



# Havering

L O N D O N   B O R O U G H

## **LICENSING SUB-COMMITTEE BREWD OG**

### **AGENDA**

<b>10.30 am</b>	<b>Tuesday 7 October 2025</b>	<b>Council Chamber - Town Hall</b>
-----------------	-----------------------------------	--

Members 3: Quorum 2

#### **COUNCILLORS:**

Philippa Crowder (Chairman)

Jane Keane

Christine Smith

**For information about the meeting please contact:**

**Taiwo Adeoye - 01708433079**

**[taiwo.adeoye@onesource.co.uk](mailto:taiwo.adeoye@onesource.co.uk)**

**Please would all Members and officers attending ensure they sit in their allocated seats as this will enable correct identification of participants on the meeting webcast.**

***Under the Committee Procedure Rules within the Council's Constitution the Chairman of the meeting may exercise the powers conferred upon the Mayor in relation to the conduct of full Council meetings. As such, should any member of the public interrupt proceedings, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room and may adjourn the meeting while this takes place.***

***Excessive noise and talking should also be kept to a minimum whilst the meeting is in progress in order that the scheduled business may proceed as planned.***

### **Protocol for members of the public wishing to report on meetings of the London Borough of Havering**

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.



## **AGENDA ITEMS**

### **1 CHAIRMAN'S ANNOUNCEMENT**

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

### **2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

(if any) - receive

### **3 DISCLOSURE OF INTERESTS**

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

*Members may still disclose any interest in an item at any time prior to the consideration of the matter.*

### **4 REPORT OF THE CLERK (Pages 5 - 10)**

Report attached - For noting.

### **5 APPLICATION TO VARY A PREMISES LICENCE - BREWDOG 18 STATION ROAD, UPMINSTER, RM14 2UB (Pages 11 - 58)**

This application for a variation to a premises licence is made by Bailey's Bar Limited under section 34 of the Licensing Act 2003.

**Zena Smith**  
**Head of Committee and Election Services**



## LICENSING SUB-COMMITTEE

7 October 2025

## REPORT

**Subject Heading:**

**Procedure for the Hearing:  
Licensing Act 2003**

**Report Author and contact details:**

**Taiwo Adeoye – Committee Officer -  
01708 433079**

Members are advised that, when considering an application to vary a premises licence, the following options are available to them by virtue of the Licensing Act 2003, Part 3, section 35, paragraphs 3 and 4:

"Where relevant representations are made, the authority must

- (a) hold a hearing to consider them, unless the authority, the applicant and each person who has made such representations agree that a hearing is unnecessary, and
- (b) having regard to the representations, take such steps as it considers necessary for the promotion of the licensing objectives.

The steps are:

- a) modify the conditions of the licence
- b) reject the whole or part of the application

and for this purpose, the conditions of the licence are modified if any of them is altered or omitted or any new condition is added."

The Sub-Committee will also wish to note that, if none of these steps is required, the application must be granted.

Assuming that the Sub-Committee is satisfied that a hearing is required, then the following procedural steps are recommended. The Licensing Act 2003 (Hearings) Regulations 2005 will govern the arrangements for the hearing of the application now under consideration. This report accords with the requirements of that Act and the Regulations, and in particular Regulations 21-25 (procedure at the hearing).

## **1. Membership of the Sub-Committee:**

- 1.1 The Sub-Committee comprises three members of the Licensing Committee, with a quorum of two members. **Unless there are objections, in the absence of three members, the hearing shall proceed with the quorum of two.**
- 1.2 A members of the Licensing Committee will be excluded from hearing an application where he or she:
  - 1.2.1 has considered an application in respect of the premises in the previous 12 months as a Member of the Regulatory Services Committee; or
  - 1.2.2 is a Ward Councillor for the Ward in which the premises, subject to the application, are located; or
  - 1.2.3 is a Ward Councillor for a Ward which is likely to be affected by the application or;
  - 1.2.4 has a personal interest in the application.

## **2. Roles of other participants:**

- 2.1 The Legal Advisor is not a party to the hearing. The role of the Legal Advisor is to provide legal advice relating to the application and submissions.
- 2.2 The Clerk is not a party to the hearing. The role of the Clerk is to record the hearing and the decisions of the Sub-Committee, and ensure efficient administration

## **3. Location and facilities:**

- 3.1 All hearings will be heard at the Havering Town Hall unless otherwise directed.
- 3.2 Interpreters will be provided by the Council on request, provided notice is given at least five working days before the hearing.

#### **4. Notification of attendance:**

- 4.1 The Chairman will enquire of the parties who is in attendance and the parties will indicate their names (and, where relevant, whom they represent). A register will be circulated before the commencement of the hearing on which the applicant, his/her advisers and companions and all interested parties (and/or their representatives) will be asked to record their attendance.

#### **5. Procedural matters:**

- 5.1 Prior to the commencement of the hearing, the Chairman of the Sub-Committee will orally inform the parties whether their applications to have certain people attend the hearing (e.g. witnesses) have been granted or refused. Note this relates to people other than those attending on behalf of a party in the capacity as a representative of the party.
- 5.2 Prior to the commencement of the hearing the Chairman of the Sub-Committee will outline the procedure to be followed at the hearing. This will normally be as follows:

##### **Introduction of the application:**

The Licensing officer will outline:

- details of the application and relevant representations received from the parties;
- relevant legislation;
- relevant Licensing Policy; and
- the time limit in which the Council must reach a determination.

##### **Documentary evidence:**

- Documentary or other information in support of applications, representations or notices should be provided to the Clerk of the Sub-Committee at least 5 clear working days before the hearing. If this information is produced at the hearing it will only be taken into account by the Sub-Committee if the Sub-Committee and all the parties consent to its submission. Permission to have this information included in the hearing should be requested at the beginning of the hearing before any oral submissions have been made.
- Statements made by people in support of a party's representation who are not present at the hearing, must be signed by the maker, dated and witnessed by another person. The statement must also contain the witness's full name and occupation.

**Representations:**

- The chairman will invite each of the parties at the hearing or their representative sequentially to address the Sub-Committee and call any person/s to whom permission has been granted to appear. Each party will be allowed a maximum period of 10 minutes in which to address the Sub-Committee and call persons on his/her behalf.
- This 10-minute period is where each party has the opportunity to orally address the Sub-Committee and clarify any points in which the Sub-Committee has sought clarification prior to the hearing. This 10-minute period should be uninterrupted unless a member of the Sub-Committee or Legal Advisor considers that the speaker is making submissions that are irrelevant, frivolous or vexatious.
- Members of the Sub-Committee may ask questions of any party, at any time during the proceedings. Time taken in dealing with a Member's question will not be taken into account in determining the length of time available to the party in question to make their representation.

The sequence in which each of the parties will be invited to address the Sub-Committee will normally be in the order of:

- the Chief Officer of Police;
- the Fire Authority;
- the Health and Safety at Work Enforcing Authority;
- the Local Planning Authority;
- the Local Environmental Health Authority;
- the Local Weights and Measures Authority;
- the Authority Responsible for the Protection of Children from Harm;
- a navigation or other authority responsible for waterways; and
- any other party that has submitted representations in respect of the application, certificate, notice or other matter appearing before the Sub-Committee;
- the party that has submitted the application, certificate, notice or other matter appearing before the Sub-Committee.

At the discretion of the Sub-Committee the above order may be varied.

**Cross-Examination:**

Where witnesses have been permitted by the Sub-Committee to speak at the hearing on behalf of a party, permission must be sought from the Sub-Committee before another party can ask the witness questions. This process of questioning is normally referred to as cross-examination. The Sub-Committee will allow cross-examination only



where it is necessary to assist it in considering the representations or application.

**Relevance:**

Information submitted at the hearing must be relevant to the applications, representations, or notice and the promotion of the licensing objectives. The Chairman of the Sub-Committee is entitled to exclude any information it considers to be irrelevant whether presented in written or oral form. The licensing objectives are:

**The prevention of crime and disorder;**

**Public safety;**

**The prevention of public nuisance; and**

**The protection of children from harm.**

**6. Failure of parties to attend the hearing:**

- 6.1 If a party, who has not given prior notice of his/her intention not to attend the hearing, is absent from the hearing the Sub-Committee may either adjourn the hearing or hold the hearing in the party's absence. Where the hearing is held in the absence of a party, the Sub-Committee will still consider the application, representation or notice submitted by that party.

**7. Adjournments and extension of time:**

- 7.1 The Sub-Committee may adjourn a hearing to a specified date or extend a notice period except where it must make a determination within certain time limits in the following specific applications:
- Review of premises licences following closure orders where the Sub-committee must make a determination within 28 days of receiving notice of the closure order.

**8. Sub-Committee's determination of the hearing:**

- 8.1 At the conclusion of the hearing the Sub-Committee will deliberate in private accompanied by the Clerk and the Legal Advisor who will be available to assist the Sub-Committee with any legal problems but will not participate in any decision making of the Sub-Committee.

- 8.2 The Sub-Committee will normally make its determination at the end of the hearing. The notice of the decision of the Sub-Committee will be circulated to all participants within five working days of the hearing.
- 8.3 Where all parties have notified the Sub-Committee that a hearing is not required the Sub-Committee must make its determination within 10 working days of being given notice that the hearing is not required.

**9. Power to exclude people from hearing:**

- 9.1 The public are entitled to attend the hearing as spectators. However, the Sub-Committee may exclude any person from the hearing including any person assisting or representing a party where:
- it considers that the public interest would be best served by excluding the public or the individual person from the hearing; or
  - that person is behaving in a disruptive manner. This may include a party who is seeking to be heard at the hearing. In the case where a party is to be excluded, the party may submit to the Sub-Committee in writing any information which they would have been entitled to give orally had they not been required to leave the hearing.

**10. Recording of proceedings:**

- 10.1 A written record of the hearing will be produced and kept for 6 years from the date of the determination of the hearing.

**11. Power to vary procedure:**

- 11.1 The Sub-committee may depart from following any of the procedures set out in this document if it considers the departure to be necessary in order to consider an application, notice or representation.



Licensing Officer's Report

This page is intentionally left blank

# LICENSING SUB-COMMITTEE

7 October 2025

# REPORT

Subject heading:

**BrewDog**  
**18 Station Road Upminster RM14 2UB**  
**Variation to a premises licence**  
**Mr P Jones, Public Protection Officer**  
**licensing@havering.gov.uk**  
**01708 432777**

Report author and contact details:

**This application for a variation to a premises licence is made by Bailey's Bar Limited under section 34 of the Licensing Act 2003. The application was received by Havering's Licensing Authority on 12<sup>th</sup> August 2025.**

## **Geographical description of the area and description of the building**

BrewDog is located in the old Nat West bank a short distance from the junction between Station Road and St Mary's Lane. This area of Station Road is predominantly commercial in nature, although there appears to be residential properties above some of the neighbouring shops. The premises has a rooftop terrace on which live and recorded music entertainment intend to be provided.



## **Details of the application**

The application describes the changes sought as follows:

1. Change to alcohol sales hours:

- To commence from 10:00am every day.

2. Thursday door staff requirement:

- A minimum of 1 SIA-trained door supervisor from 19:00 until close.
- This increases to a minimum of 2 if the first-floor bar, rooftop bar, or both are open.

3. Friday and Saturday door staff requirements:

- To remain unchanged.

4. Outdoor recorded music:

- To be addressed in the amendment so that it matches the deregulated hours.

## **Summary**

There were no representations against this application from residents or neighbouring businesses.

There was one representation against this application from a responsible authority, namely Havering's Environmental Health Noise Team. The Noise Officer proposed an amendment to the operating schedule which would include a condition requiring that the premises operates within the bounds of a noise management plan. The applicant declined to accept this proposal.



Current Licence

This page is intentionally left blank





## Part A

Premises licence number

23015

### Part 1 – premises details

Postal address of premises

**Brewdog Upminster  
18 Station Road Upminster RM14 2UD**

Where the licence is time limited the dates

**Not applicable**

Licensable activities authorised by the licence

**Live music, recorded music, supply of alcohol**

The times the licence authorises the carrying out of licensable activities

**Live music – indoors & outdoors  
Sunday to Thursday – 12:00 to 22:45  
Friday & Saturday – 12:00 to 23:45  
Christmas Eve – 18:00 to 00:30  
New Year's Eve – 18:00 to 01:30**

**Recorded music – indoors  
Sunday to Thursday – 08:00 to 23:00  
Friday & Saturday – 08:00 to 00:00  
Christmas Eve – 12:00 to 00:30  
New Year's Eve – 12:00 to 01:30**

**Recorded music – outdoors  
Sunday to Wednesday – 12:00 to 20:00  
Thursday to Saturday – 12:00 to 21:30**

**Supply of alcohol  
Sunday to Thursday – 12:00 to 22:45  
Friday & Saturday – 12:00 to 23:45  
Christmas Eve – 12:00 to 00:30  
New Year's Eve – 12:00 to 01:30**

1 of 12

---

The opening hours of the premises

Sunday to Thursday – 08:00 to 23:00  
Friday & Saturday – 08:00 to 00:00  
Christmas Eve – 12:00 to 01:00  
New Year's Eve – 12:00 to 02:00

---

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

On and off supplies

---

## Part 2

---

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Baileys Bar Limited  
19-20 Bourne Court Southend Road Woodford Green IG8 8HD

---

Registered number of holder

12713860

---

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

Mr Errol Kiani

---

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

---

### Annex 1 – mandatory conditions

1. No supply of alcohol may be made under the premises licence:
  - (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
  - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.  
(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

2 of 12

- (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
    - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
    - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
  - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
  - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
  - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
  - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
- 4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
- 5. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.  
(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.  
(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
  - (a) a holographic mark, or
  - (b) an ultraviolet feature.

**6. The responsible person must ensure that—**

- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—**
  - (i) beer or cider: ½ pint;**
  - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and**
  - (iii) still wine in a glass: 125 ml;**
- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and**
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.**

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

**8. For the purposes of the condition set out in paragraph 7 —**

- (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;**
- (b) “permitted price” is the price found by applying the formula —**

$$P=D+(D \times V)$$

**where —**

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

---

**Annex 1 – mandatory conditions – contd.**

- 9. Where the permitted price given by paragraph (b) of paragraph 8 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.**
- 10. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 8 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.  
(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.**
- 11. The admission of children, that is persons aged under 18, to the exhibition of any film shall be restricted in accordance with any recommendation made by the film classification body designated by section 4 of the Video Recordings Act 1984.**
- 12. If at specified times one or more individuals must be at the premises to carry out a security activity each such individual must be licensed by the Security Industry Authority.**

---

**Annex 2 – conditions consistent with the operating schedule**

- 1. The premises shall install and maintain a comprehensive digital colour CCTV system. All public areas of the licensed premises, including all public entry and exit points and the street environment, shall be covered enabling facial identification of every person entering in any light condition. The CCTV cameras shall continually record whilst the premises are open to the public and recordings shall be kept available for a minimum of 31 days with date and time stamping. A staff member who is conversant with the operation of the CCTV system shall be present on the premises at all times when they are open to the public. This staff member shall be able to show the Police or the Licensing Authority recordings of the previous two days immediately when requested.**
- 2. All staff shall be suitably trained for their job function for the premises. The training shall be written into a programme which is ongoing and under constant review and shall be made available to a relevant responsible authority when called upon. This training shall take place every 6 months.**
- 3. All glasses in use at the premises shall be either toughened glass or polycarbonate material.**
- 4. A ‘Challenge 25’ scheme shall operate to ensure that any person attempting to purchase alcohol who appears to be under the age of 25 shall provide documentary proof that he/she is over 18 years of age. Proof of age shall only comprise a passport, a photo card driving licence, an EU/EEA national ID card or similar document or an industry approved proof of identity card.**

**5 of 12**

---

5. An incident log shall be kept at the premises and made available on request to the Police or an authorised officer of the London Borough of Havering. The log shall record the following:
  - All crimes reported to the venue
  - All ejections of customers
  - Seizures of drugs or offensive weapons
  - Any faults in the CCTV system or searching equipment or scanning equipment
  - Any refusal of the sale of alcohol during the hours the premises is licensed to sell it.
6. From Sunday to Wednesday under 18's may not be allowed into or remain on the premises after 20:00 unless partaking in a substantial meal with a responsible adult.
7. From Thursday to Saturday under 18's may not be allowed into or remain on the premises after 20:00.
8. From Thursday to Saturday and Sundays immediately prior to bank holiday Mondays when all three zones of the premises, i.e. ground floor including access to the first floor toilets, first floor bar area and roof top area, are open to visitors a minimum of four SIA trained door staff shall be on duty from 20:00 until the premises is closed.
9. From Thursday to Saturday and Sundays immediately prior to bank holiday Mondays when two of the three zones of the premises, i.e. ground floor including access to the first floor toilets, with one of following: first floor bar area or roof top area, are open to visitors a minimum of three SIA trained door staff shall be on duty from 20:00 until the premises is closed.
10. From Thursday to Saturday and Sundays immediately prior to bank holiday Mondays when only the main zone of the premises, i.e. ground floor including access to the first floor toilets, are open to visitors a minimum of two SIA trained door staff shall be on duty from 20:00 until the premises is closed.
11. Current methods of work shall be continually monitored and quarterly reviews conducted to determine their effectiveness.
12. Notices outside the premises shall be displayed at all times indicating the opening hours of the premises.
13. Notices shall be displayed on the premises warning customers of the potential for criminal activity such as theft.
14. The premises licence holder shall engage with other local drinking establishments to co-ordinate a reporting communication system known as 'Pub Watch Scheme' and/or 'Pub Watch radio system.'
15. The premises licence holder shall create efficient communication channels with the local Police to report any criminal activity seen.
16. For predicted high capacity periods, events and after 22:00 on Friday and Saturday nights plastic containers for drinks shall be used and toughened glassware shall be used at all other times.
17. Open containers of drinks shall not be permitted to be taken from the premises.
18. Safe capacity limits shall be implemented in accordance with the premises' fire emergency plan.

19. Adequate access shall be provided to enable emergency vehicle attendance.
20. All parts of the premises and all fittings and apparatus therein shall be maintained at all times in good order and in a safe condition.
21. A bin store with waste management plan shall set up and shall be integral to the training of all staff.
22. The pavement area to the front of the premises shall be constantly monitored and cleared of all waste and debris which may accumulate.
23. The premises licence holder shall manage and direct away groups of people loitering around the premises.
24. The premises licence holder shall manage the noise of customers leaving the premises by reminding them on leaving to keep noise to a minimum and by providing suitably worded signage at the exit of the premises.
25. On completion of renovation works the premises licence holder shall complete a fire safety risk assessment with an accredited company which shall be reviewed annually. Any findings or actions recommended in this risk assessment shall be adopted and cascaded to all staff.
26. The premises licence holder shall limit noise coming from inside the premises by installing effective insulation, double glazing and use of sound dampening materials where possible through any renovation works.
27. The premises licence holder shall control noise from the premises by keeping windows and doors closed after 21:00 and monitoring music levels. Customers in the premises shall be politely asked to keep noise levels down if they start to become excessively loud.
28. The number of customers on the premises shall be constantly monitored to minimize and avoid any overcrowding in the premises, ensuring the numbers stay within the safe capacity limits detailed within the fire emergency plan.
29. All staff shall be trained further to necessary safety measures.
30. For predicted busy times and event days, i.e. Friday and Saturday evenings, safety checks shall be carried out before members of the public may be admitted to the premises.
31. Any special effects or mechanical installations shall be arranged and stored so as to minimise any risk to the safety of the audience, the performers and staff.
32. Prominent, clear and legible notices shall be displayed at all exits requesting the public to respect the needs of nearby residents and to leave the premises and the area quietly.
33. Deliveries of materials necessary for the operation of the business shall be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents.
34. The premises licence holder shall ensure that staff who arrive early morning or depart late at night when the business has ceased trading conduct themselves in such a manner as to avoid causing disturbance to nearby residents.



35. A specific taxi operator shall be nominated for staff and customers' use. The company's telephone number shall be advertised to customers. The operator, and all drivers, shall be made aware that they should arrive and depart as quietly as possible, should not sound vehicle horns as a signal of their arrival or leave engines running unnecessarily.
36. The movement of bins and rubbish outside the premises shall be kept to a minimum after 23:00.
37. Adequate waste receptacles for use by customers shall be provided in the local vicinity.
38. Lights on or outside the premises shall be positioned and screened in such a way so as to not cause a disturbance to nearby residents.
39. External lights outside the premises shall only be focused on the pavement area for customer safety.
40. Vibration from machinery, e.g. air-conditioning fans, kitchen extractors, shall be minimised via the equipment being used only during the premises' opening hours and by the installation of noise-dampening materials.
41. All deliveries and staff access and egress shall be to/from the rear entrance of the premises.
42. A sophisticated air filtration and precipitation extraction system shall be installed for the kitchen which shall effectively prevent the release of noxious smells and grease into the atmosphere.
43. The premises licence holder shall ensure the installation of noise limiting devices to 5dB(A) above background noise levels on all external amplification equipment.
44. Last drinks shall be served and notice given to customers 30 minutes before the close of the premises every evening.
45. The premises licence holder shall ensure the supply of free water throughout the opening hours and the active dispersal of water bottles to all customers at the end of the evening.
46. Safe methods and cleaning routines for the collection of glasses, crockery, cutlery and litter shall be in place and all staff shall be trained to this end.
47. All amusement with prizes gaming machines shall be positioned in clear sight of staff so they can be monitored.
48. External performances of live music on the roof terrace may be amplified but shall not exceed 5dB(A) above existing background sound levels on the street surface.
49. External performances of recorded music may be amplified but shall not exceed 5dB(A) above existing background sound levels.
50. The first floor bar shall only be used as an overflow bar area when the ground floor potentially reaches capacity.
51. All staff and management from induction and throughout their tenure on the premises shall be fully trained and take part in regular refresher training to ensure they are fully aware and keeping up to our steps and responsibilities to ensure the licensing objectives are being met.
52. Current methods of work shall be continually monitored and quarterly reviews conducted to determine their effectiveness and any ways they may be improved to ensure high standards to meet the licensing objectives are not being diminished.



53. A notice outside the premises indicating the opening hours shall be displayed at all times
54. Notices warning of potential criminal activity, such as theft, that may target customers shall be displayed.
55. The premises licence holder shall create efficient communication channels with to the local Police to report any criminal activity seen.
56. For predicted busy times and event days, e.g. Friday and Saturday evenings, door supervisors authorised by the Security Industry Authority (SIA) shall be employed to monitor and control persons on the premises.
57. A sophisticated and extensive CCTV system shall be installed and several monitors showing the live streams shall be visible to all persons in the premises with the aim to deter criminal activity and to reassure persons on the premises.
58. Open containers shall not be permitted to be taken from the premises.
59. Drinking may only take place in the vicinity of the building and exterior pavement licensed area.
60. Safe capacity limits shall be utilised and agreed with local fire officers and the Police.
61. A log book shall be kept upon the premises in which shall be entered particulars of inspections made including those required to be made by statute and shall include information compiled to comply with any public safety condition attached to the premises license that requires the recording of such information.
62. The log book shall be kept available for inspection when required by persons authorised by the Licensing Act 2003 or associated legislation.
63. Adequate access shall be provided for emergency vehicles.
64. All parts of the premises including all fittings and apparatus therein, door fastenings, notices, seating, lighting, heating, electrical, ventilation, sanitary accommodation, washing facilities and other installations shall be maintained at all times in good order and in a safe condition.
65. A bin store with an attendant waste management plan shall be set up and shall be integral to the training of all staff.
66. The pavement to the front of the premises shall constantly be monitored and cleared of all waste and debris.
67. The premises licence holder shall manage the noise of customers leaving the premises by reminding them on leaving to keep noise down and by directing customers' attention to relevant signage on exit of the premises.
68. All management staff shall be trained further to the requirements of the Licensing Act 2003 and shall be helped to assist gaining personal alcohol licences.
69. The premises licence holder shall ensure noise coming from inside the premises is limited by utilising effective insulation, double glazing and the use of sound dampening materials where possible through the renovation works.
70. Security staff/floor supervisors shall be kept to an acceptable ratio in relation to the number of customers at any given time.

71. The number of customers on the premises shall be constantly monitored to minimise and avoid any overcrowding in the premises ensuring that numbers stay within the set safe capacity limits agreed with the Police and fire service.
72. All staff shall be trained in/informed of necessary safety measures.
73. For predicted busy times and event days, e.g. Friday and Saturday evenings, safety checks shall be carried out before the admission of the public.
74. Any special effects or mechanical installations shall be arranged and stored so as to minimise any risk to the safety of the audience, the performing and site staff.
75. Prominent, clear and legible notices shall be displayed at all exits requesting that customers respect the needs of nearby residents and to leave the premises and the area quietly.
76. Deliveries of materials necessary for the operation of the business shall be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents.
77. The premises licence holder shall ensure that staff who arrive early in the morning or depart late at night when the business has ceased trading conduct themselves in such a manner so as to avoid causing disturbance to nearby residents.
78. Customers shall be asked not to stand around talking in the street outside the premises and asked to leave the vicinity quickly and quietly.
79. Bright lights on or outside the premises shall be positioned and screened in such a way so as not to cause a disturbance to nearby residents.
80. Noise nuisance/vibration from machinery, i.e. air-con fans, kitchen extractors etc., shall only operate during the premises' opening hours and materials specified to minimize any potential vibration shall be installed, e.g. dampening mats under the machinery's feet.
81. The premises licence holder shall ensure its own access road to the rear to the property is used for all deliveries. Staff can use rear entrance and carry out activities such as loading from there minimizing and controlling noise from staff, contractors suppliers and refuse collection.
82. A sophisticated air filtration and precipitation extraction system shall be installed for the kitchen in order to prevent noxious smells and grease escaping into the atmosphere.
83. Multiple bins shall be located outside the premises and a cleaning routine shall be in place on the closure of the premises at night to prevent litter sourced from the premises appearing on the street.
84. Safe methods, i.e. gloves and cleaning routines, for the collection of glasses, crockery, cutlery and litter shall be in place and all staff shall be trained to this end.
85. The premises licence holder shall ensure children are not allowed in to the premises after 20:00 on Friday, Saturday and special event days, e.g. Christmas Eve.
86. Unaccompanied children may not be allowed on the premises after 19:00.
87. Any amusement with prizes (AWP) machines installed in the premises shall be positioned in clear sight of the bar so they can be monitored and any minors seen to attempt to use any AWP machine may be observed and prevented from using them.

---

Annex 2 – conditions consistent with the operating schedule – contd.

88. If it is reported to staff that there appears to have been underage drinking on the premises the premises licence holder shall ensure an investigation into the allegation is undertaken. Any findings shall be acted upon immediately and further mitigation methods put in place.

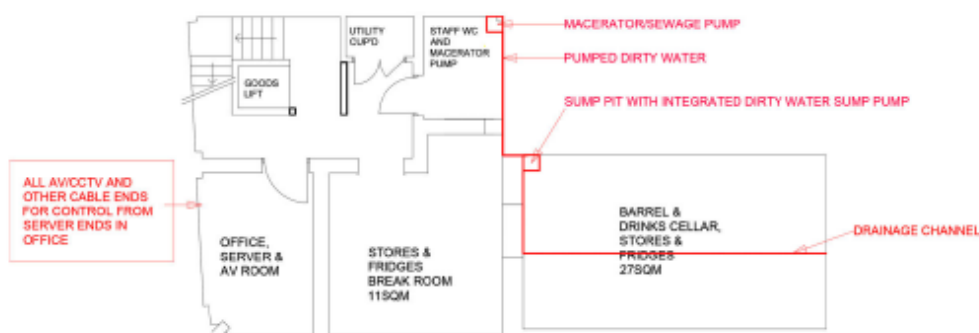
---

Annex 3 – conditions attached after a hearing by the Licensing Authority

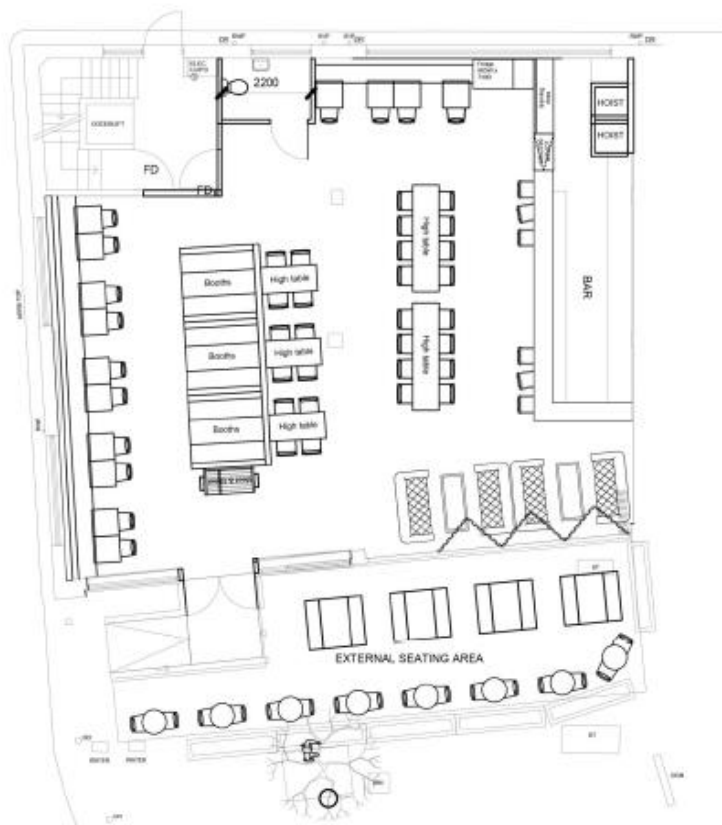
Not applicable

---

Annex 4 – premises plan



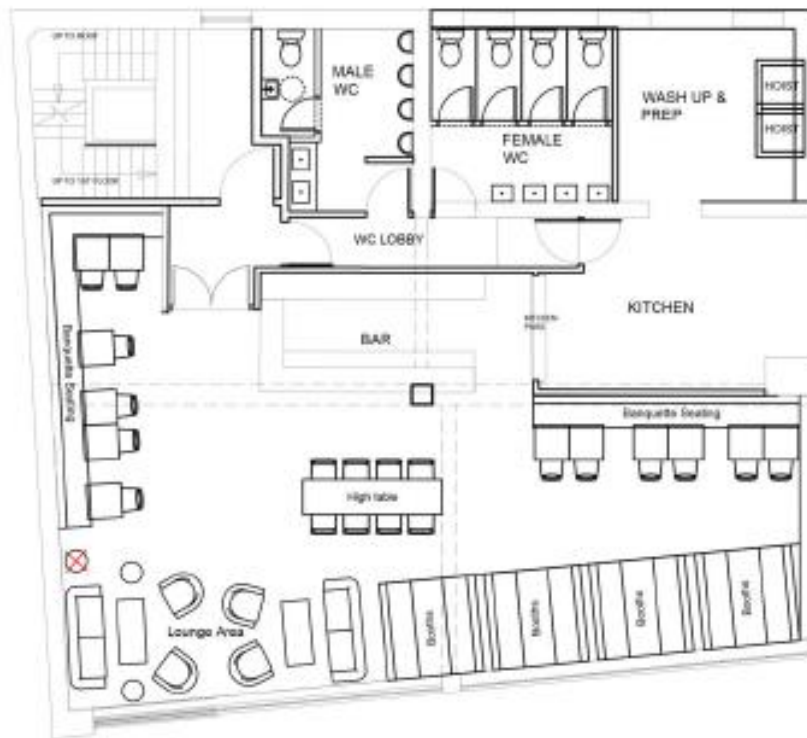
Basement



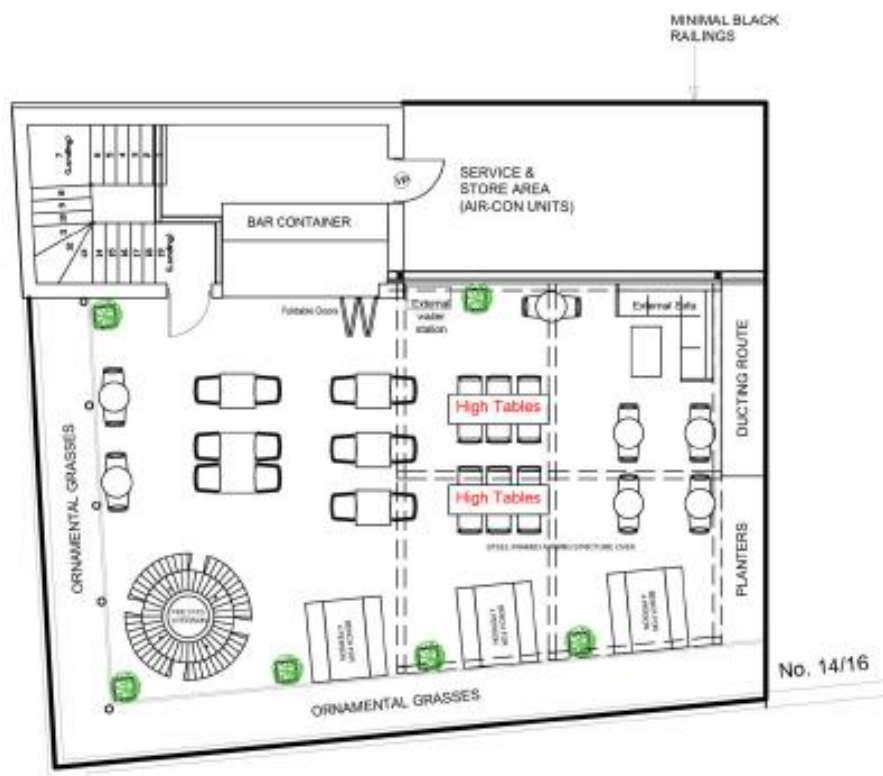
Ground floor

11 of 12

Annex 4 – premises plan – contd.



First floor



Roof terrace



## Part B

### Premises licence summary

Premises licence number

23015

### Premises details

#### Postal address of premises

Brewdog Upminster  
18 Station Road Upminster RM14 2UD

#### Where the licence is time limited the dates

Not applicable

#### Licensable activities authorised by the licence

Live music, recorded music, supply of alcohol

#### The times the licence authorises the carrying out of licensable activities

##### Live music – indoors & outdoors

Sunday to Thursday – 12:00 to 22:45

Friday & Saturday – 12:00 to 23:45

Christmas Eve – 18:00 to 00:30

New Year's Eve – 18:00 to 01:30

##### Recorded music – indoors

Sunday to Thursday – 08:00 to 23:00

Friday & Saturday – 08:00 to 00:00

Christmas Eve – 12:00 to 00:30

New Year's Eve – 12:00 to 01:30

##### Recorded music – outdoors

Sunday to Wednesday – 12:00 to 20:00

Thursday to Saturday – 12:00 to 21:30

##### Supply of alcohol

Sunday to Thursday – 12:00 to 22:45

Friday & Saturday – 12:00 to 23:45

Christmas Eve – 12:00 to 00:30

New Year's Eve – 12:00 to 01:30

---

The opening hours of the premises

**Sunday to Thursday – 08:00 to 23:00**  
**Friday & Saturday – 08:00 to 00:00**  
**Christmas Eve – 12:00 to 01:00**  
**New Year's Eve – 12:00 to 02:00**

---

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

**On and off supplies**

---

Name, (registered) address of holder of premises licence

**Baileys Bar Limited**  
**19-20 Bourne Court Southend Road Woodford Green IG8 8HD**

---

Registered number of holder

**12713860**

---

Name of designated premises supervisor where the premises licence authorises for the supply of alcohol

**Mr Errol Kiani**

---

State whether access to the premises by children is restricted or prohibited

**Restricted**

**2 of 2**

---



**Havering**  
L O N D O N   B O R O U G H

Copy of Application

This page is intentionally left blank



**Application to vary a premises licence under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

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

We Baileys Bar Limited (T/A BrewDog Upminster)

*(Insert name(s) of applicant)*

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

<b>Premises licence number</b> 23015
---

**Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description BrewDog Upminster, 18 Station Road			
Post town	Upminster	Postcode	RM14 2UD

Telephone number at premises (if any)	01708 508881
Non-domestic rateable value of premises	£65000

**Part 2 – Applicant details**

Daytime contact telephone number	<div></div>		
E-mail address (optional)	<div></div>		
Current postal address if different from premises address	<div></div>		
Post town		Postcode	

**Part 3 – Variation**

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?

☒ Yes

☐  
No

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

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

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

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

1. **Change to alcohol sales hours:**
  - To commence from **10:00am every day.**
2. **Thursday door staff requirement:**
  - A **minimum of 1 SIA-trained door supervisor** from **19:00 until close.**
  - This increases to a **minimum of 2** if the **first-floor bar, rooftop bar, or both** are open.
3. **Friday and Saturday door staff requirements:**
  - To **remain unchanged.**
4. **Outdoor recorded music:**
  - To be addressed in the amendment so that it **matches the deregulated hours.**

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

#### Part 4 Operating Schedule

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

**Provision of regulated entertainment (Please see guidance note 3) Please tick all that apply**

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

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

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

**In all cases complete boxes K, L and M**

A

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

## B

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

## C

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

# D

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

## E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	08:00	23:00	<u>Please give further details here</u> (please read guidance note 5) <b>Live music – indoors</b> <ul style="list-style-type: none"> <li>Sunday to Thursday – 12:00 to 23:00</li> <li>Friday to Saturday – 12:00 to 00:00</li> </ul> <b>Live music – outdoors</b> <ul style="list-style-type: none"> <li>Monday to Sunday – 12:00 to 23:00</li> </ul>		
Tue	08:00	23:00			
Wed	08:00	23:00	<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6) <b>Live music – indoors</b> <ul style="list-style-type: none"> <li>Christmas Eve – 12:00 to 00:30</li> <li>New Year's Eve – 12:00 to 01:30</li> </ul>		
Thur	08:00	23:00			
Fri	08:00	00:00	<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat	08:00	00:00			
Sun	08:00	23:00			



## F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	08:00	23:00	<u>Please give further details here (please read guidance note 5)</u> <b>Recorded music – indoors</b> <ul style="list-style-type: none"> <li>Sunday to Thursday – 08:00 to 23:00</li> <li>Friday to Saturday – 08:00 to 00:00</li> </ul> <b>Recorded music – outdoors</b> <ul style="list-style-type: none"> <li>Monday to Sunday – 08:00 to 23:00</li> </ul>		
Tue	08:00	23:00			
Wed	08:00	23:00	<u>State any seasonal variations for the playing of recorded music (please read guidance note 6)</u> <ul style="list-style-type: none"> <li></li> </ul>		
Thur	08:00	23:00			
Fri	08:00	00:00	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 7)</u> <b>Recorded music – indoors</b> <ul style="list-style-type: none"> <li>Christmas Eve – 08:00 to 00:30</li> <li>New Year's Eve – 08:00 to 01:30</li> </ul>		
Sat	08:00	00:00			
Sun	08:00	23:00			

## G

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

# H

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

# I

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

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 8)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>State any seasonal variations for the supply of alcohol</u></b> (please read guidance note 6)		
Mon	10:00	22:45			
Tue	10:00	22:45			
Wed	10:00	22:45			
Thur	10:00	22:45			
Fri	10:00	23:45	<b><u>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u></b> (please read guidance note 7) <b>Christmas Eve – 08:00 to 01:00</b> <b>New Year's Eve – 08:00 to 02:00</b>		
Sat	10:00	23:45			
Sun	10:00	22:45			

K

<p><b>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children</b> (please read guidance note 10).</p> <p>None as far as we are aware.</p>
--

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 8)			<b><u>State any seasonal variations</u></b> (please read guidance note 6)
Day	Start	Finish	
Mon	08:00	23:00	
Tue	08:00	23:00	
Wed	08:00	23:00	
Thur	08:00	23:00	
Fri	08:00	00:00	<b><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u></b> (please read guidance note 7) <b>Christmas Eve – 08:00 to 01:00</b> <b>New Year's Eve – 08:00 to 02:00</b>
Sat	08:00	00:00	
Sun	08:00	23:00	

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

**Change to alcohol sales hours:**

- To commence from **10:00am** every day.

**Thursday door staff requirement:**

- A **minimum of 1 SIA-trained door supervisor** from **19:00** until close.
- This increases to a **minimum of 2** if the **first-floor bar, rooftop bar, or both** are open.

Please tick as appropriate

- I have enclosed the premises licence ☒
- I have enclosed the relevant part of the premises licence ☐

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

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

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

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

All staff and management from induction and throughout their tenure on the premises will be fully trained and take part in regular refresher training to ensure they are fully aware and keeping up to our steps and responsibilities to ensure 4 licensing objectives are being met.

Current methods of work will be continually monitored and quarterly reviews conducted to determine their effectiveness and ways to improve, ensuring high standards to meet the objectives are not being diminished.

**b) The prevention of crime and disorder**

We will carry out the below measures but not limit ourselves to them as we will constantly review and improve our methods to prevent crime and disorder:

- Notices outside the premises indicating the opening hours will be displayed at all times;
- Notices warning of potential criminal activity, such as theft, that may target customers will be displayed;
- We will create efficient communication channels with to the local police, to report any criminal activity seen;
- For predicted busy times and event days (i.e. Fridays and Saturday evenings) Door Supervisors authorised with the Security Industry Authority (SIA) will be employed to monitor and control persons on the premises.
- A sophisticated and extensive CCTV system will be installed and several monitors showing the live streams will be visible to all in the premises, with the aim to deter criminal activity and reassure to the persons on the premises;
- Open containers will not be permitted to be taken from the premises;
- Drinking is only to take place in the vicinity of the building and exterior pavement licensed area;
- Safe capacity limits will be utilised and agreed with local fire and police;
- Challenge 25 Proof of age scheme is to be utilised;
- Book recording all incidents at premises;
- No irresponsible promotions that may lead to the excessive consumption of alcohol;
- A specified time between last sales and the close of the premises;

**c) Public safety**

We will carry out the below measures but not limit ourselves to them as we will constantly review and improve our methods to promote public safety:

- A log book shall be kept upon the premises in which shall be entered particulars of inspections made; those required to be made by statute, and information compiled to comply with any public safety condition attached to the premises license that requires the recording of such information. The log book shall be kept available for inspection when required by persons authorized by the Licensing Act 2003 or associated legislation;
- Adequate access is provided for emergency vehicles;
- All parts of the premises and all fittings and apparatus therein, door fastenings and notices and the seating, lighting, heating, electrical, ventilation, sanitary accommodation, washing facilities and other installations, will be maintained at all times in good order and in a safe condition;
- A bin store with waste management plan will set up and integral to the training of all staff;
- Pavement to the front of the premises will constantly be monitored and cleared of all waste and debris;
- We will manage and direct groups of people loitering around the premises away;
- We will manage the noise of customers leaving the premises, by reminding them on leaving to keep noise down and with signs on exit of the premises;
- On completion of renovation works fire safety for customers - we will complete a risk assessment with an accredited company which will be reviewed annually, the



- findings/actions of which they recommend will be adopted and cascaded to all staff;
- All management staff will be trained on the Licensing Act and helped to assist gaining personal alcohol licenses;
  - We will limit noise coming from inside with effective insulation, double glazing and use of sound dampening materials where possible through the renovation works;
  - Security staff/floor supervisors will be kept to an acceptable ratio in relation to the number of customers at any given time;
  - Number of customers on the premises will be constantly monitored to minimize and avoid any overcrowding in the premises, ensuring the numbers stay within the set safe capacity limits agreed with police and fire service;
  - All staff will have been trained in/ informed of necessary safety measures;
  - Whether patrons can arrive and depart from the premises safely;
  - For predicted busy times and event days (i.e. Fridays and Saturday evenings) safety checks will be carried out before the admission of the public;
  - Any special effects or mechanical installation should be arranged and stored so as to minimise any risk to the safety of the audience, the performance and staff.

#### **d) The prevention of public nuisance**

We will carry out the below measures but not limit ourselves to them as we will constantly review and improve our methods to prevent of public nuisance:

- Prominent, clear and legible notices will be displayed at all exits requesting the public to respect the needs of nearby residents and to leave the premises and the area quietly;
- Deliveries of materials necessary for the operation of the business will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents;
- The Licensee will ensure that staff who arrive early morning or depart late at night when the business has ceased trading conduct themselves in such a manner to avoid causing disturbance to nearby residents;
- Customers will be asked not to stand around talking in the street outside the premises and asked to leave the vicinity quickly and quietly;
- A specific taxi operator has been nominated for staff and customers use. The company's telephone number is advertised to customers. The operator, and all drivers, are aware that they should arrive and depart as quietly as possible, should not sound vehicle horns as a signal of their arrival or leave engines running unnecessarily;
- The movement of bins and rubbish outside the premises will be kept to a minimum after 11.00pm. This will help to reduce the levels of noise produced by the premises;
- Bright lights on or outside the premises will be positioned and screened in such a way so as to not cause a disturbance to nearby residents;
- Adequate waste receptacles for use by customers will be provided in the local vicinity;
- External bright lights outside the premises will only be focused on the pavement area for customer safety. It is not believed they will produce additional glare or light pollution to nearby residents;
- Noise nuisance/vibration from machinery (i.e. air-con fans, kitchen extractors)(including vibration) will only operate in opening hours and materials specified to minimize vibration created installed (i.e. dampening mats under feet);
- The premises has its own access road to the rear to the property all deliveries and staff can use rear entrance and carry out activities such as loading from there minimizing and controlling noise from staff, contractors suppliers and refuse collection;
- A sophisticated air filtration and precipitation extraction system will be installed for kitchen which will effectively prevent noxious smell and grease into the atmosphere;
- Installation of noise limiting devices to +5 dB(A) above background noise levels on all external amplification equipment;
- Multiple bins outside premises and cleaning routine will be in place on close of the premises at night to prevent litter sourced from the premises on the street;
- Last drinks are served and notice given to customers 15 mins before close of premises every evening;
- Supply of free water throughout the opening hours.

- Safe methods i.e. gloves and cleaning routines for the collection of glasses, crockery, cutlery and litter will be in place and trained to all staff;

#### e) The protection of children from harm

We will carry out the below measures but not limit ourselves to them as we will constantly review and improve our methods to ensure the protection of children from harm:

- We will ensure no children are allowed in after a 20:00 on Friday, Saturday and special event days (i.e. christmas eve), times which we believe will be busy and close to capacity;
- No unaccompanied children will be allowed on the premises after 19:00;
- Challenge 25 Proof of age scheme is to be utilised;
- As there is an element of gambling on the premises (Fruit machines) these will be positioned in clear sight of staff so they can be monitored and any minors seen to attempt use can be noticed and restricted from use;
- The likelihood of children under the age of 18 being attracted to the premises;
- If it is reported that there has been underage drinking on the premises and investigation will be started, findings acted on immediately and further mitigation methods put in place;

Checklist:

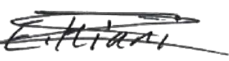
Please tick to indicate agreement

- I have made or enclosed payment of the fee; or ☒
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. ☐
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☒
- I understand that I must now advertise my application. ☒
- I have enclosed the premises licence or relevant part of it or explanation. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒

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

**Part 5 – Signatures** (please read guidance note 12)

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

Signature	
Date	08/08/2025
Capacity	DIRECTOR & GENERAL MANAGER (DPS)

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

Signature	
Date	
Capacity	

<b>Contact name (where not previously given) and address for correspondence associated with this application</b> (please read guidance note 15)			
<b>Post town</b>		<b>Post code</b>	
<b>Telephone number (if any)</b>			
<b>If you would prefer us to correspond with you by e-mail, your e-mail address (optional)</b>			

#### Notes for Guidance

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

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

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

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

This page is intentionally left blank



**Havering**  
L O N D O N   B O R O U G H

Representation from the  
Environmental Health  
Responsible Authority

This page is intentionally left blank



**From:** George Pater <[REDACTED]>  
**Sent:** 08 September 2025 14:36  
**To:** errol@[REDACTED]  
**Cc:** Paul Jones <[REDACTED]>; Mike Richardson  
<[REDACTED]>  
**Subject:** SRU153710 - BrewDog, 18 Station Road, Upminster

Dear Sirs,

I refer to the application for the vary of a premise licence at the above address. One of the changes proposed is for the permitted times of outdoor entertainment to be amended to match the deregulated hours. I am commenting on the application regarding the Prevention of Public Nuisance.

I have some concern on how entrainment amplified from the elevated external terrace may affect residents living in close proximity and would like to propose the addition of a Noise Management Plan (NMP) to your conditions:

*The premises licence holder shall adhere to a scheme of sound control measures which may include the installation of a sound limiting device to prevent a public nuisance as a result of music and amplified sound from the premises. The scheme shall adopt the existing conditions of the licence approved by the local authority within 30 days of the premises licence being granted.*

I have already created a NMP based on your existing conditions and have attached this document for you.

With this condition of a NMP adopting your already existing conditions I would have no objection to make. Without such I am unable to support the requested application due to the likelihood of Public Nuisance.

Kindest Regards

**Mr George Charles Pater, CertHE, MCIEH | Public Protection Officer**

London Borough of Havering | Neighbourhoods, Public Protection & Licensing  
Town Hall, Main Road, RM1 3BB

## **Policy of Sound Control Measures**

The purpose of this policy is to ensure that the Business and its premises, so far as is practically possible, causes nominal disturbance to the Public, Community and immediate surrounding areas in relation to potential nuisance and anti-social behaviour.

This policy will be reviewed annually and amendments forwarded to the local Environmental Health team for their reviewing and agreement.

All members of staff will be informed of the policy and trained accordingly.

### Customers

The premises licence holder shall manage and direct away groups of people loitering around the premises.

The premises licence holder shall manage the noise of customers leaving the premises by reminding them on leaving to keep noise to a minimum and by providing suitably worded signage at the exit of the premises.

### Premises

The premises licence holder shall limit noise coming from inside the premises by installing effective insulation, double glazing and use of sound dampening materials where possible through any renovation works.

The premises licence holder shall control noise from the premises by keeping windows and doors closed after 21:00 and monitoring music levels. Customers in the premises shall be politely asked to keep noise levels down if they start to become excessively loud. Vibration from machinery, e.g. air-conditioning fans, kitchen extractors, shall be minimised via the equipment being used only during the premises' opening hours and by the installation of noise-dampening materials.

### Music/Entertainment Systems

The premises licence holder shall ensure the installation of noise limiting devices to 5dB(A) above background noise levels on all external amplification equipment.

External performances of live music on the roof terrace may be amplified but shall not exceed 5dB(A) above existing background sound levels on the street surface.

External performances of recorded music may be amplified but shall not exceed 5dB(A) above existing background sound levels.