Environmental Health not to make a representation should carry weight when considering any other measures that may be suggested in the representations. The deregulation would mean that if a condition requiring noise monitoring or a noise limiter were imposed then this would only apply between 23:00 and 23:30 on Fridays and Saturdays. Whilst this is a time when nuisance may be more likely to be noticed, members are advised to consider whether it would be proportionate to impose such a condition and its associated cost for such a small period.

- 3.67 The representation from Mr Glover focusses heavily on the planning application and the conditions imposed at that time. Whilst matters such as noise and disturbance can be addressed by the licensing regime, these are also considerations for the planning regime. The council acting as the Planning Authority must have been satisfied that the conditions, they attached would mitigate these issues so this should be considered before adding any further conditions.
- 3.68 Mr Glover states that "*I believe that this application is unsuitable for the area and should be rejected*". Members are reminded that the Licensing Act is a permissive regime so the minimum steps should be imposed to ensure the promotion of the licensing objectives. Complete refusal should be the last option considered.
- 3.69 Kiri Brown's representation references another premises in Sawbridgeworth. Each application must be considered on its own merit, so the operation of another premises is not relevant to the decision before members today.
- 3.70 Several matters have been raised in representations which should not be given weight when reaching a decision as they fall outside of the intentions of the Act:
- proximity to the primary school and a zebra crossing
 - lack of parking

- increased traffic and pedestrian safety
- negative impact on property prices
- inadequate consideration at the planning stage.

3.71 Kiri Brown's representation requests that the application be rejected or the following limitations be imposed:

- limiting days and hours for live music and entertainment. Member should bear in mind that as this is covered by the deregulation, they cannot restrict live or recorded music before 23:00 or prohibit any particular days
- restrict alcohol sales to on the premises consumption only. Consumption is not a licensable activity so alcohol purchased on the premises could be drunk anywhere. Off sales is alcohol sold in closed containers to take away from the premises and drink elsewhere
- implement robust noise mitigation measures. Environmental Health have agreed conditions that they believe mitigate concerns about nuisance
- ensure adequate security provisions to prevent antisocial behaviour. The applicant has agreed conditions with the Police regarding security which the Police believe are adequate to mitigate concerns
- a balance must be struck between the applicant's business interests and the wellbeing and safety of the community. This is the purpose of the licensing objectives and today's hearing.

3.72 Liz Tripp's representation details issues related to licensed premises already operating in the street. This is not a relevant consideration as none of the issues can be linked to this applicant as the premises subject to this application is not yet operating.

3.73 Patricia O'Shea has submitted a representation which raises many of the same points as the previously detailed representations. Much of the commentary relates to the actions of the applicant and alleged lack of consideration over the period prior to and since the planning application was made. The Policy promotes early

engagement but a lack of it is not a reason to refuse an application. Members may wish to ask the applicant to respond to particular points within the representation so that they can better understand the applicant's intentions and how they propose to operate the venue whilst mitigating people's concerns and promoting the licensing objectives.

- 3.74 Mr and Mrs Moeser reference a lack of details from the applicant and refer to the planning application. Many of the points raised have been dealt with above in relation to the weight that should be attached to them.
- 3.75 Terry Brown has listed several concerns regarding the proposed use of the premises. They closely match those already commented upon above.
- 3.76 Tim and Julie Crouchman detail the same concerns as other residents and believe that the conditions agreed with the applicant are not adequate to mitigate their concerns.
- 3.77 In this representation reference is made to planning having imposed the most stringent guidance which requires inaudibility of noise within any residential premises. There is no condition that could be imposed by the licensing authority which could take more significant steps than this and it cannot be reproduced on any granted premises licence.
- 3.78 Kay Caller states that she is not making an objection, but her response has been included for completeness.
- 3.79 When considering the representations, members should note that the Planning Authority considered the amenity for occupiers in the vicinity of the proposed development and imposed conditions relating to noise, hours the premises can be used and the outside area. These should not and need not be duplicated on a premises licence and before imposing any further conditions members

should consider if these will ensure the promotion of the licensing objectives.

3.80 When looking at representations relating to crime and disorder, members should note that the Police have agreed conditions and not made representations. The section 182 guidance states at paragraph 2.1: Licensing authorities should look to the police as the main source of advice on crime and disorder.

4.0 Options

4.1 If considering additional or amended conditions, members should decide whether these conditions would in fact mitigate the concerns raised on the balance of evidence provided.

4.2 Any proposed conditions must be formatted to be enforceable. They need to be clear, unambiguous and free from subjective terms. If a condition cannot be enforced, then it should not be placed on any granted licence.

4.3 It is open to members to make changes to an application. This could include limiting the hours of operation and/or excluding licensable activities from the scope of the licence. Clear justification for this step would need to be given.

4.6 When the Licensing Sub-Committee gives its decision to those in attendance it should be made clear to all parties how much weight has been attached to each submission and what evidence members have relied upon when reaching their decision.

4.7 The comments, observations and suggestions contained within the body of this report and associated appendices do not fetter the Sub-Committee's discretion to reach the decision they believe is most appropriate when considering all the merits of the case.

4.8 As stated in the Guidance, the council's decision should be evidence based, justified as being appropriate for the promotion of the Licensing Objectives and proportionate to what it is intended to achieve.

4.9 The actions open to the Licensing Sub-Committee are:

- grant the licence as requested
- grant the licence subject to —
 - i. modified conditions; and/or
 - ii. additional conditions; and/or
 - iii. modified hours or activitiesif appropriate and proportionate to promote the licensing objectives
- refuse the application.

5.0 Risks

5.1 A decision on the application must be made and any decision made can be appealed at the Magistrate's Court. Therefore, the Licensing Sub-Committee should ensure that when giving their decision on the application they give clear reasons on how and why they have made their decision. In doing so, the council's ability to defend its decision is strengthened and the risk of its decision being over-turned on appeal is lessened, although, of course, this risk can never be entirely removed.

6.0 Implications/Consultations

6.1 As with any application for a new premises licence there is a 28-day public consultation.

6.2 The 28-day public consultation commenced on 24 February 2025 and the application was advertised correctly.

Community Safety

6.3 The report details the four Licensing Objectives therefore community safety will be considered when determining the application.

Data Protection

6.4 Where the appendices have shown personal data, this has been redacted.

Equalities

6.5 Consideration has made to the Equality Act 2010 and the Public Sector Equality Duty in this report and will be considered during the Licensing Sub-Committee hearing.

Environmental Sustainability

6.6 Not applicable to this report.

Financial

6.7 There will be a cost to the authority in holding the Licensing Sub-Committee hearing; this will be covered by the existing budget.

6.8 There would be a cost if the decision of the Licensing Sub-Committee is appealed to the Magistrates Court and the authority chooses to defend that appeal.

Health and Safety

6.9 None arising directly from this report.

Human Resources

6.10 None arising directly from this report.

Human Rights

6.11 As with all applications and council functions, the Human Rights Act 1998 has been considered in this report and will be considered during the Licensing Sub-Committee hearing.

Legal

6.12 All statutory requirements have been considered in preparing this report.

Specific Wards

6.13 Yes – Sawbridgeworth.

7.0 Background papers, appendices, and other relevant material

7.1 Revised Guidance issued under section 182 of the Licensing Act 2003 (February 2025) -
<https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>

7.2 East Herts Statement of Licensing Policy 2021-2026
<https://cdn-eastherts.onwebcurl.com/s3fs-public/2022-03/Statement%20of%20Licensing%20Policy%202021-26%20Mar%2022.pdf>

7.3 East Herts Pool of Model Conditions 2021
<https://eastherts.fra1.digitaloceanspaces.com/s3fs-public/2021-08/Pool%20of%20Model%20Conditions%202021%20%28accessible%29.pdf>

- 7.4 Appendix 'A' - Application for a new premises licence
- 7.5 Appendix 'B' – Premises Plan
- 7.6 Appendix 'C' – Plan of the area
- 7.7 Appendix 'D' – Representations
- 7.8 Appendix 'E' – Conditions agreed with the Police and Environmental Health
- 7.9 Appendix F – Town and Country Planning Act 1990 (as amended) DECISION NOTICE

Contact Officer

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Report Author

Oliver Rawlings – Service Manager – Licensing and Enforcement

Appendix A



East Hertfordshire
Application for a premises licence
Licensing Act 2003

For help contact
community.protection@eastherts.gov.uk
Telephone: 01992 531503

* required information

Section 1 of 21

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

System reference

Not Currently In Use

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

Your reference

knight street vault ltd

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

Are you an agent acting on behalf of the applicant?

Yes No

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

Applicant Details

* First name

Darryl

* Family name

Sydes

* E-mail

Main telephone number



Include country code.

Other telephone number

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

Are you:

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

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

Applicant Business

Is your business registered in the UK with Companies House?

Yes No

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

Registration number

15315505

Business name

knight street vault ltd

If your business is registered, use its registered name.

VAT number

- none

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

Legal status

Private Limited Company

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 21

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

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

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 21

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

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

Confirm The Following

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

Section 4 of 21

NON INDIVIDUAL APPLICANTS

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

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

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

Continued from previous page...

private limited company

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

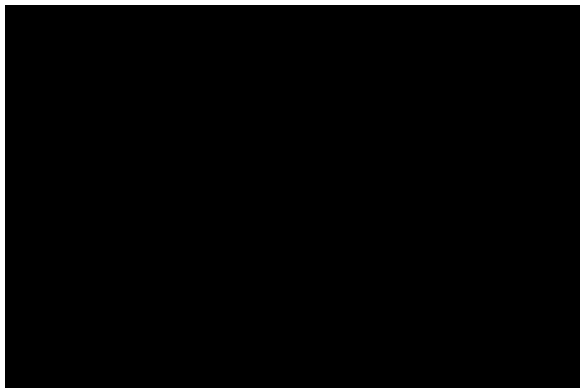
E-mail

Telephone number

Other telephone number

* Date of birth

* Nationality



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

Section 5 of 21

OPERATING SCHEDULE

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

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

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

former bank that has planning application approved 3/23/2062/FUL for partial change of use from class E to sui generis. full details of planning application are available on east herts planning portal.

Application to establish a bar / restaurant on the ground floor to include sale and supply of alcohol, live / recorded entertainment / music, screening of live sport on TV , films / moving pictures, indoor sports events, performance of dance.

Continued from previous page...

Upstairs areas to be sublet as Class E units.

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

Section 6 of 21

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Continued from previous page...

Will the performance of a play take place indoors or outdoors or both?

- Indoors Outdoors Both

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

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

small / contained dance performances with amplified music less than 500 people

State any seasonal variations for performing plays

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

no seasonal variations

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

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

no non standard timings

Section 7 of 21

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

Continued from previous page...

THURSDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

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Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

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

- Indoors Outdoors Both

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

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

have the ability to screen a film or exhibit moving pictures with amplified music to less than 500 people

State any seasonal variations for the exhibition of film

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

No real need for any seasonal variations

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

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

no non standard timing required

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Continued from previous page...

Will you be providing indoor sporting events?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Darts with amplified music to less than 500 people

State any seasonal variations for indoor sporting events

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

no seasonal variations required

Continued from previous page...

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

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

no non standard timings required

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes No

Section 10 of 21

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

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End

THURSDAY

Start

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End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:30"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the performance of live music take place indoors or outdoors or both? Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

Indoors Outdoors Both

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

live or recorded music on premises with sale of alcohol between less than 500 people

State any seasonal variations for the performance of live music

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

no seasonal variations

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

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

no non standard timings

Section 11 of 21

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

Yes No

Standard Days And Timings

MONDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

TUESDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

WEDNESDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:30"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:30"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

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

- Indoors Outdoors Both

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

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

live or recorded music on premises with sale of alcohol less than 500 people

State any seasonal variations for playing recorded music

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

no seasonal variations

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

Continued from previous page...

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

no non standard timings

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

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

Indoors Outdoors Both

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

Continued from previous page...

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

performance of play or dance between 08:00 and 23:00 to less than 500 people

State any seasonal variations for the performance of dance

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

no seasonal variations

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

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

no non standard timings

Section 13 of 21

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

[See guidance on regulated entertainment](#)

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

Yes No

Section 14 of 21

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes No

Section 15 of 21

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

TUESDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

WEDNESDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:30"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:30"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

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

State any seasonal variations

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

no seasonal variations

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

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

no non standard timings

Continued from previous page...

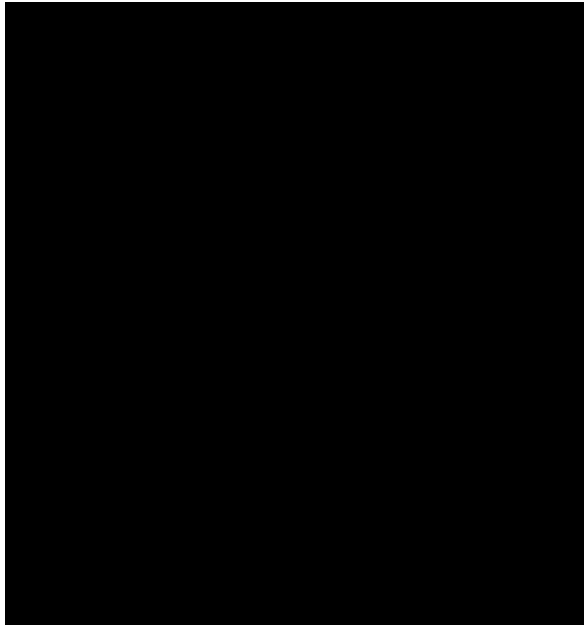
State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Date of birth



Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

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

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

Reference number for consent form (if known)

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

Section 16 of 21

ADULT ENTERTAINMENT

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

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

Continued from previous page...

possibility of art events with nude/semi nude models or drawings.
possibility of film / moving picture with nude / semi nude scenes.
children strictly not able to be present and any viewable window to be drawn from inside.

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

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

school term times - possibility of opening for pre school morning club activities for children of sawbridgeworth. not open to public but open to private groups to use space prior to school hours. from 07:00 - 08:30. During any booked event, will not be available to public for entry.

Continued from previous page...

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

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

as stated above.

Section 18 of 21

LICENSING OBJECTIVES

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

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

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

Designated Premises Supervisor nominated and must be easy to contact (within a reasonable timescale) by the licensing authorities when not present. If the Designated Premises Supervisor is not going to be at the premises then they must leave contact details with their staff.

Sufficient number of staff on the premises to cover longer hours & busy times when entertainment is provided.
regular training of staff.

b) The prevention of crime and disorder

Sufficient number of door supervisors (if required); plastic cups & bottles used externally (if required); regular glass collections; request photographic identification to control underage drinking; garden furniture secured to a fixed object; taxi booking service provided; CCTV in place.

c) Public safety

Annual gas safety check; Annual electrical check, PAT testing (portable electrical appliance testing); annual safety checks for lifting equipment; up to date health & safety policy & risk assessments; employers & public liability insurance in place; sufficient lighting internally & externally; regular fire checks & servicing of fire detection & extinguishing equipment; emergency procedures in place; designated smoking/non-smoking areas; good housekeeping procedures in place; use lobbied entrances where available

d) The prevention of public nuisance

Noise is likely to be the main nuisance. some examples of measures that can be taken to control nuisance noise:
Keep doors & windows closed when entertainment is provided as much as reasonably possible.
have noise restriction's on equipment if required.
restrict the hours of outside entertainment, have speakers facing away from residential areas.
have signage in place asking people to leave quietly.
make regular sound checks inside & outside of the premises.

e) The protection of children from harm

Restrict areas where children are allowed, restrict hours when children are allowed on the premises.

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

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

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

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

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

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 21 of 21

PAYMENT DETAILS

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

Fees for all Licensing Act 2003 permissions have been set by central government. The fees are based on the non-domestic rateable value of the premises. These are divided into 5 bands: band a NDRV £0 - £4300, fee = £100 band b NDRV £4,301 - £33,000, fee = £190 band c NDRV £33,001 - £87,000, fee = £315 band d NDRV £87,000 - £125,000, fee = £450 band e NDRV £125,001 and over, fee = £635

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

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £8700 £315.00

Band D - £87001 to £12500 £450.00*

Band E - £125001 and over £635.00*

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

Band D - £87001 to £12500 £900.00

Band E - £125001 and over £1,905.00

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

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

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

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39000 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

Continued from previous page...

DECLARATION

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15)

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)

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

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

* Full name

* Capacity

* Date

25	/	01	/	2025
dd		mm		yyyy

Add another signatory

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

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

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

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

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

OFFICE USE ONLY

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

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

Rev	Description	By	Date

CB Designs
 Sawbridge-worth,
 Hertfordshire, CM21 0BW.
 Tel: 07863 752281 Email: chris.benzing@cbktd.com
 Design & Management of Residential & Commercial Property

Drawing Title	
PROPOSED NEW INTERNAL GROUND FLOOR PLAN.	
Drawing Number	0263 - 002
Rev.	-
Scale	1:100@A3
Date	Oct 2023

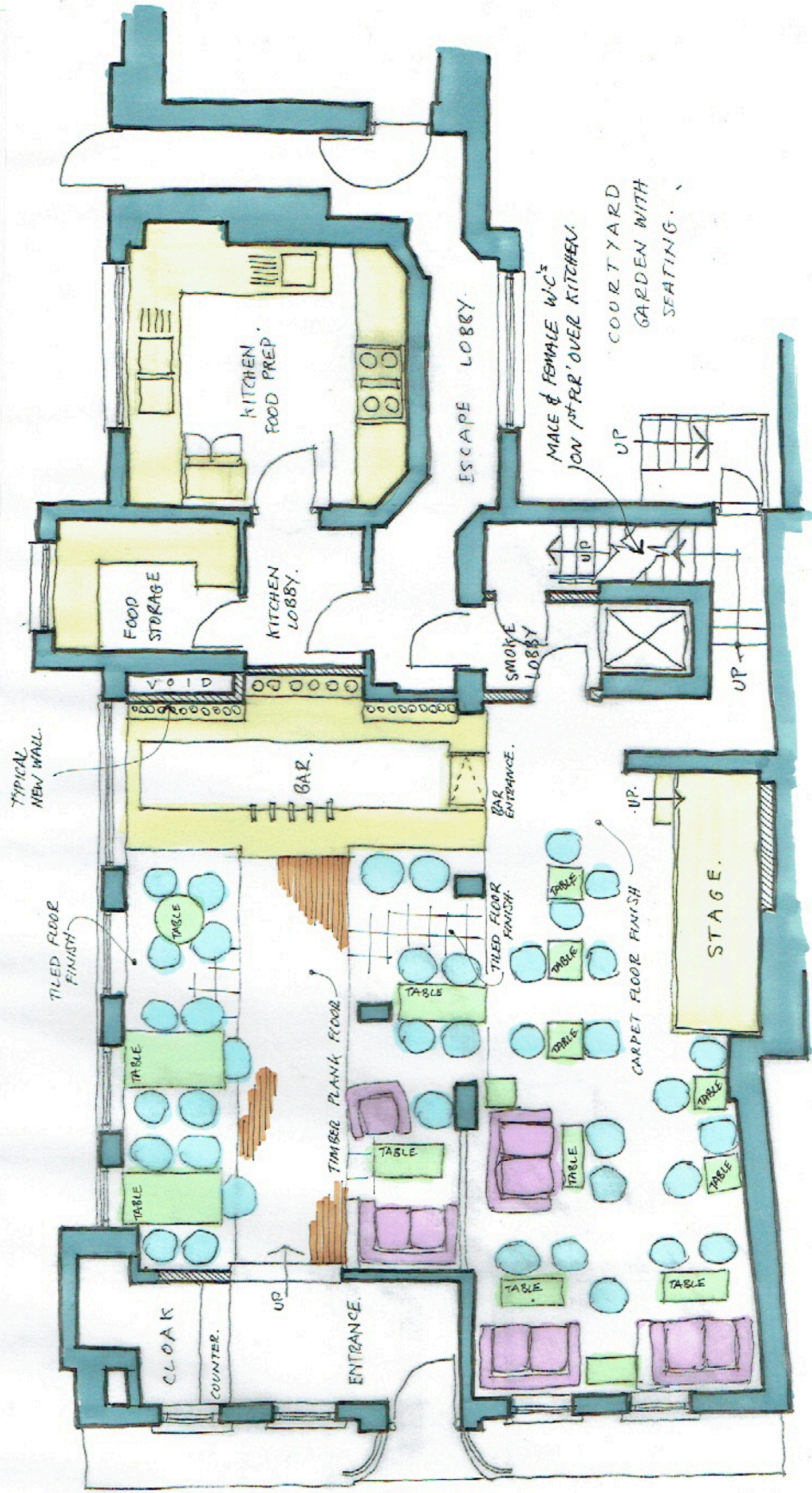
The Comedy Bar.
 28 KNIGHT STREET, SAWBRIDGEWORTH,
 HERTFORDSHIRE, CM21 9AU.
 PROPOSED NEW RETAIL FITOUT TO
 GROUND FLOOR.

GENERAL NOTES

- Responsibility is not accepted for errors made by others in scaling from this drawing.
- All construction information should be taken from figured dimensions only.

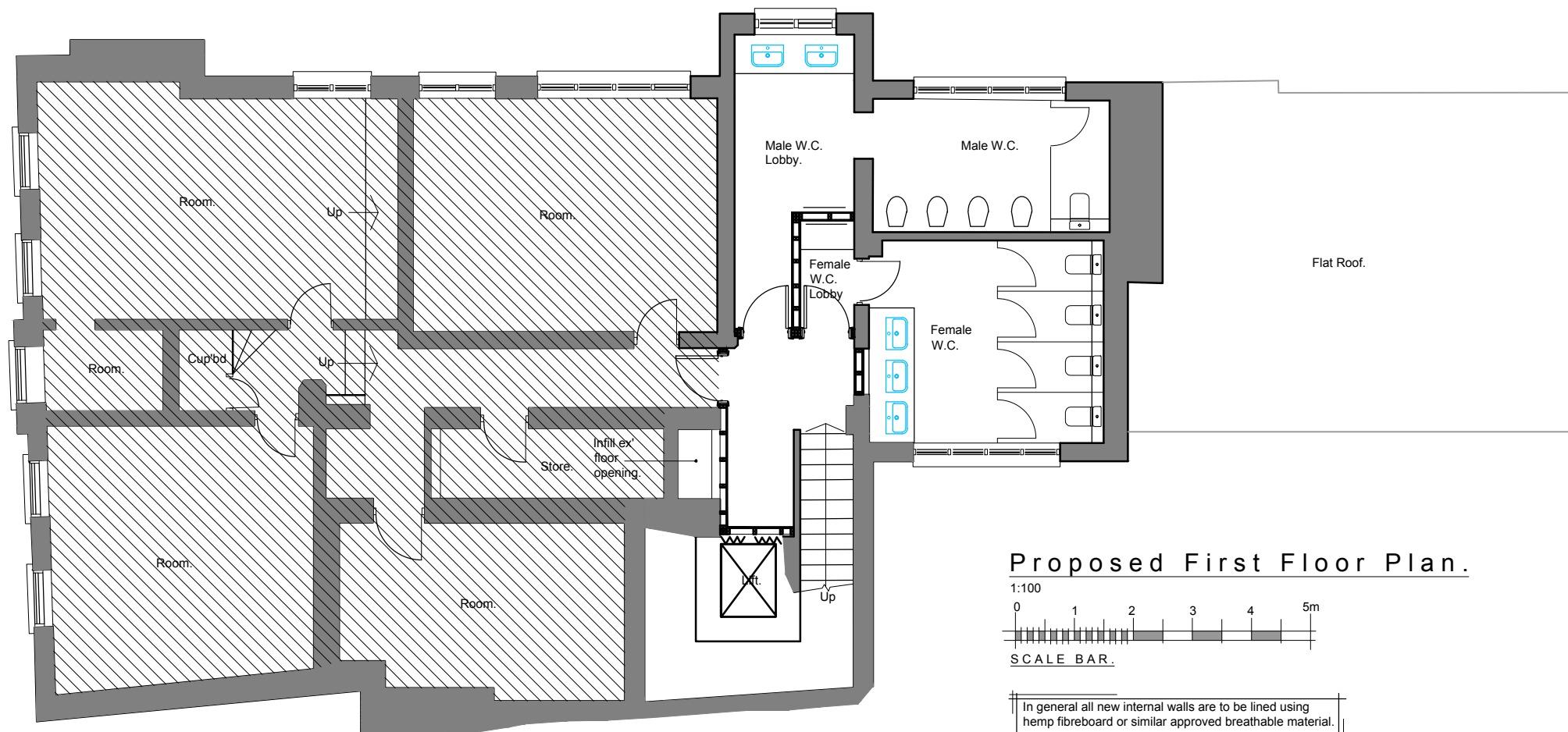
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2021 & ALL CURRENT AMENDMENTS.

CONTRACTOR TO VERIFY ALL CRITICAL DIMENSIONS ON SITE PRIOR TO FABRICATION



KNIGHT STREET

PROPOSED GROUND FLOOR PLAN.



ALL WORKS ARE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2021 & ALL CURRENT AMENDMENTS.

CONTRACTOR TO VERIFY ALL CRITICAL DIMENSIONS ON SITE PRIOR TO FABRICATION

GENERAL NOTES

1. Responsibility is not accepted for errors made by others in scaling from this drawing.
2. All construction information should be taken from figured dimensions only.

Client
The Vault.

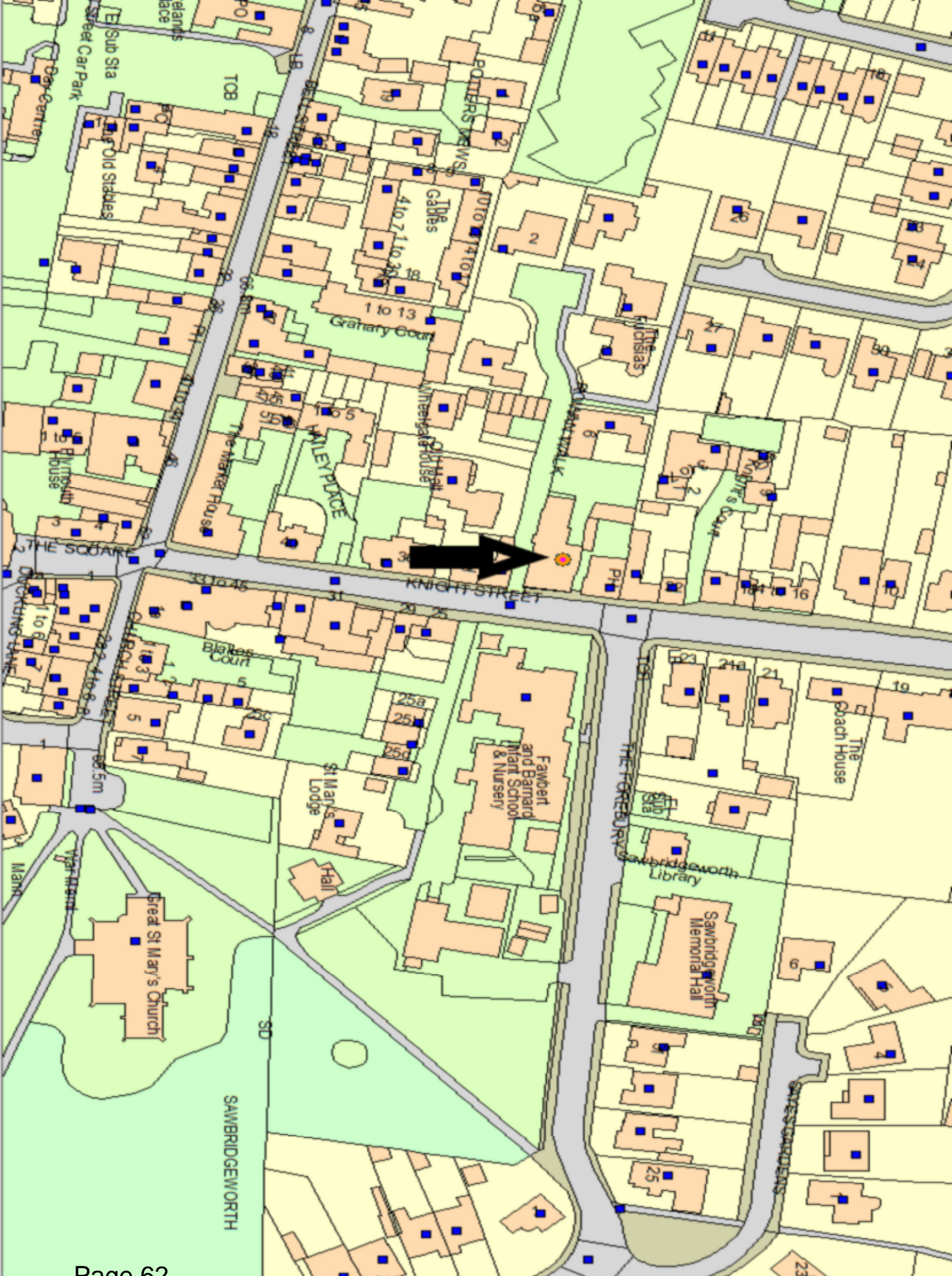
Project
28 KNIGHT STREET, SAWBRIDGEWORTH,
HERTFORDSHIRE, CM21 9AU.
PROPOSED NEW RETAIL FITOUT TO
GROUND FLOOR.

Drawing Title
PROPOSED FIRST FLOOR PLAN.

Drawing Number	Rev.	Scale
0263 - 007	A	1:100@A3
		Date
		Oct 2023

Rev	Description	By	Date
A	Wall finish noted added.	J.C.B.	31.01.24

CB Designs .
Sawbridgeworth,
Hertfordshire, CM21 0BW.
Tel: 07806 752261 Email- chris.benzing@icloud.com
Design & Management of Residential & Commercial property



Sawbridgeworth Town Council

Sayesbury Manor. Bell Street, Sawbridgeworth
Hertfordshire CM21 9AN
Tel: 01279 724537



MAYOR
Cllr Reece Smith

TOWN CLERK
Christopher Hunt Dip CSMP®

e-mail: [REDACTED]
web: [REDACTED]

Re: Opposition to Premises Licence Application for 28 Knight Street, CM21 9AT (Application Number: 25/0115/PL)

Dear Sir/Madam,

We write on behalf of Sawbridgeworth Town Council to formally object to the premises licence application for 28 Knight Street.

This objection is based not only on the significant concerns outlined below but also on the failure of the applicant to provide sufficient detail and reassurance on key areas of community concern, despite multiple attempts by residents to engage constructively. The applicant has persistently failed to address serious issues such as noise management, dispersal plans, waste control, and public safety, both in the planning process and in this licensing application. This lack of transparency and accountability raises fundamental doubts about their ability to operate the premises responsibly.

Our objection aligns with the Licensing Objectives set out in the Licensing Act 2003 and is based on the following concerns:

1. Prevention of Crime and Disorder

We are concerned that granting this licence will increase crime and anti-social behaviour in a predominantly residential area. Alcohol sales, particularly during late hours, are likely to attract disruptive behaviour, noise disturbances, and disorder.

- **Inadequate Patron Dispersal Plans** – The application does not outline how the venue will manage large groups of patrons leaving late at night, which is a known cause of disturbances and crime.
- **Lack of Community Engagement** – Over the past 16 months, the applicant has failed to engage with residents to address concerns, raising doubts about their commitment to responsible management.
- **Proximity to Other Licensed Premises** – Existing local venues already pose challenges in managing noise and public disorder. Adding another late-night venue without clear crime prevention measures will compound these issues.

2. Public Safety

The location of 28 Knight Street presents serious public safety risks due to traffic congestion, pedestrian safety, and emergency access concerns:

- **Severe Traffic and Parking Congestion** -
 - The narrow roads on Knight Street are already heavily congested, with limited parking availability.
 - Increased traffic from patrons, taxis, and delivery vehicles will make the situation worse, increasing risks for drivers and pedestrians.
- **Pedestrian Danger at Zebra Crossing** – The premises is directly next to a zebra crossing, and additional traffic will increase the likelihood of pedestrian accidents, particularly involving schoolchildren and elderly residents.

- **Restricted Emergency Access** – Traffic blockages in this area could delay emergency response times, creating a potential public safety hazard.
- **Outdoor Seating Safety Issues** – There are no clear plans on how the venue will manage outdoor seating, which could spill into public walkways and obstruct safe pedestrian movement.

3. Prevention of Public Nuisance

The operation of the venue, particularly during evenings and weekends, will cause ongoing disturbances for residents:

- **Noise Pollution** –
 - The Noise Impact Assessment submitted by the applicant is flawed, failing to consider outdoor seating noise, which will be significant.
 - The outdoor area is larger than that of nearby venues (e.g., Queens Head) and opens onto Rowan Walk, meaning noise will carry directly into neighbouring homes.
- **Unreasonable Operating Hours** –
 - The proposed hours (8 AM – 11:30 PM on weekends) are excessive and inappropriate for a quiet residential area.
 - Other venues in the area operate within stricter limits, and this venue should adhere to the same.
- **Litter and Waste Issues** –
 - Increased footfall will lead to higher litter levels, including broken glass, food waste, and rubbish, creating hazardous and unsanitary conditions.
 - The potential for alcohol-related waste (e.g., discarded bottles) is a serious concern for residents and local businesses.
- **Frequent Events Will Cause Continuous Disruption** –
 - The application allows for events 7 days a week, which is excessive in a residential setting and will greatly impact residents' quality of life.

4. Protection of Children from Harm

The premises is directly opposite a primary school, raising major concerns about the safety and wellbeing of local children:

- **Risk of Exposure to Alcohol and Anti-Social Behaviour** – Children walking to school may be exposed to patrons under the influence of alcohol, as well as noise and litter from the venue.
- **Impact on Family Life** – Many homes in the immediate area house young families and elderly residents, who will be disproportionately affected by late-night noise and disturbances.
- **Unregulated Outdoor Seating** – Without clear restrictions, children in the area may be exposed to inappropriate behaviour from intoxicated patrons using the outdoor seating area.

5. Proposed Restrictions and Mitigation Measures

If East Herts as the Licensing Authority is inclined to grant the licence, the following **conditions** must be imposed:

1. Operating Hours

- Restrict hours to 9 AM–11 PM, with no late extensions.
- Alcohol should not be served before 12 PM to reduce daytime disruptions.

2. Outdoor Seating Restrictions

- Prohibit use of the outdoor area after 9 PM.
- Limit the number of patrons allowed in outdoor seating areas at any given time.
- No live or recorded music in outdoor areas—this should be clearly specified in the licence.
- Smoking restrictions should be implemented to minimise disturbances.
- Ensure only drinks from plastic cups is to be consumed in the outdoor area

3. Noise Management

- Install noise limiters for all live and recorded music, with limits set by Environmental Health.
- Live music should follow the precedent set by The Bell Pub, which restricts live performances after a certain time.

4. Traffic and Parking Management

- Require designated parking arrangements to prevent illegal parking and traffic blockages.
- Install clear signage to discourage parking in restricted areas and residential streets.

5. Waste and Litter Management

- Mandate regular waste collection and street cleaning.
- Provide adequate bins for patrons, including recycling bins.
- Restrict bottle bin emptying times to prevent early morning or late-night noise disruptions or require an internal bottle crusher to reduce excessive noise from glass disposal.
- Limit servicing hours to avoid disruption during school pickup and drop off.

6. Community Liaison

- Require the applicant to establish community contact to meet with residents and discuss any ongoing issues.

7. Event Restrictions

- Limit events to two per week to prevent continuous disruptions.
- Require SIA-registered security staff at all events, particularly on Friday and Saturday nights.
- Implement ID-checking software to prevent underage alcohol sales.
- Implement a venue capacity limit to prevent overcrowding.
- Ensure licensing conditions align with those of neighbouring venues, such as the Queens Head.

8. CCTV & Security Measures

- Require the installation of CCTV inside and outside the premises, covering entry/exit points and outdoor seating areas.
- Ensure recordings are stored for a minimum period and are accessible to authorities upon request.

Conclusion

Sawbridgeworth Town Council believes that this application is unsuitable for the area and should be rejected. The applicant has failed to engage with the local community, and the operation of this venue poses significant risks to crime levels, public safety, and residential wellbeing.

If the Licensing Authority approves this application without imposing the above conditions, it will be failing in its duty under the Licensing Act 2003 to prevent public nuisance and protect public safety.

Yours faithfully,

Cllr Nathan Parsad-Wyatt
Sawbridgeworth Town Council
Planning Committee Chair

Sarah Glover



22 March 2025

**Opposition to Premises Licence Application for 28 Knight Street, CM21 9AT
(Application Number: 25/0115/PL)**

Dear Sir/Madam,

I write to provide comment on the recently submitted licensing application for 28 Knight Street, Sawbridgeworth, CM21 9AT (ref 25/0115/PL).

This licensing application should be **rejected** because the venue will generate significant disturbance to neighbouring residents and the nearby primary school. The noise and disturbance issues associated with this venue were not properly explored or tested during the planning application, so they need to be reviewed rigorously as part of the licensing application.

If the licensing application is not rejected outright, then the following should be imposed:

1. Restricted operating hours and licensing hours

The operating hours of 8am to 11pm (11:30pm on Friday and Saturdays) are out of keeping with the operating hours permitted to other alcohol serving venues in the area. They are also inappropriate in a residential area, particularly considering the primary school that is opposite the venue and the adjacent retirement complex of Knight's Court.

2. Restricted uses for events

It would be unreasonable for events to be permitted 7 days per week. The events have potential to attract large numbers of people to the venue and this will impact on levels of noise and disturbance to residents, both through use of the venue and through increased traffic and parking issues. Events also bring with them an increased likelihood of antisocial disorder. Events should be restricted to a small number of occasions per year.

3. Restricted use of the outdoor seating area

The licensing application makes no mention of the outdoor seating area which is attached to the venue and which would bring patrons in very close proximity to neighbours. This has potential to be a significant source of disturbance. Use of this area should have restricted numbers of people and restricted times of use to limit disturbance. The outdoor seating area should also be contained to prevent patrons from spilling out into the car park and onto the adjacent lane which is privately owned and to which the venue does not have access.

4. Clearly defined, measurable and objective licensing conditions

These are essential to ensure the applicant demonstrates that the impact of the venue on neighbours is negligible. They should include a requirement to measure and publicly report noise levels (including low frequency noise) at the boundary of the

property to demonstrate that the increase in noise does not exceed the levels stated in the noise impact assessment report. Noise monitors need to be located at both the front and rear of the building so that the impacts of noise from within the venue and from the use of outside areas is measured. Exceedance of noise levels on a regular basis should have defined consequences including revision or revoking of the premises licence.

The reasons I believe the above measures are required stem from careful consideration of the planning application and the proposals for this venue over the past 16+ months. I attended the Development Management Committee (DMC) Meeting which considered the 28 Knight Street planning application on 4 December 2024 and believe that the planning application decision is highly questionable.

A key decision making factor was the Planning Officer's opinion that the building is in a mixed use area. This is not an accurate representation of the area, which is primarily residential as demonstrated by Angus Parsad-Wyatt, Sawbridgeworth District Councillor, in his letter to the Development Management Committee (diagram appended to this letter).

During the lengthy planning application period, the applicant failed to submit the requested documents to the Planning Officer despite being asked on several occasions. This left the DMC having to use guesswork to fill gaps in the information as a deferral of the decision would have left East Herts Council financially liable (as stated by the planning lawyer at the DMC meeting). This is a shocking outcome, particularly given the sensitivity of the area.

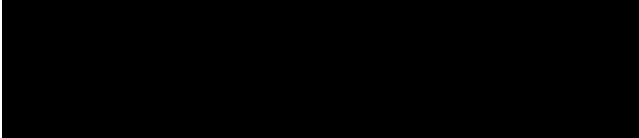
The noise impact assessment submitted by the applicant is flawed in many aspects, as advised by an independent and highly experienced acoustic specialist. These flaws are summarised in the attached letter to the DMC signed by many residents of Sawbridgeworth. Most important of these flaws is the failure of the noise impact assessment to consider noise from the outdoor seating area, from bottle drops and servicing and from increased traffic, all of which will be considerably noisy activities.

With regards the outside seating area, the applicant has provided no details of numbers of people using the outside area and no suggestions as to how noise and disturbance will be managed – the Noise Impact Assessment report does not even acknowledge that there is an outdoor area. In addition, the outdoor area is not equivalent to the outdoor seating area at the nearby Queen's Head. That venue is much smaller, is enclosed by a tall brick wall and is only accessible from Knight Street. The outdoor area at 28 Knight Street is much larger (so will attract more people) and is not enclosed in any way. It also has an opening onto Rowan Walk putting patrons in very close proximity to residents.

Mitigation of noise and disturbance will be heavily reliant on best practice management of the venue, which in turn will be dependent on the attitude and behaviour of the applicant. It is notable that the applicant has failed to engage with residents during the past 16+ months and has shown us zero consideration throughout the building works. This provides no confidence that residents concerns will be listened to or appropriately managed if licensing is granted.

In granting the planning application, the Planning Officer clearly stated that the issues of noise and disturbance were matters that would be addressed during any licencing application. These are extremely important issues given the sensitivity of the area and I have no confidence that the applicant has the will, the aptitude or the experience to manage them appropriately. Please consider the flaws in this application robustly and do what is needed to afford residents the protection they deserve.

Yours sincerely



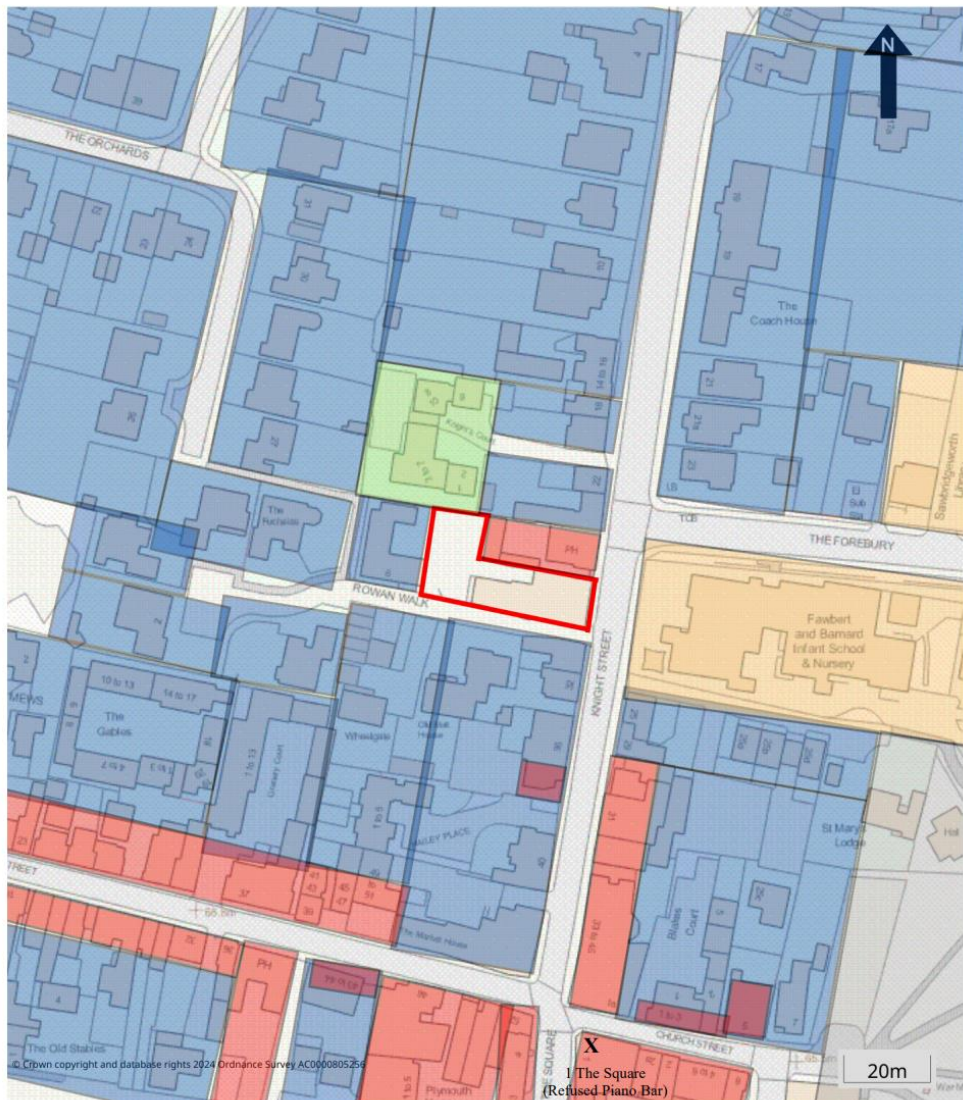
Sarah Glover

Resident of Knight Street



Reproduction of Location Map produced by Angus Parsad-Wyatt, Sawbridgeworth District Councillor

3/23/2062/FUL - 28 Knight Street, Sawbridgeworth



- | | | | |
|---|-------------------------|---|--------------------|
|  | Residential properties |  | School / Library |
|  | Commercial properties |  | Retirement housing |
|  | Site (28 Knight Street) |  | Church properties |

Members of the Development Management Committee at East Herts District Council

Sent via email

3 December 2024

RE: Objection to Planning Application 3/23/2062/FUL – 28 Knight Street, Sawbridgeworth

Dear Members of the Development Management Committee

As local residents, we write to strongly object to the planning application for the change of use of 28 Knight Street from current Class E use to Sui Generis, to allow for live entertainment serving alcohol (and hot food).

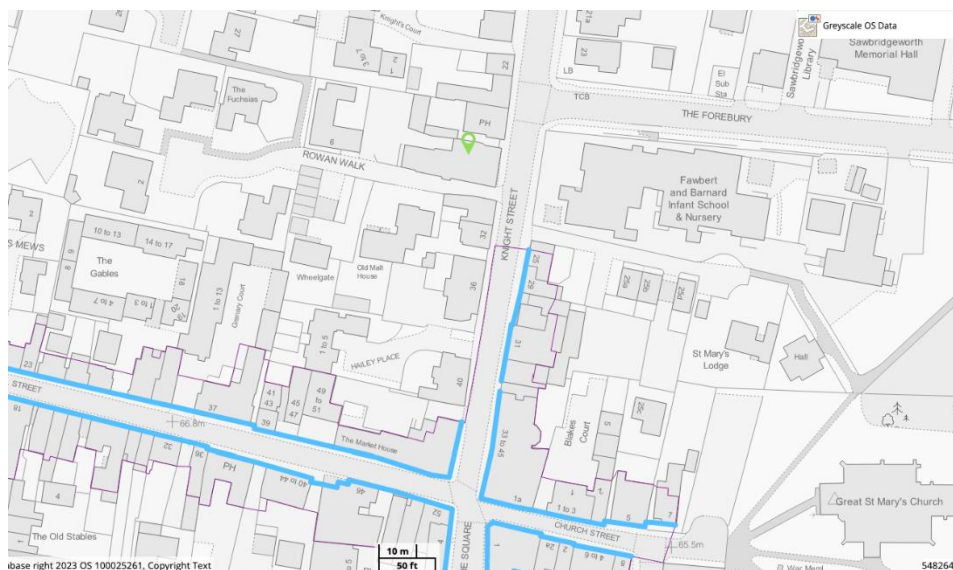
We have expressed concerns over the material impact the proposed development will have on our town over the past thirteen months. During which time, these concerns have not been addressed, either by the applicant, within the application itself or within the case officer's recommendation for approval.

Context

With a population of around 8,700, Sawbridgeworth is one of the smallest towns in Hertfordshire. It is mostly populated by families and is home to many elderly residents, some who live adjacent or within close proximity to 28 Knight Street.

The East Herts District Plan 2018 notes that the area centred on Bell Street is designated as a Minor Town Centre and that within this frontage, it is necessary to retain a suitable mix of retail units and appropriate town centre uses in order to ensure the longer term vitality and viability of Sawbridgeworth's town centre. Putting it another way, this is where such town centre uses should be located.

The proposed live entertainment venue (identified in green) is **outside** of the Town Centre boundary (outlined in purple) and **not part** of the Secondary Shopping Frontage (blue lines) as defined on the East Herts District Plan Policies Map shown below. Moreover, it is actually in an extremely quiet residential area, which is in no way an appropriate area for this type of venue. What is the point of a District Plan defining boundaries for appropriate uses if these are to be ignored?



We feel that the case officer's report is inaccurate and misleading as follows:-

- In 8.2 the case officer's report casually refers to the current use as 'broadly comparable in nature to the proposed [application] use'. The proposed use is **not** broadly comparable with the Class E (current permitted use), otherwise why would planning permission be required to be sought? If this is broadly comparable, the applicant should be able to operate using the current Class E use.
- In 8.32 the case officer presents a picture of a bustling area with many venues with similar usages. That leads to the conclusion that the venue would not noticeably change the character of the area or have any adverse impact (as is required by policy DES4 of the District Plan). This is highly misleading and inaccurate. The location is a residential one **outside** of the town centre boundary. Save for the Grade II listed Queens Head pub (which has presumably been in existence for hundreds of years), all the other nearby businesses (commercial uses) mentioned in the case officer's report on Knight Street are **within** the town centre boundary.

The application does not satisfactorily demonstrate that impact is negligible – key assessments have not been submitted and those that have been submitted are severely lacking. We comment further as follows.

Flawed noise impact assessment

The noise impact assessment has been reviewed by an independent expert with many years' experience of similar developments. They have advised that the noise impact assessment is flawed. The assessment only considers noise generated within the venue. It does not consider the many other sources of noise and disturbance:

- The outdoor seating area will generate significant noise. While 'only 23 seats' will be provided, the noise from those 23 people (plus the unknown additional number who will be standing) has not been assessed. Voices carry in quiet areas and the nature of a live music/entertainment venue will likely mean raised voices, particularly late at night when alcohol has been consumed. The 23 seats also does not mean that the number of people in the outdoor space will be limited to 23 or that they will be contained within the seating area. Human behaviour means that people will spill into the car park area and potentially onto the adjoining lane, putting people into very close proximity to residences.
- Noise from cars arriving at and leaving the venue has not been considered and is likely to be considerable and continue late into the night (beyond the proposed operating hours).
- Noise from emptying bins (including glass bottles) or for servicing and deliveries has not been considered and will be disruptive.
- Noise from the proposed air source heat pump has not been considered. Note that this will need to be a large unit as it is the sole source of cooling for the building. Doors and windows need to remain closed to prevent leakage of noise (see final point

below), but this will be countered by an increase in noise from the air source heat pump.

In addition:

- The noise assessment does not consider all close receptors. Notably it does not consider ■ Rowan Walk and Knights Court which adjoin the site.
- The assessment does not properly evidence the impacts of low frequency noise as required by the NANR 92 guidance which means impacts are underestimated.
- The baseline noise level considered has been reduced but is still too high. No baseline noise levels have been taken for weekdays meaning that the measured noise levels used for comparison are misrepresentative.
- The proposed mitigations, which include keeping doors and windows closed and asking patrons to be quiet when leaving the venue, are not only impractical for a live music/entertainment venue, they are both unlikely to be adhered to and are unenforceable.

The noise impact assessment fails to consider these critical points despite the above comments having been provided and the noise impact assessment having been updated five times.

Increase in antisocial behaviour

With this type of venue antisocial behaviour is a key concern. The proposal would result in large numbers of people on Knight Street and on the private unadopted lane adjoining the venue's car park late into the night and into the early hours of the morning. In addition to noise, there is high potential for social disorder and issues such as broken glass, drinks bottles and glasses in various states of consumption left littering the streets, which is unacceptable in a residential area and opposite a primary school.

Whilst the applicant may seek to assure us that they have good intentions, as stated under the heading 'Venue operations' in their supporting letter of 10th January 2024 addressing resident's concerns of 'a turnout of customers leaving in an expected state of intoxication', stating that they will be holding events that are 'more likely to be controlled' and 'attract and (sic) more mature audience'. Can the applicant really control the behaviour of customers? Once a planning application has been granted for the proposed use, the planning runs with the property, such that the underlying business operation can of course change at any time. It is we the residents who will have to live with the consequences if this application is approved in its current form, potentially long after the applicant's tenure.

No parking and transport plan

No parking and transport plan has been provided by the applicant. The application does not mention anticipated numbers of people or how they are expected to arrive at and leave the venue. It is well known that Knight Street is already blighted by traffic problems with traffic regularly reduced to one way by cars parked on both sides of the road. The lane leading to the proposed car park (Rowan Walk) is a single track unadopted private lane surrounded by residential homes. Vehicles leaving the lane are blind to oncoming traffic, which makes it dangerous for all road users, particularly those using the pedestrian crossing. There is nowhere for taxis to legally drop off or wait, Rowan Walk being a private road and zigzag

lines on Knight Street. The applicant's suggestions that people will park in Bell Street and use a tuk-tuk are impractical, unrealistic and do not reflect human behaviour. If this were the case, why is Knight Street such a problem already?

No waste management or servicing plans

No waste management or servicing plans have been provided. There may be space to store bins in the car park, but no consideration has been given as to how these will be emptied or how goods will be delivered. During the undertaking of their fit out / construction works over the last 13 months in anticipation of planning consent, the lane has regularly been blocked by deliveries and vehicles parked on the zigzag lines obstructing the pedestrian crossing and making the road dangerous to pedestrians, notably during the time children journey to school.

Unenforceable planning conditions

The Planning Officer's report proposes to address the above flaws using planning conditions. Given that the omissions have a direct bearing on the viability of the proposals, we do not consider it appropriate to address using planning conditions. Furthermore, the planning conditions proposed are vague and unenforceable. They do not provide adequate protection to community and are therefore unacceptable. Who will 'police' such unenforceable conditions once the planning application is granted? Can you as local councillors be totally satisfied that a) the applicant, or any future occupier, won't breach these conditions, and b) that if they do, enforcement action will be taken swiftly to protect resident's amenity?

Precedent of planning policy

The case officer's recommendation for 28 Knight Street is completely at odds with the refusal of consent for application (3/19/0996/FUL). In this case, the proposal was to change the use of 1 The Square from 'bridal shop (A1) to a piano wine bar (A4)'. Since the latest revisions to the Use Classes Order came into effect in September 2020, A4 is now Sui Generis i.e. the same use as the subject application. Of note is that this building was even **within both** the Town Centre and Secondary Shopping Frontages boundaries, yet the change of consent was still refused on the following grounds:-

- 1. Due to the constraints of the application site, the proposal would result in a use that would be detrimental to the role, function and vitality of Sawbridgeworth Town Centre, contrary to policies RTC1 and RTC4 of the East Herts District Plan (2018).*
- 2. The proposed use would be likely to result in an unacceptable level of harm to the amenity of the occupants of nearby residential dwellings caused by noise nuisance, disturbance and smoking, contrary to policies DES4 (c), EQ2 and EQ4 of the East Herts District Plan (2018).*

The above reasoning should logically be applied to the subject application, even more so, given that the site isn't within the Town Centre and Secondary Shopping Frontages boundaries (as 1 The Square is) and the scale is significantly larger.

No community engagement

As a final point, it is most concerning that the applicant has not engaged with the community at all during the past thirteen months. An early letter to residents nearby was met with silence when residents sought to engage and enquire further into the proposed use. The applicant has shown zero inclination to understand or respond to community concerns. They have not attempted to resolve other legal issues such as 'anti-nuisance' restrictive covenants with

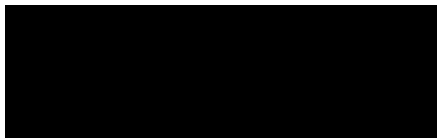
neighbours or rights of access over the private lane that they intended to use for access, servicing and waste management. We appreciate these are not material matters for planning, however they evidence the poor attitude of the applicant towards community engagement which raises further concerns that the applicant is likely to continue to disregard the impact on our community if this were to be approved.

Conclusion

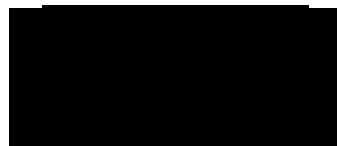
As a community we acknowledge that 28 Knight Street has been vacant for some time and we would love to see the building restored. However, the use proposed in this planning application is completely inappropriate for the location and would clearly cause significant harm to the area and its users. It is just common sense. The precedent of refusal for application 3/19/0996/FUL must be applied.

If this was a court, you, in the role of jury, would be asked if you are ‘sure beyond a reasonable doubt’ that this planning consent should be granted. We, as residents, ask that question of you now. If you have doubts, then we would implore you to refuse it. This will allow the applicant to hopefully take the appropriate course of action and engage with residents, find a more appropriate business venture, or if they wish to continue down this path, appeal to the Planning Inspectorate where the case can be considered in more detail than this first stage planning process allows.

Yours faithfully



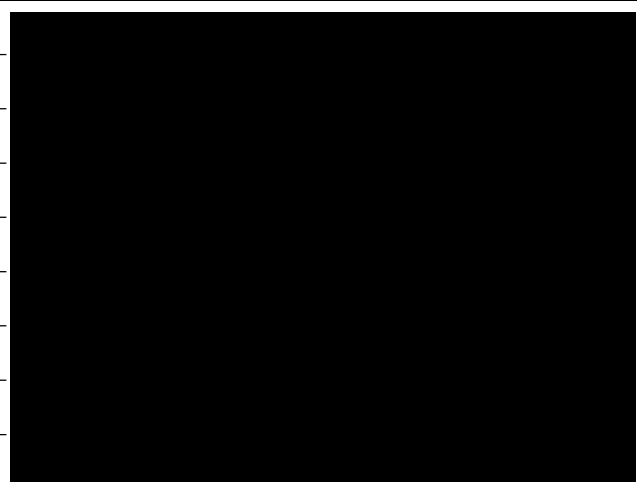
Sarah Glover

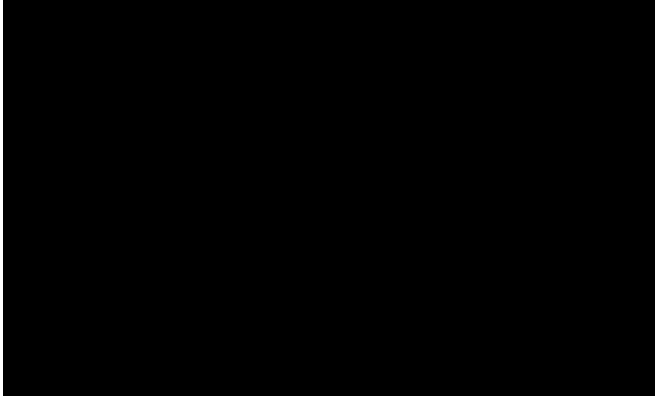
Chris Wright



On behalf of the following residents

Name	Address
Kay Caller	
John & Lyne Shearman	
Caroline Macy	
Tim & Sally Pribul	
Lee Glover	
Michael & Christine Carter	
Alex & Claire Holland-Rowell	
Ella Freeman	
Carlo & Rachel Giordani	

Name	Address
Robert & Jillian Moeser	
Sheila Wooten	
Harriet Robinson	
Nina & Oliver Ellis	
Mr & Mrs John Carruth	
Brenda Sewell	
Melanie Allan	
James & Kiri Brown	
Gavin & Julie Urquhart	
Mike Erskine & Elizabeth Warzynski	
Alex Wright	
Tim & Julie Crouchman	
Patricia O'Shea	
Irene Robson	
Dave & Annette Norman	
Stanley & Barbara Cohen	
Harry Jolly	
Michael Charles	
Nicki & Tony Hook	
Mary Shipman	
Mr & Mrs K Bruce-Jaja	
Wendy Barley	
Terry & Paula Weir	
Simon & Diana Jones	
Mr & Mrs Derek Miles	
Stephen Taylor	
Sarah Vickers	
Robert & Jacqueline Gould	
James Ting	
Madeleine Gardner	
Jessica Jeffry	
R & A Davidson	
Evie Baillie	

Name	Address
David & Teresa Royle	
Fiona Liddell	
Gerry Houston	
B Commercia	
Vi Haggerwood	
Diane Dangell	
Paul Feathers	

Comments on draft licensing conditions for 28 Knight Street, Sawbridgeworth. In connection with licensing application 25/0115/PL

- *Commencement time for serving alcohol.* 10am seems very early, particularly on weekdays and given that this is a drinking establishment not a restaurant. A later time for serving of alcohol should be imposed, say 1200 midday.
- *Condition 1.* The requirement for CCTV monitoring should be strengthened and should include:
 - CCTV will be provided in the form of a recordable system, capable of providing pictures of **evidential quality** in all lighting conditions particularly facial recognition.
 - CCTV cameras shall encompass all ingress and egress to the premises, fire exits, outside areas, and all areas where the sale/ supply of alcohol occurs.
 - In the event of technical failure of the CCTV equipment the Premises Licence holder **MUST** report the failure to the Police immediately.
- *Condition 2 (c).* Clarify that complaints may be made verbally or in writing. All must be recorded on the complaints log.
- *Condition 12.*
 - Door staff shall prevent entry of new patrons when the maximum occupancy of the premises has been reached. A queuing system outside the venue is strictly not permitted due to the narrow pavements surrounding the premises.
- *Condition 15.* The requirement for noise control needs to be strengthened to be specific and measurable. The condition should be applied to all times, not just during ‘indoor events’. As noise monitoring is an automated process, the need to monitor constantly is not an overly onerous criteria. Condition to be strengthened by including the below:
 - The premises shall not open until all sound insulation improvements identified in the Noise Impact Assessment Report 28 Knight Street by AF Acoustics, dated 12 June 2024 (2048-AF-00001-05) have been implemented and approved by the Building Control Enforcement Officer.
 - All requirements of the Noise Impact Assessment Report for 28 Knight Street by AF Acoustics and dated 12 June 2024 (doc ref 2048-AF-00001-05) are to be in place and followed at all times.
 - Noise shall be monitored at the front and rear boundaries of the premises at all times. L_{A90} , L_{A10} and L_{Aeq} values shall be recorded and records held for a minimum period of 6 months. Measured values shall be made available for inspection within 24 hours of a request from the Police Licensing Unit, an authorised officer of the licensing authority or the Environmental Health Officer.
 - In the event of technical failure of the noise monitoring system the Premises Licence holder must report the failure to the Environmental Health Officer immediately and repair within 24 hours.

- Noise emanating from the premises shall not exceed the limited L_{A90} levels stated in the Noise Impact Assessment Report by AF Acoustics and dated 12 June 2024 (doc ref 2048-AF-00001-05).
- Noise levels at residential properties shall be inaudible as defined in the NANR 92 guidance. L_{Aeq} (EN) shall not exceed L_{A90} (WEN) and L_{10} (EN) shall not exceed L_{90} (WEN) in any 1/3 octave band between 40 and 160Hz.
- Where it is found that the noise is audible at the boundary, action must be taken to reduce the noise to the levels defined above. All complaints are to be recorded per the requirements of Condition 2.
- *Condition 16.* 2130hrs is too late for people in the outside seating area. The area is in close proximity to a retirement complex and to residents with young children who will need to sleep much earlier than 2130. Additionally condition:
 - The outdoor seating area shall be limited to the area shown on the planning drawings. It shall be fenced to prevent patrons from expanding into the adjacent car park.
 - Alcohol consumed outside the premises building shall only be consumed by patrons seated at tables and within the outdoor seating area.
 - The outdoor areas shall be monitored by security staff to ensure these requirements are met.
 - Outside tables and chairs shall be rendered unusable once the outdoor seating area has closed.
- *Condition 17.* The outdoor seating area is not to be used by smokers (or any other person) when the outdoor seating area is closed. This is in close proximity to residential properties and is needed to limit noise disturbance.
- *Condition 18.* No glasses or bottles are to be taken into the designated smoking area. Drinks to be dispensed into plastic/polycarbonate containers.
- *Condition 19.* No children under the age of 14 years old to be in the premises after 20:00 hours unless for a pre-booked event and accompanied by an adult **aged 21 or over**.
- Conditions agreed with EH (1). A noise management plan shall be submitted to and approved by the Environmental Health no later than two months after the issuing of the license **and prior to opening the premises**.

Additional conditions are required to cover:

- *Fire risk assessment.* A fire risk assessment is needed. This building is both large and old. It is in close proximity to a timber framed retirement complex. A fire risk assessment is required which includes measures to prevent fire, to control an outbreak and to evacuate the building.
- *Maximum occupancy.* There is no reference to maximum occupancy of either the internal or external spaces. These numbers should be added to ensure safety of patrons.

- *Prevention of noxious smells.*
 - No noxious smell emanating from the premises shall cause a nuisance to nearby properties.
- *Light pollution.*
 - Lighting outside premises including flashing lights shall not cause a nuisance to nearby properties.
- *Training of staff.* There should be a specific requirement for all staff to be appropriately trained. For example:
 - All bar staff engaged in the sale of alcohol to be trained in Responsible alcohol retailing to the minimum standard of BIIAB level 1 within one month of taking up employment. Training records shall be kept on the premises and shall be produced to the police or an ‘authorised person’ (as defined by Section 13 of the Licensing Act 2003) on demand. And;
 - All new staff shall be trained within one month of taking up employment. All staff shall be re-trained six monthly thereafter. The training shall include:
 - Drugs Awareness
 - Conflict resolution
 - Selling to under age person
 - Selling to drunks

Training records shall be kept on the premises which shall show the area of training covered, the date of the training, the name of the person and shall be signed by the trainer and trainee. This shall be produced to the police or an ‘authorised person’ (as defined by Section 13 of the Licensing Act 2003) on demand.
- *Cleaning up of mess.* It is essential that all public areas adjoining the premises are kept clean as Knight Street and the private lane to the side of the building are thoroughfares regularly used by residents and school children. Suggested condition:
 - All public areas adjacent to the premises shall be kept clean and free from mess. These areas shall be inspected on an hourly basis and any debris, discarded drinks or other mess to be removed.
- *Access / egress.* Suggested conditions to control disturbance when leaving the premises:
 - All patrons to have vacated the premises by closing time. Staff to have vacated no later than 30 minutes after closing.
 - All access and egress to the premises shall be via the main entrance onto Knight Street.
- *Disposal of waste.*
 - No waste such as bottles or refuse shall be placed outside the premises between 2200 hours and 0800 hours the following morning.

- *Deliveries.*
 - No deliveries shall be made to the premises between 2200 hours and 0800 hours the following morning.

Ash Waghela

From: Housing & Health Services - Community Protection
Sent: 24 March 2025 09:15
To: Ash Waghela
Subject: FW: Objection - 5/0115/PL Licensing Act 2003 - New premises application for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT

REP

From: Lee Glover [REDACTED]
Sent: Sunday, March 23, 2025 4:00 PM
To: Housing & Health Services - Community Protection [REDACTED]
Subject: [External] Objection - 5/0115/PL Licensing Act 2003 - New premises application for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT

Saturday 22nd March 2025

Dear Sir / Madam,

I write, for a second time due to an incorrect posting of the application by the applicant, in response to the above licencing application. My original letter outlining my objections, which I originally submitted on Sunday 23rd February 2025, still stands and is copied below. I also make some additional comments regarding the proposed conditions.

Unfortunately, the conditions proposed do not alleviate my concerns in the event the application was granted. I appreciate efforts to impose strict conditions, however, some of the conditions lack detail in terms of how they will be monitored/measured and enforced. Additionally, several conditions need to be significantly tightened-up.

Many of the conditions rely on the applicant taking responsibility and accountability for their execution and action. I have serious concerns regarding the applicant's ability to manage the conditions in order to protect himself, his patrons and the local residents and community. He is still to consult with the local community, local residents and the Town Council, having made no effort to engage, to the extent that he did not even bother to turn up to the Development Management Committee (DMC) meeting, despite many local residents making the effort to attend to engage positively. Since planning, he has failed to give notice regarding the commencement of building works. The site is poorly managed and untidy and he has made no effort to address the external condition of the building with roof tiles at risk of falling and guttering that is not connected, despite 18 months of ongoing building work. The most recent evidence of his sloppiness and inability to follow process is his failure to advertise the application correctly. So, I ask you, what evidence is there that the applicant will follow the conditions imposed? The applicant has no experience of running a venue such as this and by granting a licencing application, the venue will become a major and ongoing enforcement issue, it will be incredibly disruptive to the local residents whilst offering nothing of any value to the local community. I am very disappointed that there has been no representation from the planning department, having been reassured during the concluding remarks made during the Development Management Committee (DMC) meeting that they would work with the licencing authority to ensure strict conditions were imposed.

My original letter, as below still stands, and I resubmit it as below. I ask for the licensing application to be rejected for reasons stated in this e-mail and as stated in my original letter;

Dear Sir/Madam,

I write to provide comment on the recently submitted licensing application for 28 Knight Street, Sawbridgeworth, CM21 9AT (ref 25/0115/PL).

This licensing application should be rejected because the venue will generate significant disturbance to neighbouring residents and the nearby primary school. The noise and disturbance issues associated with this venue were not properly explored or tested during the planning application, so they now need to be reviewed rigorously as part of the licensing application. Indeed, the Planning Officer stated that this would occur during the licencing application process during the Development Management Committee (DMC), held on the 4th December 2024.

The lengthy planning application period (some 14 months) concluded with a DMC meeting where it was acknowledged that the applicant had failed to submit the requested documents to the Planning Officer despite being asked on several occasions (the applicant also failing to attend the DMC meeting despite confirming his attendance). This left the DMC having to use guesswork to fill in gaps in the information as a deferral of the decision whilst information was gathered (the preferred option as requested by the councillors) would have left East Herts Council financially liable (as stated by the planning lawyer at the DMC meeting). This is a shocking outcome, particularly given the sensitivity of the area, and has resulted in a planning application that still lacks significant detail to make an informed decision.

For details of the areas lacking significant detail, I will point the reader to the objections made during the planning application process by myself, Sarah Glover, Chris Wright and the Sawbridgeworth Town Council, amongst many other well considered and reasoned objections from the local community. Over 100 residents objected to this application whilst seeking additional detail, detail that has not materialised in over 16 months, despite being fundamental to the planning decision.

It is notable that the applicant has failed to engage with residents during the past 16 months and has shown us zero consideration throughout the building works, making no effort to notify the residents as requested by planning. This provides no confidence that residents' concerns will be listened to or appropriately managed. The applicant has failed to provide sufficient detail and reassurance on key areas of community concern, despite multiple attempts by residents to engage constructively. The applicant has persistently failed to address serious issues such as noise management, dispersal plans, waste control, and public safety, both in the planning process and in this licensing application. This lack of transparency and accountability raises fundamental doubts about their ability to operate the premises responsibly.

To reiterate, in granting the planning application, the Planning Officer clearly stated that the issues of noise and disturbance were matters that would be addressed during any licencing application. These are extremely important issues given the sensitivity of the area and I have no confidence that the applicant has either the will or the aptitude to manage them appropriately. My understanding is that the applicant has no experience of running a venue such as this and will either not have control or will not know how to control such an environment to protect local residents and those visiting the venue. Please consider the flaws in this application robustly and do what is needed to afford residents the protection they deserve.

Finally, should the licensing application not be rejected outright, then the following should be imposed as a minimum:

a. **Restricted operating hours and licensing hours**

The operating hours of 8am to 11pm (11:30pm on Friday and Saturdays) are out of keeping with the operating hours permitted to other alcohol serving venues in the area. They are also inappropriate in a residential area particularly considering the primary school that is opposite the venue and the adjacent retirement complex of Knight's Court.

b. **Restricted uses for events**

It is unreasonable for events to be permitted 7 days per week. The events have potential to attract large numbers of people to the venue and this will impact on levels of noise and disturbance to residents, both through use of the venue and through increased traffic and parking issues.

c. **Restricted use of the outdoor seating area**

The licensing application makes no mention of the outdoor seating area which is attached to the venue and which brings patrons in close proximity to neighbours. This has potential to be a significant source of disturbance. Use of this area should have restricted numbers of people and restricted times of use to limit disturbance, and should not be accessible from Rowan Walk.

d. **Clearly defined, measurable and objective licensing conditions**

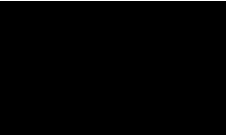
These are necessary to ensure the applicant demonstrates that the impact of the venue on neighbours is negligible. This should include a requirement to measure and publicly report noise levels (including low frequency noise) at the boundary of the property to demonstrate that the increase in noise does not exceed the levels stated in the noise impact assessment report. Exceedance of noise levels on a regular basis should have defined consequences including revision or revoking of the premises licence.

I believe that this application is unsuitable for the area and should be rejected. The applicant has failed to engage with the local community, and the operation of this venue poses significant risks to crime levels, public safety, and residential wellbeing.

Yours faithfully,

Lee Glover

Kiri Brown



I would like to submit an objection to the proposed licence at 28 Knight Street, Sawbridgeworth, CM21 9AT (ref 20/0115/PL).

I would like to start by stating my absolute support and reiteration of all the points raised by Sarah Glover in her objection letter dated 12 February.

I would like to particularly raise a matter relating to the Queens Head Pub, which is situated near to the applicant. It appears likely that comparisons will be drawn to the licence provided to the Queens Head, however they are vastly different venues and need to be considered on their own merits. The Queens Head is a very small pub with space inside for 25 people seated, and I would estimate around 50 people standing at most. The outdoor space is completely walled. The Queens Head does not open on a Sunday evening, and closed on a Monday. They do have music nights, but those are once a week at most and more of an "event" than a core purpose of the pub which is at other times people eating, or having a drink in small groups.

Also counter to the long running pub at the Queens Head that has been a family business for many years - the applicant here is Mr Darryl Sydes, who up until obtaining the lease on this building was/still is, a plumber. This does not give reassurance that Mr Sydes has the qualification, skillset or experience to manage a venue of this nature. The council would be better placed to put restrictions on the licence until the applicant can demonstrate the ability to manage the venue in line with those and then apply for any extensions if ever necessary.

I would also like to raise the following points of concern and objection.

1. Public Nuisance:

Noise and Disturbance:

The proposed daily live music and entertainment, coupled with late-night alcohol sales, will inevitably generate significant noise pollution. This is unacceptable in a residential area with many families, young children, and elderly residents, many of whom are particularly vulnerable to disruption. The quiet enjoyment of our homes will be severely impacted.

Antisocial Behaviour:

The combination of late-night alcohol sales, a large capacity venue, and daily entertainment significantly increases the risk of antisocial behaviour. Public intoxication, loitering, and noise disturbances are highly likely, negatively impacting the safety and wellbeing of residents, particularly children.

2. Inappropriate Location:

Proximity to School and Residential Area:

The proposed venue's location, directly opposite a primary school and pedestrian crossing, raises serious safety concerns. The risk of children encountering antisocial behaviour or being involved in alcohol-related incidents is unacceptable. Furthermore, the venue's location within a predominantly residential area, surrounded by family homes and elderly residents, is entirely unsuitable for such a high-impact business.

Lack of Parking: The absence of dedicated parking facilities will exacerbate existing parking pressures in the area, leading to further congestion and inconvenience for residents.

3. Public Safety:

Child Safeguarding:

The venue's proximity directly opposite to the main primary school in Sawbridgeworth raises serious child safeguarding concerns. The potential for children to be exposed to intoxicated individuals or become victims of antisocial behaviour is unacceptable.

Increased Traffic and Pedestrian Safety:

The lack of parking and the venue's large capacity will inevitably lead to increased traffic and pedestrian flow, particularly during peak hours and late at night. This poses a significant risk to the safety of residents, especially children, using the pedestrian crossing directly outside the venue that leads to the school.

4. Negative Impact on Property Values:

Desirability of the Area: The introduction of a large-capacity, daily entertainment venue with late-night alcohol sales will undoubtedly negatively impact the desirability and perceived safety of the area. This will inevitably lead to a decline in property values, directly affecting residents' financial investments.

5. Procedural Concerns:

Inadequate Consideration in Planning Stage:

The initial planning application failed to adequately address the concerns outlined above. This presents a challenge for the licencing board in having effectively been passed all these considerations to deal with in the licence application where they should have been in the planning. However, this presents an opportunity to rectify these oversights and ensure the proposed venue operates in a manner consistent with the character and needs of the local community.

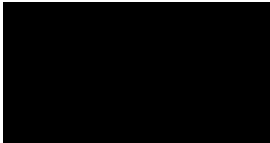
If the council chooses not to address it through either channel, the matter will need to be reported to the planning ombudsmen given the oversights.

We urge the licensing committee to seriously consider the detrimental impact this application, if approved in its current form, will have on our community. We request that the committee either rejects the application outright or implements strict conditions that address the concerns outlined above, including but not limited to:

- Limiting the days and hours of live music and entertainment
- Restricting alcohol sales to on-site consumption only
- Implementing robust noise mitigation measures
- Ensuring adequate security provisions to prevent antisocial behaviour
- We believe that a balance must be struck between the applicant's business interests and the wellbeing and safety of the local community. The current application fails to achieve this balance, and we urge the committee to prioritize the interests of residents in their decision

Kind Regards

Kiri Brown



Ash Waghela

From: Kiri Brown [REDACTED]
Sent: 09 March 2025 11:10
To: Ash Waghela
Subject: [External] Re: 25/0115/PL Licensing Act 2003 - New premises application for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT

Hi Ash,

I'm sorry.... if I want my objection to be considered I need to resubmit it due to the applicant doing their application incorrectly?!?! Absurd that you're putting the burden back on residents. It's almost like there's an attempt to have as few objections as possible....

Your response makes it clear that the council has no plans to consider managing the impact on the community of someone wanting to put a nightclub in a residential area.

I will resubmit.

Thanks,
Kiri

On Wed, 5 Mar 2025 at 14:02, Ash Waghela [REDACTED] wrote:

Dear sir or madam,

Knight Street Vault Limited, [28 Knight Street, Sawbridgeworth, CM21 9AT](#)

Thank you for your representation in respect of the above premises.

The consultation for this premises was re-started as the applicant failed to advertise the application correctly. The current consultation starts from 24 February 2025 and ends on 23 March 2025. If you want your representation to be considered, we recommend that you re submit it.

The police, environmental health and public health departments have worked with the applicant and have agreed the conditions that appear on the attached document. I would appreciate if you could consider these conditions and let us know if they would alleviate your concerns in the event that the application was granted.

Where a hearing is required to consider representations that remain unresolved, the licensing sub committee can only deal with issues that are within the applicant's control. These may not include (but not limited to) issues of parking, increased traffic, saturation of licensed premises etc. Please note that Licensing and Planning are two separate regimes. Planning issues may not be considered by a licensing subcommittee. Although Planning is a responsible authority under the Licensing Act 2003, the Planning department have not made any representations towards this application to date.

The link below is for the statutory guidance issued under the Licensing Act 2003:

[Revised guidance issued under section 182 of Licensing Act 2003 - GOV.UK](#)

You may find the following sections useful in making your decision to either continue with your representation or to withdraw it:

Section 14.9 refers to the need for licensed premises.

Section 14.65 refers to Planning and Building Control.

Section 14.66 refers to Hours of Operation

East Herts Council currently do not have a cumulative impact policy in place so the saturation of licensed premises in a particular area would not be considered.

We hope that the above information is useful. Please let us know if you would like to either continue your representation or to withdraw it.

Kind regards

Ash Waghela

Licensing Officer

East Herts District Council



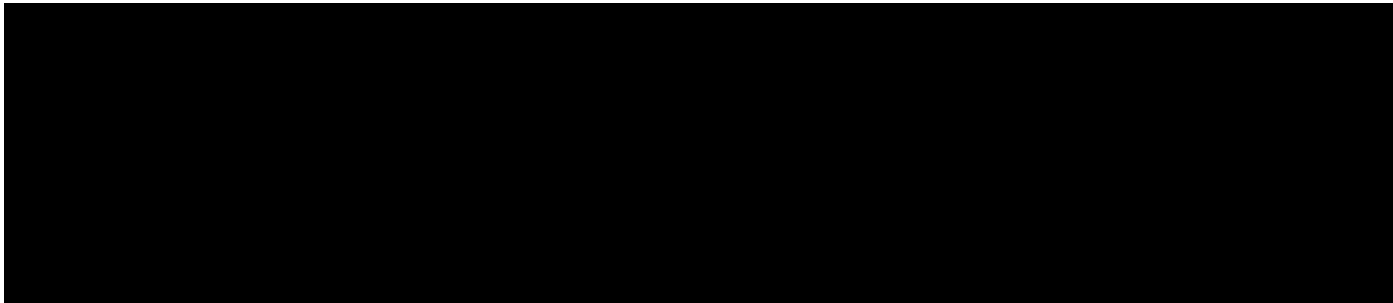
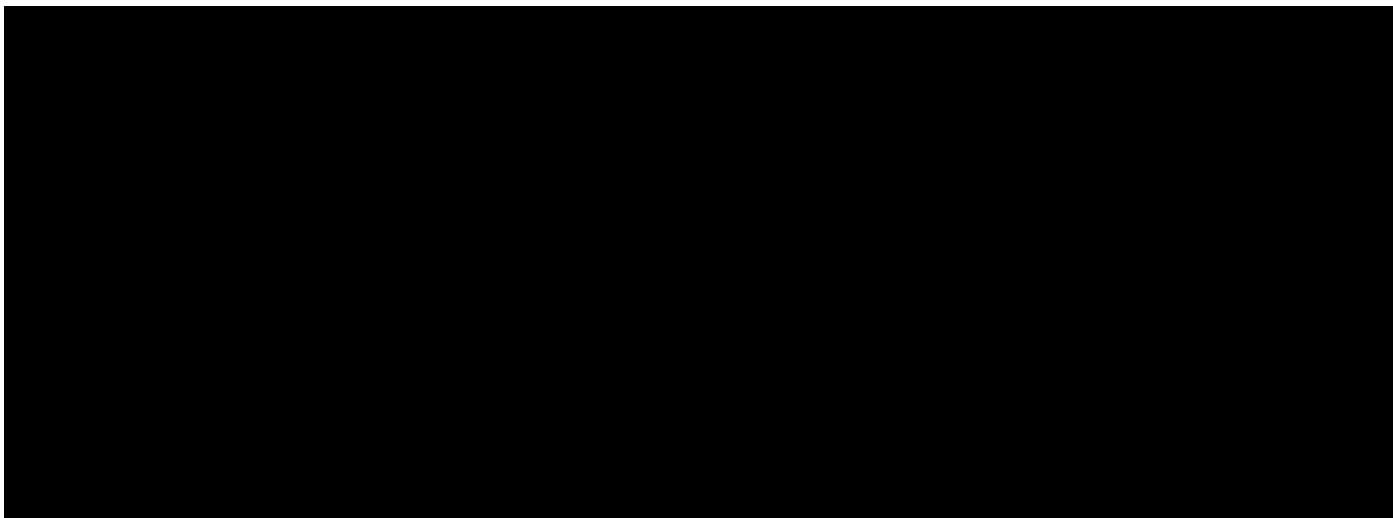
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INFORMATION ON APPLICATIONS,
TO CHECK THEIR PROGRESS OR STATUS

PUBLIC  ACCESS

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Ash Waghela

From: Housing & Health Services - Community Protection
Sent: 24 February 2025 08:25
To: Ash Waghela
Subject: FW: Comments for Licensing Application 25/0115/PL

REP

From: publicaccess [REDACTED]
Sent: Friday, February 21, 2025 7:29 PM
To: Housing & Health Services - Community Protection <Community.Protection@eastherts.gov.uk>
Subject: Comments for Licensing Application 25/0115/PL

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/02/2025 7:28 PM from Mrs Liz Tripp.

Application Summary

Address:	28 Knight Street Sawbridgeworth Hertfordshire CM21 9AT
Proposal:	Premises Licence (Licensing Act 2003)
Case Officer:	Ash Waghela

[Click for further information](#)

Customer Details

Name:	Mrs Liz Tripp
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Licensing Application

Reasons for comment:

Comments: 21/02/2025 7:28 PM The street in which the property to which this licence relates already has two licenced premises on it, with two others in very close proximity. Residents in the street already experience general disorder and nuisance (shouting, altercations, people urinating on doors and on driveways, etc.) in the street from patrons of these premises and can hear live and recorded music from at least one of these premises, whether we want to or not. We regularly witness illegal activities in the street (drug taking and dealing). We are very

concerned that granting this licence will lead to an increase in these types of crimes and disorder, and in respect of noise levels that will be generated by the proposed uses.

Kind regards

Community Safety and Licensing
East Herts Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Email Address: community.protection@eastherts.gov.uk

22 February 2024

By Email Only

Dear Sirs

Statement of Opposition to Premises Licence Application 28 Knight Street, CM21 9AT, Application No 25/0115/PL (the "Venue" and the "Application")

1. SUMMARY

- 1.1 The letter constitutes a formal objection to the Application.
- 1.2 I am objecting on the basis that granting the Application would be inconsistent with the promotion of the 4 licensing objectives set out in the Licensing Act 2003 (the "**Objectives**").
- 1.3 There are key elements of the Application, and the behaviour of the Applicant (as named in the Application) to date, which are inconsistent with the East Herts Council's (the "**Council**") Statement of Licensing Policy 2021 – 2026 (the "**Policy**").

2. POLICY ASPECTS OF PARTICULAR RELEVANCE TO THE APPLICATION

- 2.1 Pursuant to the Policy, the principal aims for everyone involved in licensing work include:
"Providing a regulatory framework for alcohol which reflects the needs of local communities ...";
and
"Encouraging greater community involvement in licensing decisions".
- 2.2 We acknowledge that these matters are likely subsidiary to the Objectives. It is important to note though that, based on the strength of feeling reflected in the objections to this application from other members of the community and the Sawbridgeworth Town Council (which is comprised of the elected representatives of that community) there is a clear and consistent view that the community does not "need" licensed premises at the Venue.
- 2.3 Given the Council's commitment to afford greater involvement to the community, I would encourage the Licensing Committee (the "**Committee**") to afford due weight to these objections.
- 2.4 The Policy emphasises the importance of engagement as an element of the licensing process and states that "*Applicants are expected to have considered the location and community it is proposing to operate in*".

- 2.5 Members of the Committee will no doubt be aware that members of the local community lodged various, well-considered and carefully articulated objections to the Applicant's planning application (all of which are also relevant to the Application) and repeatedly attempted to engage with the Applicant in relation to legitimate concerns.
- 2.6 The Applicant chose to ignore those concerns and made no effort to engage with the local community to ensure he had a clear understanding of the concerns, let alone to address them.
- 2.7 The Applicant has adopted a consistent position in relation to the Application, which is to treat the local community with disdain and to give no consideration to the concerns members of that community have expressed. The Applicant's failure over a protracted period to engage with the local community constitutes a failure to meet the key Policy expectation of all applicants, as described above.
- 2.8 The Applicant's behaviour to date does not bode well in respect of important considerations for the future. These include the willingness and the ability of the Applicant to: (i) engage with the local community to address issues which arise if / when the premises are operational; and (ii) generally behave responsibly in connection with the provision of the proposed licensable activities at the Venue.

3. INCONSISTENCY WITH THE OBJECTIVES

3.1 Prevention of crime and disorder

Concerns in relation to matters which are central to this Objective include the following:

- The Applicant has failed to date to share with members of the local community a coherent plan for the supervision of patrons during dispersal. This is of particular concern given the absence of any ringfencing at the rear of the Venue.
- As a neighbour of the Queens Head public house on Knight Street, I have witnessed and heard physical altercations occur in the beer garden which have required security and police enforcement to intervene. It is, I would suggest, uncontroversial to state that the consumption of alcohol, particularly over prolonged periods, increases the risk of inappropriate behaviour.
- If an altercation were to occur at the rear of the Venue, there is no way of ensuring that the disorder would be limited to the Venue. There is a significant prospect of disorder spilling out into Rowan Walk, a quiet residential cul-de-sac, which could constitute a direct threat to the safety of pedestrians and neighbours.
- We have frequently experienced disorderly behaviour in Rowan Walk from patrons departing the Queen's Head pub, albeit there is no direct exit from that establishment to Rowan Walk. Such behaviour has, in the past, included discarding unfinished alcoholic drinks, vomiting and urinating in Rowan Walk.
- If, as appears to be the case, there will be no restriction on patrons exiting from the rear of the Venue directly on to Rowan Walk, there will be an increased likelihood of such disorderly behaviour.
- Rowan Walk is dimly lit, particularly in the area to the rear of the Venue. There is currently no need for powerful lighting and introducing such lighting would result in light pollution to several neighbouring residences. Equally, the absence of such lighting and the introduction of a direct route into the cul-de-sac for individuals who have been consuming alcohol, potentially for a significant period, must logically increase the risk of crime and disorderly behaviour.

- The tension between the mitigating effects of introducing such lighting in relation to the risk of crime and disorder and the inevitable resultant light pollution serves to support the conclusion that the Venue is not a suitable location for the provision of the proposed licensable activities.

3.2 Prevention of public nuisance and public safety

The Policy confirms that, when considering this Objective, the Committee will "*take into account issues relating to noise, vibration, light, litter, offensive odours and anti-social behaviour arising from or in connection with the provision of the licensable activities*".

As mentioned above, concerns in relation to the risk of public nuisance and undermining of a public safety were raised consistently in over 120 objections from the community in connection with the planning application for the Venue.

Amongst those concerns were matters relating to each of the aspects identified by the Policy as being relevant when considering a licensing application. The concerns are, therefore, equally relevant to the Application because they relate to the provision of the licensable activities and / or matters arising as a result of the provision of those activities.

Many of those concerns have been reiterated in Sarah Glover's detailed letter of 12 February 2025 and Sawbridgeworth Town Council's undated letter (together the "**Letters**"). The Letters lodge objections to the Application and set out in detail areas of concern which support the conclusion that granting the Application would be inconsistent with this Objective.

I agree with the content of the Letters and implore the Committee to ascribe due weight to the concerns raised in them given that "*Protecting local residents and avoiding nuisance from disturbance and anti-social behaviour is central to [the Policy]*".

3.2.1 Public Safety

Important context

Knight Street is already a heavily congested road with insufficient parking to meet existing demand.

Cars are typically parked on both sides of the road, resulting in a significant part of the road allowing single lane traffic. This exacerbates the congestion and creates a hazard because motorists' visibility of pedestrians entering the road between parked vehicles is limited.

Grounds for objection

The Venue has very limited parking space, part of which it appears will be converted to an outdoor seating area. It is inevitable that the Venue's customer base, and perhaps more significantly, large vehicles making deliveries to the Venue, would add to the local traffic flow and increase the number of vehicles which people are seeking to park in Knight Street and neighbouring streets.

The Venue is situated opposite an infant school. There is already a significant risk of accidents due to the congested nature of Knight Street and the lack of visibility for motorists arising from the double parking along much of the length of the road. This risk will increase with increased traffic flow and demand for parking.

The assertion made by the Applicant that the volume of traffic will not be affected by the Venue because its patrons will all park in a car park at the opposite end of Sawbridgeworth is, at best, naïve; the Applicant has no control over where the Venue's patrons park.

The Applicant's (flawed) contention also fails to address the need for large delivery vehicles to park near the Venue.

Essentially, the Applicant has offered no credible solution to this point of significant concern. I would suggest that is because there is no credible means of mitigating the increased risk of road traffic accidents that would arise from the inevitable increase in traffic flow and demand for parking in Knight Street if the Application were granted.

3.2.2 Public nuisance

Important context

Rowan Walk and Knights Court are the two closest "roads" to the rear of the Venue. Whilst I acknowledge that both are within the designated Sawbridgeworth "town centre", they are quiet residential cul-de-sacs, occupied primarily by families and older residents.

Grounds for objection

Significant points that have been addressed in detail in the Letters, but are worth reiterating include:

- The noise report obtained by the Applicant is flawed in key respects, such as the failure to take any account of noise emitted from the outdoor area at the rear of the venue (which is the closest part of the Venue to residential properties).
- The Applicant has made a "blanket" application in relation to licensable activities for the greatest possible duration in each case. This approach:
 - evidences a lack of any thought or consideration as to how the Venue will be operated in practice; there is no legitimate reason why a venue which is adjacent to a quiet residential area would require a licence to serve alcohol and host live music 7 days per week from 8am or why granting such a licence would be consistent with the needs or interests of the local community or the Objectives more generally;
 - creates a significant question as to whether the Applicant is competent to operate responsibly a venue providing the licensable activities; and
 - demonstrates, once again, the Applicant's disdain for the local community and the legitimate concerns that have been raised about the very significant prospect of the Venue causing a public nuisance.

The concerns set out in section 3.1 above are equally relevant to this Objective.

3.3 **Protection of children from harm**

Important context

Rowan Walk is used by many children and families as a short cut when travelling to and from school.

Several of the houses in Rowan Walk, including the two properties closest to the Venue, are home to young children.

Grounds for objection

As explained above, the rear of the Venue opens onto a car park and, in turn, Rowan Walk.

It is proposed that the Venue's patrons will be able to consume alcohol in the outside space at the rear of the premises and there is no evidence of plans to implement measures either to: (i) shield the rear of the Venue from the view of members of the community using Rowan Walk; or (ii) prevent patrons from exiting the Venue directly onto Rowan Walk.

The proposed arrangements expose local children to the following risks:

- Witnessing inappropriate behaviour by patrons who are consuming excessive alcohol.
- Suffering late night disturbances from noise made by patrons consuming alcohol in the outside area.
- In the worst-case scenario, witnessing disorderly behaviour either in the outdoor area of the venue or in Rowan Walk itself.

4 CONCLUSION

4.1 I hope that the comments in this letter are informative to the Committee and, together with other objections received, convey the strength of feeling amongst the local community that no benefit would arise for that community from the provision of the proposed licensable activities at the Venue.

4.2 I implore the members of the Committee to consider carefully in the context of the Application:

- the significant number of aspects of the Application in relation to which legitimate concerns have been raised (and remain unanswered); it is not the case that there are perhaps one or two areas of minor concern in relation to an otherwise sound application; and
- the behaviour of the Applicant to date, including his abject failure to engage with the community which he aspires to become a part of.

Yours faithfully,

Patricia O'Shea

Mr and Mrs R. Moeser



Licensing Authority

East Herts Council

Wallfields

Pegs Lane

Hertford

SG13 8EQ

Objecting to 25/0115/PL-The Knight Vault, 28 Knight Street, Sawbridgeworth -award of License for
The sale of Alcohol for consumption on and off the premises
Live and recorded music leading to dancing and other club like activities

Dear Sir or Madam,

We are residents of Knight Street, unfortunately living near the proposed new club at 28 Knight Street. As the applicant has not had any communication with the residents as to how he is going to manage the club, it is very worrying as to how he will protect the residents from noise nuisance and alcohol related anti- social behaviour if such a licence is granted, and so we fully object to this.

Despite there recently being 124 objections to the EHDC planning application of this venue we together, as residents, could not stop the planning of this club going ahead, so we are appealing now to Licensing. Please very carefully consider the type of license to award to The Vault. Hopefully, Licensing will read all the objections previously submitted to planning references 3/23/2185/LBC and 3/23/2062/FUL2062. which all point out the problems we, in Knight Street and surrounding areas will face.

28 Knight Street, Sawbridgeworth really is not an ideal area to have such a club, being allowed to sell alcohol and running all sorts of entertainment from 8 am until midnight. It is a predominately residential street, despite planning saying otherwise, with character houses and properties built all around the building, which have not been built to withstand excessive noise coming from a club. No amount of sound proofing inside a building will alleviate Knight Street from the noise and disturbances the loud music, extra footfall, rubbish, anti- social behaviour etc. that a club will bring to our area, especially being open for so many hours day and night.

Whilst we understand Licensing and Planning are two separate regimes, once this licence is granted, we believe we have very little chance of reviewing it, and the area will suffer because of it. We all know the effects and problems excessive alcohol can bring and having had the experience of problems with another close venue in the past, we know that nothing can stop the anti-social noise and behaviour from happening. We know we live in a town, but why should we have to suffer more when this could so easily be avoided? We should be encouraging premises with entertainment for all ages whilst strongly discouraging alcohol-led premises.

There is also an infant school and a zebra crossing right outside the entrance to the building, which is not ideal, especially considering the opening hours, when the children from all schools in Sawbridgeworth are walking to and from school and the traffic and parking is already at full capacity. Section 2.31 of the Revised Guidance issued under section 182 of the Licensing Act 2003 (February 2025) is referenced.

Although parking and additional noise and traffic may not be within the applicant's control, the problem will arise because of the nature of the premises. The roads are already extremely busy, this venue has no suitable parking, and pavements are very narrow if queuing is likely to occur day and night. Taxis are likely to congregate in the road where there is no parking, therefore blocking access to the other traffic.

The pedestrian/belisha crossing and associated zig zag white roadway painted lines start before this premises and finish well after. Setting down and picking up by taxis in this area is questionable yet is likely to occur given the volumes of traffic in Knight Street and the space to be able to set down and pickup.

Despite all the conditions proposed to the applicant, we wonder how they will all be managed and checked continuously by authorised officers. Conditions can lapse or be ignored over time .

Noise mitigation has been raised within the planning decision with the acoustic survey provided by the applicant being called in to question as to its accuracy. A separate and independent acoustic survey carried out paints a whole different scenario.

East Herts Council applied conditions to the planning approval regarding noise. This premises must emit **no noise** during hours of operation. Which begs the question: who at East Herts Council will be qualified to test any sound mitigation on doors/windows/walls etc., is adequate to meet this no noise requirement **before** the music licence is issued. If the sound proofing / mitigation work is incomplete or untested, how can the licence actually be issued?

We still await visibility of any information from the applicant/owner as to how he is going to manage the premises. There has been zero contact or engagement by the owner/applicant to the local community, neighbouring properties or Town Council.

With regards to the late-night opening /closing hours, will the police be able to show more of a presence in order to manage the behaviour of customers under the influence of alcohol, especially once they are beyond the direct management of the licence holder and their staff, in order to stop the impact on the behaviour of customers in the immediate vicinity of the premises as they enter or leave the building?

Would licencing officers be prepared to visit during these late nights to check for compliance?

We hope that mentioning all these objective points, and we are sure there are more, will seriously make you to consider not granting a full licence for The Vault. We are extremely worried and concerned about all the problems a club being opened a few doors down from our home will cause.

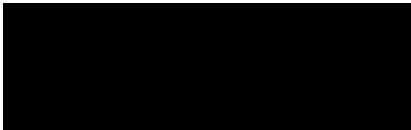
Please, please do carefully consider the type of licence to award such a venue, so as not to give future stress for us, as residents or environmental health.

Yours Faithfully



Mr Robert and Mrs Jillian Moeser

13th March, 2025



From: Terry Brown [REDACTED]
Sent: Monday, March 10, 2025 1:29 PM
To: Housing & Health Services - Community Protection [REDACTED]
Subject: [External] Re: 25/0115/PL 28 Knight Street Vault Ltd, Sawbridgeworth

Re-presentation 10/03/2025

On Wed, 19 Feb 2025 at 10:39, Terry Brown [REDACTED] wrote:

I strongly object to the change of use of Barclays Bank

- 1) too close to residential properties
- 2) live and other venues 7 evenings a week
- 3) no adequate parking for private and deliveries vehicles
- 4) probably devalue properties nearby and also difficulty in selling
- 5) Knight street is heavily congested at the best of times without this proposal
- 6) lack of times when these premises plan to operate
- 7) another opportunity for "drugs" to change hands
- 8) no longer will residents be able to sit outside without hearing 📢
- 9) disturbance when "last orders please" is announced ie cars starting-up
and customers spilling into the village

Please take note of these objections before deciding to grant permission.

Yours T E Brown, [REDACTED]

Ash Waghela

From: Housing & Health Services - Community Protection
Sent: 10 March 2025 11:04
To: Ash Waghela
Subject: FW: [External] RE: 25/0115/PL Licensing Act 2003 - New premises application for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT

Importance: High

REP

From: Tim Crouchman [REDACTED]
Sent: Thursday, March 6, 2025 1:53 PM
To: Ash Waghela [REDACTED] Housing & Health Services - Community Protection
[REDACTED]
Cc: julie.crouchman [REDACTED]
Subject: [External] RE: 25/0115/PL Licensing Act 2003 - New premises application for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT
Importance: High

Dear Ash

Thank you for your reply and the attachment.

Unfortunately, this does not in any way alleviate our concerns. The conditions agreed with the police are, as we see, just the minimum standard expected for any licensed premises. There are only 3 conditions agreed with EH unless there is missing page(s) ?

We are fully aware of the difference between licencing and planning legislation, but as planning effectively passed responsibility over to licencing at the DMC on the 4th December (I strongly suggest you view this on the EHDC portal, if not done so already), then it is not unreasonable for objections that overlap planning/licencing to be aired by concerned residents. As you say, Planning is a responsible authority under the Licensing Act 2003.

In addition to our original comments (again copied below for representation), please note the following:

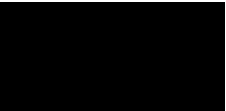
1. I again reiterate that at the Development Management Committee Meeting on the 4th December 2024 Claire Spendley (EH) was quoted to say:
"We have the ability in this application, which is very rare, to put really stringent controls on this, 'cause it's not an existing public house. So, we have used the most stringent guidance available which is NANR 92 - Noise from Pubs and Clubs which requires *inaudibility of noise* within any residential premises" "*we have conditioned that they will meet this inaudibility condition*"
It is imperative that this condition is fully applied *and enforced* as there are residential properties less than 5m from the venue. We don't see this in the conditions agreed with EH? Point 15 in your attachment refers to monitoring at the boundary. How will this be done ? What is an acceptable level not to cause a disturbance ? How will this be enforced? Also, the alcohol sale stop time needs to be at least 60 minutes before the close to allow adequate dispersal.
2. Allowing the sale of alcohol at 10:00 is still far too early and creates a significant time window for patrons to become intoxicated. SIA registered door staff are not proposed until 21:00 on Friday's and Saturdays only. There are no provisions to deal with drunkenness during the afternoons and early evenings when no doubt sports events will be screened, putting residents and other patrons at risk. If the safety of residents cannot be guaranteed, then perhaps the sale of alcohol should be prohibited altogether.

3. Point 17 refers to only 5 smokers after 21:30. How will this and the used of plastic / polycarbonate containers be controlled and enforced? I very much doubt security staff will be employed to enforce it!
4. Point 11 refers to the control of queues. The entrance to the premises is directly opposite a pedestrian crossing. There are four iron bollards on the edge of the pavement leaving approximately the 1.2 statutory width between road and the building. Queuing will block the pavement, forcing pedestrians onto the road at the crossing, blocking visibility to motorists, creating a potential death trap – for clear safety reasons queuing must not be allowed outside.

As a first entry to the incident log, a mechanical digger was being used in the car part at 13:30 on Saturday, beyond the restricted working hours (Decision notice point 11). If the applicant is already ignoring Policy EQ2 (Noise Pollution), we have zero confidence that controls will remain in place when the premises open.

Your Sincerely

Tim & Julie Crouchman



Original submission to include with the notes above please:

I am writing to formally object to the premises licence application for 28 Knight Street, Sawbridgeworth (ref 20/0115/PL), on the grounds that it fails to uphold the licensing objectives set out in the Licensing Act 2003.

Grounds for Objection

My objection relates to the following licensing objectives:

1. Prevention of Public Nuisance

The proposed sale of alcohol and live music in a residential area will likely lead to excessive noise, particularly during late-night hours. As a resident of Rowan Walk, I am concerned about the potential impact on local residents' ability to enjoy a peaceful environment.

Additionally, increased foot traffic is very likely to contribute to noise disturbances, particularly if patrons leave the premises late at night in a disorderly manner.

2. Prevention of Crime and Disorder

Alcohol-related disturbances, such as anti-social behaviour, vandalism, and public intoxication, are common concerns in areas with late-night licensed venues. There is a risk that this application could contribute to an increase in such incidents, affecting residents' safety. Unfortunately, the entrance to Rowan Walk is often used as a public toilet by intoxicated individuals, who urinate up the side of the listed building, discarding/breaking pint glasses at the same time.

3. Public Safety

The proposed outside seating area is not enclosed, and access can be obtained from the car park behind the premises. This will mean patrons can enter through the rear without proper vetting and can spill out directly onto Rowan Walk (which is a private road without a footpath or street lighting).

Increased footfall immediately outside the property, directly opposite the pedestrian crossing, and possible alcohol consumption on Rowan Walk could therefore create safety hazards. The potential for drink-related incidents, such as altercations or accidents, raises concerns about the well-being of both patrons and residents.

Conclusion

Given the above concerns, I respectfully request that the Licensing Authority refuse this application or, at the very least, impose strict and enforceable conditions to mitigate its impact.

At the Development Management Committee Meeting on the 4th December 2024 Claire Spendley (EH) was quoted to say:

“We have the ability in this application, which is very rare, to put really stringent controls on this, 'cause it's not an existing public house. So, we have used the most stringent guidance available which is NANR 92 - Noise from Pubs and Clubs which requires *inaudibility of noise* within any residential premises” “we have conditioned that they will meet this inaudibility condition”

It is imperative that this condition is fully applied *and enforced* as there are residential properties less than 5m from the venue.

I would appreciate being kept informed of any developments regarding this application and would be happy to attend any licensing hearings to express my concerns further.

Thank you for your time and consideration.

Tim and Julie Crouchman

From: Ash Waghela [REDACTED]

Sent: 05 March 2025

Subject: 25/0115/PL Licensing Act 2003 - New premises application for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT

Dear sir or madam,

Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT

Thank you for your representation in respect of the above premises.

The consultation for this premises was re-started as the applicant failed to advertise the application correctly. The current consultation starts from 24 February 2025 and ends on 23 March 2025. If you want your representation to be considered, we recommend that you re submit it.

The police, environmental health and public health departments have worked with the applicant and have agreed the conditions that appear on the attached document. I would appreciate if you could consider these conditions and let us know if they would alleviate your concerns in the event that the application was granted.

Where a hearing is required to consider representations that remain unresolved, the licensing sub committee can only deal with issues that are within the applicant's control. These may not include (but not limited to) issues of parking, increased traffic, saturation of licensed premises etc. Please note that Licensing and Planning are two separate regimes. Planning issues may not be considered by a licensing subcommittee. Although Planning is a responsible authority under the Licensing Act 2003, the Planning department have not made any representations towards this application to date.

The link below is for the statutory guidance issued under the Licensing Act 2003:

[Revised guidance issued under section 182 of Licensing Act 2003 - GOV.UK](#)

You may find the following sections useful in making your decision to either continue with your representation or to withdraw it:

Section 14.9 refers to the need for licensed premises.

Section 14.65 refers to Planning and Building Control.

Section 14.66 refers to Hours of Operation

East Herts Council currently do not have a cumulative impact policy in place so the saturation of licensed premises in a particular area would not be considered.

We hope that the above information is useful. Please let us know if you would like to either continue your representation or to withdraw it.

Kind regards



Ash Waghela
Licensing Officer
East Herts District Council

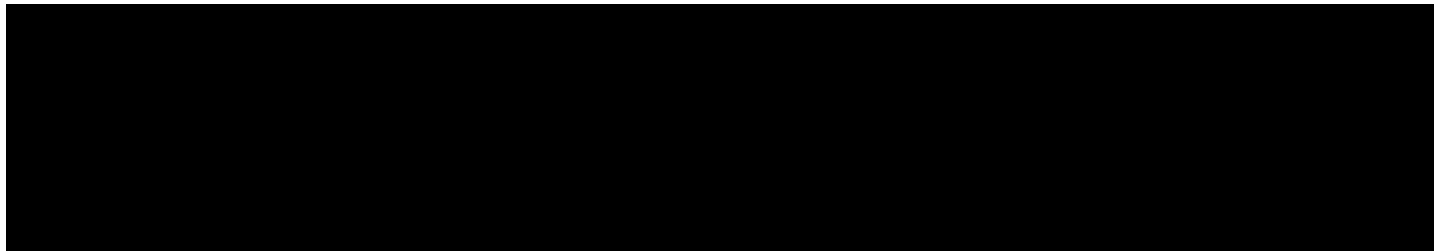
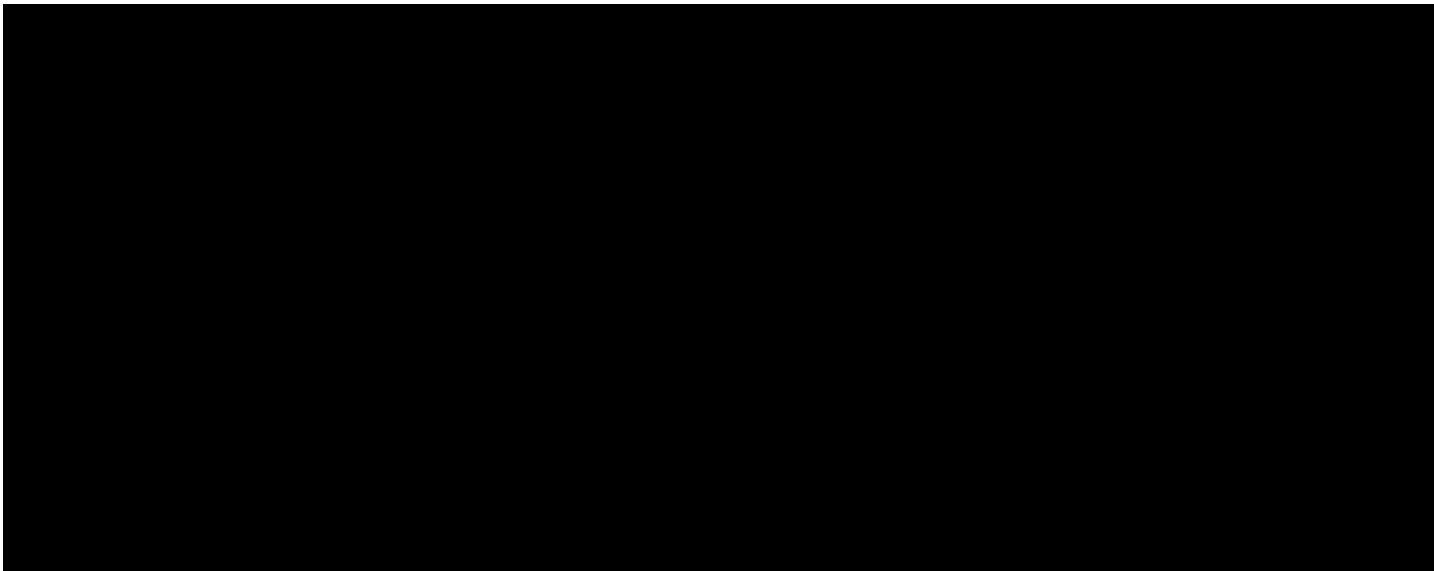
Sign up to our weekly newsletter - [Network](#)

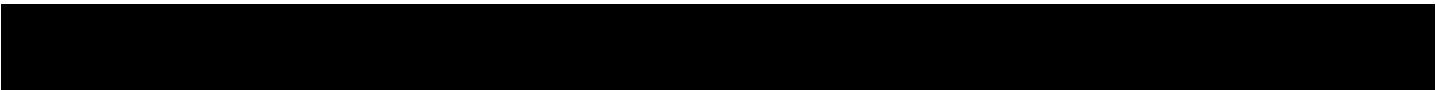


USE PUBLIC ACCESS FOR
INFORMATION ON APPLICATIONS,
TO CHECK THEIR PROGRESS OR STATUS

PUBLIC  ACCESS

Register to receive email alerts on properties or streets you are interested in?





I object to the Premises Licence Application for 28 Knight Street, Sawbridgeworth, CM21 9AT on the grounds that it is a clear breach of East Herts Council's own Licensing Policy. The objectives of this Policy as stated on the Council [website](#) are to:

- Reduce crime, disorder and anti-social behaviour
- Promote public safety
- Prevent public nuisance
- Protect children from harm
- Promote public health
- Reduce drug and alcohol misuse
- Reduce the burden of unnecessary regulation on business.

Granting a Licence to new premises at 28 Knight Street

- in a predominantly residential area
- just eight metres from an Infants School with well over 200 pupils
- next door to a pub which has a serious public nuisance problem
- with no safe vehicle access to the front or rear of the property

which serves alcohol both inside & outside the building and hosts loud entertainment from early morning to late at night seven days a week will clearly contravene the first six of these Licence Policy objectives.

The description below of how these objectives will be contravened has taken due account of the Conditions recently agreed by the police, environmental health and public health.

1. Reduce crime, disorder and anti-social behaviour

a) There will be an increase in anti-social behaviour in and around Knight Street as intoxicated patrons leave the new premises, particularly in the late evening. This behaviour will include the use of foul language, the abuse of passers-by, dropping litter and damage to property.

2. Promote public safety

a) Unlike Barclays Bank (the previous occupants of 28 Knight Street) the new premises will require frequent deliveries and collections of bulky items such as cases of alcohol, packages of food, empty bottles and packaging waste. Drivers of these vehicles cannot park on the road outside the premises because it is in the middle of a pedestrian crossing, and so they will be forced to access the rear via a private lane running from Knight Street to Rowan Walk. This lane is narrow (vehicles cannot pass one-another), has no pavement, is unlit and has no road safety markings. It is currently used by a small number of motorists who live on the lane and in Rowan Walk, and a large number of pedestrians who use the lane and the adjoining twitchel with The Orchards as their main access to and from the town. These

pedestrians include a large number of small children on their way to/from school at Fawbert & Barnards Infant School (directly opposite 28 Knight Street) and Reedings Junior School.

b) The new premises will lead to a major increase the volume and unpredictability of vehicle traffic on this private lane, with employees, performers, delivery drivers and waste collection drivers all accessing the rear car park at various times of the day and night. This radical change in the profile of vehicle traffic poses a major threat to the safety of pedestrians using the lane, and also threatens the safety of pedestrians and motorists passing along Knight Street because the junction between the lane and Knight Street is doubly blind: those on Knight Street are not aware of the junction until they are upon it, and vehicles emerging from the lane cannot see Knight Street pedestrians or motorists until they are have emerged onto Knight Street pavement. The HCC Highways response dated 7th November 2024 completely fails to address these points, and its conclusion that “Traffic generation will not be significant compared to its existing use as a bank” is incorrect - there will be a radical and hazardous change in the profile of vehicle traffic if the Council grants the Licence.

c) Motorists who live on the private lane and in Rowan Walk are well aware of the hazards outlined above and always proceed in a safe and considerate manner when driving into, along and out of the lane. The additional motorists generated by the new premises will not meet the same high standards: they will be unfamiliar with the layout and hazards, and delivery/collection drivers will invariably be in a hurry.

d) These delivery/collection vehicles pose a greater danger to pedestrians on the lane than residents’ cars because they are wider and provide less visibility.

3. Prevent public nuisance

a) Opening the new premises will aggravate the existing public nuisance problem in Knight Street caused by the operation of the Queens Head. These problems have been documented in detail by local residents in their many objections to the Planning Application, and can be summarised as follows:

- most of the houses near the new premises are right on the pavement (i.e. there are no front gardens/drives), and residents are forced to listen to the loud conversations, arguments and phone calls of the Queens Head patrons arriving at, leaving and hanging around outside the pub
- residents also have to listen to the noisy opening and closing of car doors when vehicles drop off and collect patrons
- this nuisance gets worse as the evening progresses, and is particularly bad at closing time.

b) By opening seven days a week compared with the Queens Head’s six days, the new premises will more than double the size of these various nuisance problems.

c) Many of the patrons for the new premises are likely to come from outside Sawbridgeworth, and will therefore be less sympathetic to and respectful of the local residents.

d) The combined effect of the new premises and the Queens Head will make the pavement between 22 and 32 Knight Street a “no-go” area for pedestrians going about their normal business. These pedestrians will be forced to step into the road or cross to the other side in order to avoid the melee of patrons outside the two pubs.

e) The outdoor area of the new premises accommodates 24 seated plus an unlimited number of standing patrons, all of whom will generate a large amount of noise for residents of Knight Street, the private lane leading to Rowan Walk, and Rowan Walk itself. This noise will persist throughout the day and up to 9:30 in the evening. During these hours patrons will overspill the outside area by standing and drinking in the private lane itself, and they will also carry the noise into Knight Street, Rowan Walk and The Orchards as they depart.

f) Noise, particularly music, will leak from inside the premises to the surrounding residential properties in a variety of ways. Windows will be propped open (particularly in summer), as will doors to the outside seating area as patrons move in and out of the main building to use the toilets and fetch drinks. Noise will also leak through the walls, and the Conditions agreed with the Police for dealing with this are inadequate. Item 15 of these Conditions states:

- “levels of noise must be monitored” but there are no details of how the noise will be monitored, with what frequency, what records will be kept, or who is allowed to inspect the records. This is a serious omission and must be rectified.
- “action must be taken to reduce the noise to a level that will not cause a disturbance”. This must be changed to say “action must be taken to reduce the noise to a level that is inaudible”, so as to comply with the commitment made by Claire Spendley (Environmental Health Officer) at the meeting of the Development Management Committee on 4th December 2024 that the noise must be inaudible (timed at 1hr 23mins on the video [recording](#) of the meeting). Furthermore, this principle of inaudibility must be written into any Licence that East Herts decides to grant.

g) Nearby residents will have to endure the noise of the premises’ external heat pump, which will run from 8am to 11:00/11:30pm every day.

h) These residents will also suffer sudden bursts of loud noise when the premises’ outside bottle bank is filled and emptied at intervals between 8am and 11:00/11:30pm every day.

4. Protect children from harm

a) There is an increased risk of traffic accidents involving children using the private lane by the side of and the pedestrian crossing directly in front of 28 Knight Street on their way to/from Fawbert & Barnards Infant School, as a result of increased traffic servicing the premises.

b) Should the Council decide to grant the Licence, they must mitigate this increased risk by imposing an embargo on deliveries to the front and back of the premises during the peak hours of children using the private lane and pedestrian crossing. These peak hours are 8am to 9am (the early start being for breakfast clubs), 11:30am to 1:00pm (for “morning only” pupils), and 3:15pm to 5pm (the late finish being for after school clubs). This embargo was agreed at the meeting of the Development Management Committee on 4th December 2024 (timed at 1hr 40mins on the video recording), and should be written into any Licence granted.

c) Pupils leaving school at lunchtime and late afternoon via the private lane will be exposed to the intoxicated language and behaviour of patrons using the outside seating area.

d) Children living in properties adjacent to the new premises will be subjected to the various forms of noise pollution detailed in Section 3 above, which will disturb their homework and sleep.

5. Promote public health

a) The public nuisance and anti-social behaviour resulting from the new premises will cause a significant amount of stress to nearby residents, particularly those with young children, those who are old, and those living alone. This stress will result in many physical and mental health problems, including heart disease, anxiety and depression.

b) Alcohol is a dangerous carcinogen in the same class as asbestos and tobacco, and causes at least seven types of cancer. The World Health Organisation [reports](#) that there is no safe consumption limit and so granting a licence to new premises serving alcohol seven days a week morning to night will cause serious damage to public health.

6. Reduce drug and alcohol misuse

a) Alcohol is an addictive substance. Granting a licence to new premises serving alcohol seven days a week morning to night will increase levels of alcohol addiction and thereby alcohol misuse.

Ash Waghela

From: Housing & Health Services - Community Protection
Sent: 06 March 2025 08:03
To: Ash Waghela
Subject: FW: Comments for Licensing Application 25/0115/PL

REP

From: publicaces [REDACTED]
Sent: Wednesday, March 5, 2025 2:51 PM
To: Housing & Health Services - Community Protection
Subject: Comments for Licensing Application 25/0115/PL

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 05/03/2025 2:51 PM from Mrs Kay Caller.

Application Summary

Address:	28 Knight Street Sawbridgeworth Hertfordshire CM21 9AT
Proposal:	Premises Licence (Licensing Act 2003)
Case Officer:	Ash Waghela

[Click for further information](#)

Customer Details

Name:	Mrs Kay Caller
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Licensing Application
Reasons for comment:	

Comments: 05/03/2025 2:51 PM This venue is directly behind my property. I'm not even going to bother listing my objections..... I objected at every turn of the planning stage - as did hundreds of others - and yet planning permission was granted. I understand you're a different department but I have no faith our objections count for anything so all I would like to know is who do we contact if and when all the strategies that the licensee states he will instigate (I.e. only 5 smokers in the outside area after 9.30pm and music being tuned down 30 mins before end of hours) are not complied with. I hope they are but I'd like to know who to contact should they not be complied with. Thank you.

Kind regards

PROPOSED CONDITIONS FOR KNIGHT STREET VAULT

Conditions agreed with police:

Amendment to supply alcohol:

Alcohol to commence at 10:00 am (not 08:00 am).

1. High-Definition CCTV shall be installed, operated and maintained, at all times that the premises are open for licensable activities or customers are on the premises and:
 - a) at least one camera will show a close-up of the entrance/entrances to the premises, to capture a clear, image of anyone entering.
 - b) shall cover all areas of the licensed premises.
 - c) recordings shall be in real time and stored for a minimum period of 31 days with date and time stamping.
 - d) footage shall be provided free of charge to the Police or authorised Council officer within 24 hours of a request or within any other agreed timeframe.
 - e) a staff member from the premises that is conversant with the operation of the CCTV system shall be on the premises at all times the premises is open to the public. This staff member will be able to show Police or authorised officers of the Licensing Authority footage with the minimum delay.

2. An incident log shall be kept at the premises for at least 12 months, and made available on request to an authorised officer of the licensing authority or the Police Licensing Unit, which will record the following:
 - (a) all crimes reported to the venue, or by the venue to the Police.
 - (b) all ejections of patrons
 - (c) any complaints received.
 - (d) any incidents of disorder
 - (e) seizures of drugs, offensive weapons, fraudulent ID or other items
 - (f) any failures or faults in the CCTV system or searching equipment or scanning equipment.
 - (g) A refusals book shall be kept at the premises to record details of all refusals to sell alcohol. This book shall contain the date and time of the refusal, a description of the customer, the name of the staff member who refused the sale, and the reason the sale was refused.
 - (h) any visit by a responsible authority or emergency service
 - (i) the times on duty, and the licence number, of all licensed door supervisors employed by the premises.
 - (j) assaults or other injuries whether or not police or medical assistance is required.
 - (k) all times when CCTV and electronic identification system records have been supplied to Police and licensing authority officers.
 - (l) records of reasonable requests from authorised officers.

3. A written dispersal policy, approved by a Police Licensing Officer, will be in place and a copy available at the premises. As minimum the policy must cover actions to be taken to reduce the impact on the local community when customers are leaving the premise. The policy must be operated and adhered to by the staff at the premises.
4. The premises licence holder will ensure that a soft closure procedure is followed at the end of the evening; 30 mins before the terminal hour for hours open to public, any music that is playing must be lowered and announcements must be made to inform the public at the premises of the approaching closing time.
5. A written drugs and search policy detailing the actions to be undertaken to minimise the opportunity for weapons and illegal substances to enter the premises. The policy shall be available to the Police or an authorised officer of the Council on request.
6. An individual who holds a personal licence will be available on the premises on Friday's and Saturday's when licensable activities are taking place.
7. The Premises must implement a "Challenge 25" policy. All customers who appear to be under 25 must produce (in addition to requirements of the age verification policy under mandatory conditions (annex 1)) photographic identification in the form of a passport, driving licence or Proof of Age Scheme (P.A.S.S) approved identification before the sale of alcohol occurs.
8. At least one SIA registered door staff shall be employed on Fridays, Saturdays and days leading into a bank holiday from 21:00 hours until no customers remain on the premises.
9. Where customer capacities are known, SIA door staff will be employed at a ratio of one SIA door staff per fifty customers on the premises. Door staff will be required from 21:00 hours Fridays, Saturdays and days leading into Bank Holiday until all customers have left the premises.
10. Where SIA door supervisors are used at the premises, a record must be kept of their SIA registration number and the dates and times when they are on duty.
11. All staff engaged outside the entrance to the premises, or supervising or controlling queues, shall wear high visibility arm bands or jackets.
12. An entry control system to control the number of customers at the premises will be used to ensure safe capacity of customers at the premises at any one time. The system will be able to give a report the number of customers on the premises at any one time.

13. The Premise Licence Holder and Designated Premise Supervisor must ensure that SIA door staff and any other member of staff authorised by them prevent the removal of open containers of alcohol from the premises.
14. Whilst licensable activities are taking place, the toilets at the premises must be checked at least hourly for illegal drug use or supply. A written log of all checks must be kept at the premises for at least 31 days and made available for immediate inspection on the request of the Police Licensing Unit or an authorised officer of the licensing authority.
15. During all indoor entertainment events, levels of noise must be monitored at the boundary of the premises. Where it is found that the noise is audible at the boundary, action must be taken to reduce the level of noise to a level that will not cause a disturbance and will not affect the peaceful amenity residential properties that are located nearest to the boundary of the premises.
16. The garden area to be closed by 21:30 hours except for smokers in the designated smoking area.
17. Smokers in the designated smoking area to be limited to 5 people at any one time after 21:30 hours.
18. No glasses or bottles are to be taken into the designated smoking area after 21:30 hours. Drinks to be dispensed into plastic/polycarbonate containers.
19. No children under the age of 14 years old to be in the premises after 20:00 hours unless for a pre-booked event and accompanied by an adult.
20. Notices shall be prominently displayed at all exits and the courtyard area requesting customers to respect the needs of the local residents and leave the area quietly.

Conditions agreed with EH

1. A noise management plan shall be submitted to and approved by Environmental Health no later than two months after the issuing of the license. This shall be carried out in accordance with the guidance provided.
2. All team members are to be trained in the implementation of the noise management plan.
3. At the exit doors, prominent and clear notices are to be displayed requesting that patrons are considerate to local residents by leaving the premises and the area quietly.

Application Ref: 3/23/2062/FUL

Mr Chris Benzing
CB Designs & Project Management Ltd
122 West Road
Sawbridgeworth
Hertfordshire
CM210BW

Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

Partial change of use from Class E use into Sui Generis to allow for Live entertainment with the sale of alcohol and Hot Food. Installation of air source heat pump, erection of rear canopy, screen fence, external flue and external seating area. 28 Knight Street Sawbridgeworth Hertfordshire CM21 9AU

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby

Grant Planning Permission subject to Conditions

For the development proposed in your application received 30th October 2023 and registered on 16th November 2023 and shown on the approved plans.

Conditions:

- The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.

Reason
To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As Amended).
- The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.

Reason
To ensure the development is carried out in accordance with the approved plans, drawings and specifications.
- Prior to any above ground construction works being commenced, the external materials of construction for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and thereafter the development shall be implemented in accordance with the approved details.

Reason
In the interests of good design and ensure the historic and architectural character of the building is properly maintained, in accordance with Policy DES4 and HA7 of the East Herts District Plan 2018.

4. Prior to first use of the development hereby permitted, a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This document shall:
 - (a) Identify where loading and unloading shall take place;
 - (b) Explain the delivery and servicing arrangements;
 - (c) Ensure that delivery activities do not hinder the flow of traffic on the public highway and are considerate of the hours of the neighbouring school 'Fawburt and Barnard's Infant School'.Thereafter, the development shall operate in line with the approved Delivery and Servicing Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order to ensure that delivery and servicing arrangements do not interfere with the flow of traffic on the public highway and in the interests of highways safety, in accordance with Policy TRA2 of the East Herts District Plan 2018.
5. Prior to the first use of the site for the provision of live or recorded music, all noise mitigation measures as shown in drawing no. 0263-004 Rev C and prescribed in AF Acoustics report ref. 2048-AF-00001-05 dated 12 June 2024 shall be implemented and thereafter be permanently retained.

Reason

In order to ensure an adequate level of amenity for occupiers in the vicinity of the proposed development in accordance with Policy EQ2 Noise Pollution of the adopted East Herts District Plan 2018.
6. Prior to first use of the kitchen for hot food preparation at the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority of the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, in accordance with the EMAQ+ document 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. Approved details shall be implemented prior to the use of the development and thereafter be permanently retained.

Reason

In order to ensure an adequate level of amenity for occupiers in the vicinity of the proposed development in accordance with Policy EQ4 Air Quality of the adopted East Herts District Plan 2018.
7. Prior to operation of external plant at the development hereby approved, a noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the rating level of noise emitted from all external fixed plant and equipment at the development hereby approved shall not exceed 5dB below the background noise level when measured or calculated at 1 metre from the façade of the nearest noise sensitive property. The measurements and assessment shall be made according to BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' at the nearest and / or most affected noise sensitive premises, with all plant / equipment operating together at maximum capacity and inclusive of any penalty for tonal, impulsive or other distinctive acoustic characteristics.

Reason

In order to ensure an adequate level of amenity for occupiers in the vicinity of the proposed development in accordance with Policy EQ2 Noise Pollution of the adopted East Herts District Plan 2018.
8. Prior to the first use of the development hereby approved, details of all boundary walls, fences or other means of enclosure to be erected shall be submitted to and approved in



writing by the Local Planning Authority, and thereafter the development shall be implemented in accordance with the approved details.

Reason

In the interests of amenity and good design, in accordance with Policy DES4 of the East Herts District Plan 2018.

9. The noise management measures outlined in AF Acoustics report ref. 2048-AF-00001-05 dated 12 June 2024 shall be followed at all times.

Reason

In order to ensure an adequate level of amenity for the residential and commercial occupiers of surrounding properties / units of the proposed development in accordance with Policy EQ2 Noise Pollution and DES4 Design of Development of the adopted East Herts District Plan 2018.

10. The use of the premises hereby approved shall be restricted to the hours 8:00 to 23:00 Sunday to Thursday including Bank and Public Holidays, and 8:00 to 00:00 on Friday and Saturdays, except for the rear seating area which shall cease to be used after 23:00 on any day.

Reason

In the interests of the amenities of the occupants of nearby properties and in accordance with Policies DES4 and EQ2 of the East Herts District Plan 2018.

11. In connection with all site preparation, demolition, construction, conversion and ancillary activities, working hours shall be restricted to 08:00 - 18:00 hours on Monday to Friday, 08:00 - 13:00 hours on Saturdays, and not at all on Sundays or Bank / Public Holidays. Vehicles arriving at and leaving the site must do so within these working hours.

Reason

In order to ensure an adequate level of amenity for nearby residents in accordance with Policy EQ2 Noise Pollution of the adopted East Herts District Plan 2018.

12. Any external artificial lighting at the development hereby approved shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light'. Lighting should be minimized and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Note.

Reason

In order to ensure an adequate level of amenity for the occupants of nearby properties in accordance with Policy EQ3 Light Pollution and DES4 Design of Development of the adopted East Herts District Plan 2018.

Biodiversity Net Gain

PLEASE NOTE Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (as amended) imposes a "biodiversity gain condition" on all planning permissions granted except those which are exempt or to which transitional arrangements apply. There are also requirements relating to Irreplaceable Habitats and arrangements for phased developments and applications made under s73 and s73a of the Town and Country Planning Act 1990 (as amended).

Please read the notes title "Biodiversity Net Gain" attached to this decision notice carefully and determine whether the biodiversity gain condition and the other requirements apply to your planning permission.

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water Interest) etc. Neither does this permission negate or override any private covenants which may affect the land.
2. East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material considerations. The balance of the considerations is that permission should be granted.
3. This permission does not convey consent which will be required under the Licensing Act 2003. A licence would be required for any regulated entertainment, sale of alcohol and late night refreshments carried out within the premises. This must be obtained from the Licensing Department of the Local Planning Authority prior to any of these activities commencing.
4. This permission does not convey any consent which may be required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

This Decision Relates to Plan Numbers:

Plan Ref	Version	Received
0263-001		16th November 2023
0263-002	Rev B	10th September 2024
0263-003	Rev A	30th January 2024
0263-004	Rev C	10th September 2024
0263-005		15th November 2024
0263-006		15th November 2024
0263-007	Rev A	1st February 2024
0263-008		15th November 2023
0263-009		15th November 2023
0263-010		15th November 2023
0263-011		15th November 2023
0263-013	Rev C	6th November 2024
1263-1000		1st July 2024
2048-AF-00001-05		1st July 2024

Notes:

1. Your proposed works may require building control approval. Please contact Hertfordshire Building Control Ltd who will help you through the process. Please contact them on 01438 879990 or email building.control@hertfordshirebc.co.uk.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be East Herts District Council, or the Secretary of State (where they have determined under sections 62A, 76A or 77 of the Town and Country Planning Act 1990 (as amended) that such applications must be made to them) or the Planning Inspectorate or Secretary of state where they have so specified in determining an appeal under s 78 of the Town and Country Planning Act 1990 (as amended)

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. It is the applicant or developers responsibility to make sure that they are complying with the requirements of this legislation. Please read the published officers report for the Council’s views on this matter and more information is available here: <https://www.eastherts.gov.uk/planning-and-building/planning-policy/mandatory-biodiversity-net-gain-bng>

Where this permission has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission to which the section 73 planning permission relates* was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not ‘major development’ (within the meaning of [article 2\(1\) of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#)) where:
 - i) the application for planning permission was made before 2 April 2024;

- ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
- 4.2 Development below the de minimis threshold, meaning development which:
- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
- 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
- 4.5 Self and Custom Build Development, meaning development which:
- i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
- 4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* “original planning permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Dated: 11th December 2024

On Behalf Of Development Management

Signed:



Head of Planning and Building Control

SEE ATTACHED NOTES

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Appeals under the Control of Advertisement Regulations

The same provision relating to rights of appeal against the Local Planning Authority's decision applies to advertisements with the following differences:

- Notice of appeal must be given in writing to the Secretary of State within 8 weeks from the date of this notice.
- The notice of appeal must be accompanied by a copy of the following documents:
 - (a) The application forms
 - (b) All relevant plans and particulars
 - (c) This notice of decision
 - (d) All other relevant correspondence with the Authority




The Secretary of State may require a statement of additional matters from either the applicant or the Local Planning Authority and may with the agreement of both the applicant and the authority determine the appeal without affording an opportunity to appear before an Inspector.

Purchase Notices

- If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its

Development Management

- 01279 655261
- www.eastherts.gov.uk
- East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

-  EastHertsDC
-  EastHerts
-  easthertscouncil



existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Section 169 and related provisions of the Town and Country Planning Act 1971.

START NOTICE

IMPORTANT INFORMATION - KEEP THIS WITH YOUR DECISION NOTICE (If you are the agent, please pass on to the home owner)

Please read the decision notice carefully. It should be read together with the application and any approved drawings and documents, and you must ensure that you understand and comply with all the requirements of any conditions imposed on the permission before you start work. The development should then only be carried out only in accordance with the approved plans and conditions.

Failure to comply with the approved plans or with the conditions of a permission could mean that the work that you carry out is unauthorised and at risk of enforcement action, which could have serious consequences. If you do not understand any of the planning conditions please contact your agent or the planning case officer for your application.

Please ensure that you give yourself time to meet the requirements of any planning condition as the Council may need to consult on the detail of the submission and this can take some weeks, depending on the complexity of the requirements. Please also be aware that there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request.

We strongly recommend that you complete the Start Notice below and return to us (by post or email: planning@eastherts.gov.uk) when you know when work will start.

START NOTICE

Our Reference Number from the Decision Notice: **3/23/2062/FUL**

Site Address:

Date when work is intended to start:

Name:

Address (if different from above):

Telephone:

Email:

Please return to the above address or email the form to, planning@eastherts.gov.uk