

* 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

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

Funky Monk Essex Ltd

* Family name

Funky Monk Essex Ltd

* E-mail

office@dadds.co.uk

Main telephone number

Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

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 the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House?

Yes No

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

Registration number

14013292

Business name

Funky Monk Essex Ltd

If the applicant's business is registered, use its registered name.

VAT number

Put "none" if the applicant is not registered for VAT.

Legal status

Private Limited Company

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* 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:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent 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

Business name

If your business is registered, use its registered name.

VAT number

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

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Agent 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 Her 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.

Continued from previous page...

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

Section 7 of 21

PROVISION OF FILMS

See guidance on regulated entertainment

Will you be providing films?

- Yes No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

See guidance on regulated entertainment

Will you be providing indoor sporting events?

- Yes No

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

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

Continued from previous page...

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 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.

The applicants wish to have the facility for the provision of recorded music in conjunction with any other permitted activity

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.

Continued from previous page...

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

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

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

See guidance on regulated entertainment

Will you be providing performances of dance?

Yes No

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

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

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...

FRIDAY

Start 23:00

End 01:00

Start

End

SATURDAY

Start 23:00

End 01:00

Start

End

SUNDAY

Start 23:00

End 00:00

Start

End

Will the provision of late night refreshment 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.

The applicants wish to be able to provide facilities for late night refreshment as may be required from time to time to complement the range of activities (whether licensable or not) being provided at the premises whether as principal or in conjunction any other permitted activity

State any seasonal variations

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

Non-standard timings. Where the premises will be used for the supply of late night refreshments 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.

Section 15 of 21

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

- Yes No

Continued from previous page...

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 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.

Continued from previous page...

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.

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 / /
dd mm yyyy

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'.

Continued from previous page...

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.

There will be no activity of this nature

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

Continued from previous page...

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

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.

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.

The premises licence holder is a responsible operator who is aware of the 4 Licensing objectives, the Council's licensing policy and their responsibilities under the Licensing Act 2003. The business is run lawfully and in accordance with good business practice and offers the following conditions to be attached to the premises licence.

All health & safety, fire and other legal commitments will be complied with under the relevant legislation.

1. The premises licence holder shall operate a 'Challenge 25', or similar, scheme at the premises whereby anyone who appears to be under the age of 25 shall be asked to provide proof of age that he or she is over 18. Proof of age shall only comprise of a passport, a photo-card driving licence or an industry approved proof of age identity card.
2. A CCTV system will serve the premises, be maintained fully operational and in good working order at all times when the premises are open for sale of alcohol. Notices declaring the CCTV is in operation must be displayed both inside and outside the premises near the main entrance. The CCTV equipment shall make and maintain clear images that include all points of sale of alcohol and of the purchasers of alcohol. The CCTV recordings shall show an accurate date and time of the recordings were made and all images shall be retained for a period of not less than 31 days. CCTV recordings shall be made available for viewing by any police officers, or authorised person upon reasonable request. The original, or a copy, shall be provided upon reasonable request to any police officers or authorised person.
3. The premises shall prominently display signage at all entrances informing customers that:
 - CCTV is in operation throughout these premises
 - Patrons respect the needs of the local residents/businesses and leave the area quietly.
 - A Challenge 25 scheme is in operation at the premises
4. An incident log shall be kept at the premises, and made available on request to an authorised Local Authority or Police Officer, which will record the following:
 - a) All crimes reported to the venue
 - b) All ejections of patrons
 - c) Any complaints received
 - d) Any incidents of disorder
 - e) All seizure of drugs or offensive weapons
 - f) Any faults in the CCTV system

Continued from previous page...

- g) Any refusal of the sale of alcohol
- h) Any visit by a relevant authority or emergency service

5. The Premise Licence Holder shall ensure that all relevant staff shall receive induction training relating to the sale of alcohol and the times and conditions of the premises licence. The training shall be recorded, ongoing and made available to a relevant Responsible Authority upon reasonable request.

6. The premises licence holder shall ensure that all training records shall be retained for 12 months and made available to police and local authority officers upon reasonable request.

7. No consumption of alcohol will take place in the outside courtyard area after 22:00 hours.

b) The prevention of crime and disorder

Please see above

c) Public safety

Please see above

d) The prevention of public nuisance

Please see above

e) The protection of children from harm

Please see above

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

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.

Premises Licence Fees are determined by the non-domestic rateable value of the premises.

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 you 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 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 (£)

315.00

DECLARATION

Continued from previous page...

[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. 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

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 / /
dd mm yyyy

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/epping-forest/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

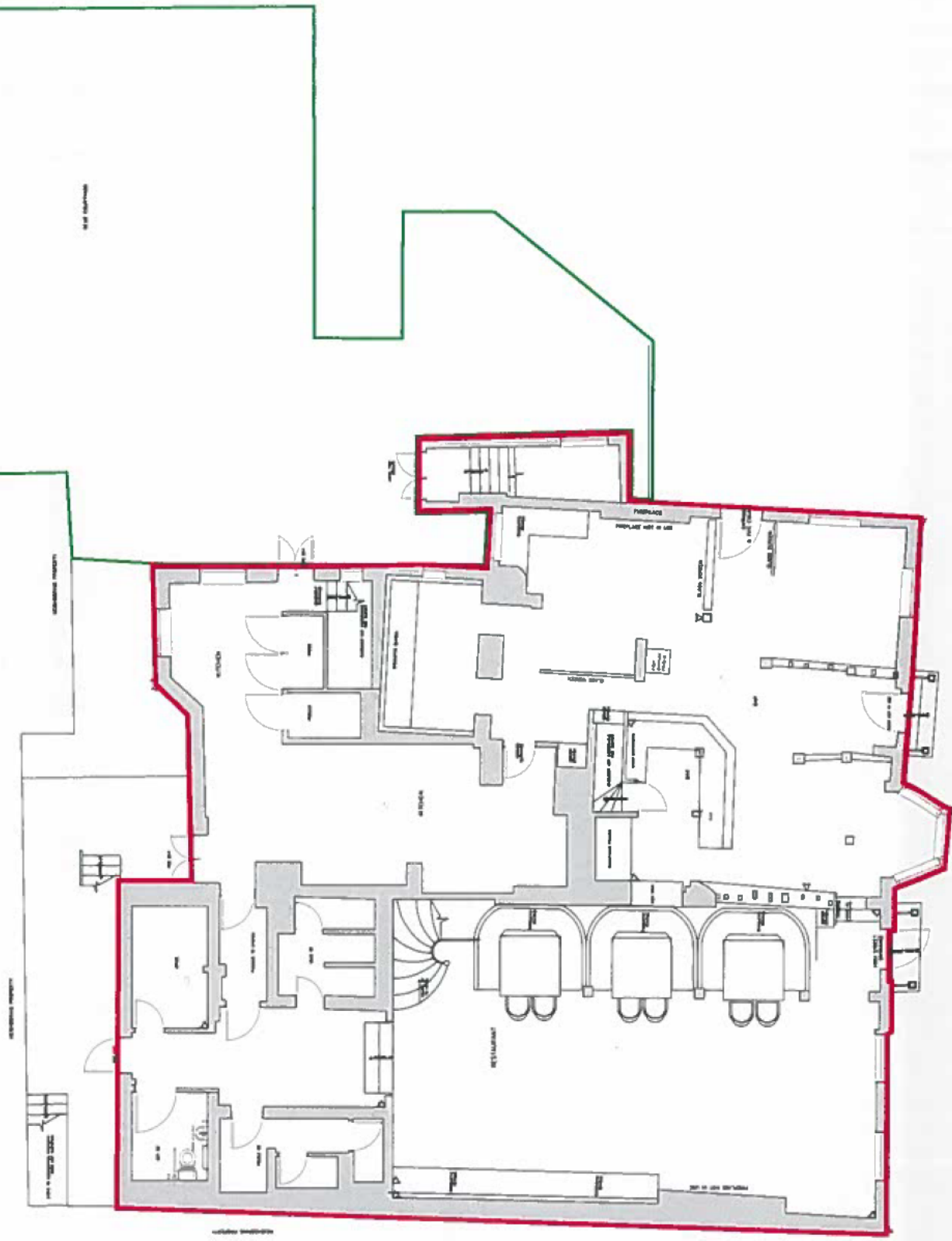
IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT 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"/>
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 >](#)

KEY	
A	
A1	
LOADING UNITS KEY	



GROUND FLOOR - RESTAURANT

IMPORTANT NOTES:
 1. ALL WORK TO BE COMPLETED BY 15/08/2024.
 2. ALL WORK TO BE COMPLETED BY 15/08/2024.
 3. ALL WORK TO BE COMPLETED BY 15/08/2024.
 4. ALL WORK TO BE COMPLETED BY 15/08/2024.
 5. ALL WORK TO BE COMPLETED BY 15/08/2024.
 6. ALL WORK TO BE COMPLETED BY 15/08/2024.
 7. ALL WORK TO BE COMPLETED BY 15/08/2024.
 8. ALL WORK TO BE COMPLETED BY 15/08/2024.
 9. ALL WORK TO BE COMPLETED BY 15/08/2024.
 10. ALL WORK TO BE COMPLETED BY 15/08/2024.

NO.	DATE	DESCRIPTION
1	15/08/2024	ISSUED FOR TENDER
2	15/08/2024	ISSUED FOR TENDER
3	15/08/2024	ISSUED FOR TENDER
4	15/08/2024	ISSUED FOR TENDER
5	15/08/2024	ISSUED FOR TENDER
6	15/08/2024	ISSUED FOR TENDER
7	15/08/2024	ISSUED FOR TENDER
8	15/08/2024	ISSUED FOR TENDER
9	15/08/2024	ISSUED FOR TENDER
10	15/08/2024	ISSUED FOR TENDER

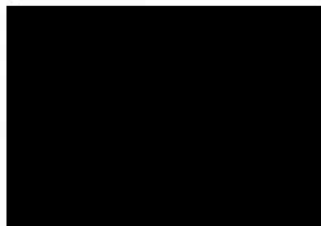
Proposed CCTV & DATA - Ground Floor
 Scale 1:50 @ A1
 SCALE BAR 1:50
 0m 5m 10m

Consent of individual to being specified as premises supervisor

I **Billy James Shea**

[full name of prospective premises supervisor]

Of



.....
[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

Application for a new premises licence

.....
[type of application]

by

Funky Monk Essex Ltd

.....
[name of applicant]

relating to a premises licence **n/a**

.....
[number of existing licence, if any]

for

Funky Monk
236 High Street
Epping, Essex
CM16 4AP

.....
[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made by

Funky Monk Essex Ltd

[name of applicant]

concerning the supply of alcohol at

Funky Monk
236 High Street
Epping, Essex
CM16 4AP

[name and address of premises to which application relates]

I also confirm that I am entitled to work in the United Kingdom and am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

████████████████████

[insert personal licence number, if any]

Personal licence issuing authority

████████████████████
████████████████████

[insert name and address and telephone number of personal licence issuing authority, if any]

Date of Birth: ██████████

Place of Birth: Ilford

[Date and place of Birth of prospective premises supervisor]

Signed

████████████████████

Name (please print)

Billy Sheen

Date

20/09/22





PUBLIC NOTICE
Licensing Act 2003

We, Funky Monk Essex Ltd, hereby give notice that we have applied to the Licensing Authority at Epping Forest District Council for the grant of a Premises Licence at Funky Monk, 236 High Street, Epping, Essex, CM16 4AP to:

1. Permit the sale and supply of alcohol and the provision of recorded music from 08:00 hrs until 00:00 hrs on Sunday to Thursday and from 08:00 hrs until 01:00 hrs on Friday and Saturday;
2. Permit late-night refreshment from 23:00 hrs until 00:00 on Sunday to Thursday and from 23:00 hrs until 01:00 hrs Friday and Saturday;
3. Allow the premises to be open to members of the public from 08:00 until 30 minutes after the finish of the sale and supply of alcohol.

The licence register listing details of the application is held at Epping Forest District Council, Licensing Unit Civic Offices, High Street, Epping Essex CM16 4BZ or on-line at www.eppingforestdc.gov.uk/licensing. Interested parties, responsible authorities, authorised persons or other persons wishing to make representations to this application must be made in writing and received by the Licensing Service at the above address no later than the 19th October 2022. Representations received after this date will not be considered. Copies of all representations will be sent to the applicant.

It is an offence, liable on conviction to an unlimited fine, under section 158 of the Licensing Act 2003 to make a false statement in or in connection with this application.

Dated 21st September 2022

Dadds Licensing Solicitors

office@dadds.co.uk 01277 631811

Debbie Houghton

From: ganda [REDACTED]
Sent: 27 September 2022 15:07
To: Licensing
Cc: [REDACTED]
Subject: Licensing Application

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Re: Funky Monk Essex Limited
236 High Street Epping CM16 4AP (formerly Thatched House Hotel)

We thank you for notifying us of this Application to which we strongly object.

The former Thatched House Hotel had the appearance and provided a service within normal licensing hours well suited to the requirements of Epping, without causing undue disturbance.

That, now proposed, would increase the number of both pedestrians and vehicles visiting the town with the probability of increased noise and inconvenience to local residents into the early hours. There is also the increased likelihood of anti-social behaviour resulting from this more intensive use and extended hours of opening.

Our grounds for objection are:

- 1. The prevention of crime and disorder.**
- 2. Public safety.**
- 3. The prevention of public nuisance.**

These premises lie within the Epping Conservation area which must be safe guarded at all times. Approval of this application would be to its detriment.

Yours faithfully,

Geoff & Anne Clarke

[REDACTED]
Buttercross Lane
Epping [REDACTED]

Ken & Chris Faulkner,
Buttercross Lane,
Epping, Essex,

Tel: [REDACTED]

Epping Forest District Council
Licensing Unit, Civic Offices,
High Street,
Epping, Essex,
CM16 4BZ

27th September 2022.

Dear Sirs,

Licensing Application Funky Monkey 236 High Street CM16 4AP

I wish to object to the issue of any license for extended provision of :

- 1) Late night recorded music to 1am Fridays/Saturday, Midnight other days
- 2) Late night refreshment 11pm to 1am Fridays /Saturday, Midnight other days.
- 3) Sale of Alcohol to 1 am Friday/ Saturdays, Midnight other days.

I am objecting on the grounds that from previous experience of other venues given such extended hours in the High Street we have had considerable problems fuelled by alcohol from crime and disorder, and even a stabbing, that most have had to be later shut down.

Secondly these premises are opposite Buttercross Lane where we already have public nuisance with those using the car park behind the shops to congregate making considerable noise late at night as the current food and drink outlets close. They also use it to urinate in late at night. Furthermore as the Black Lion public house has a license for music till midnight on Friday/Saturday we already have considerable disturbance sometimes. Any later extension permanently every weekend for further outlets would be intolerable especially in Summer months with windows open.

We therefore hope that the committee will turn down these applications.

[REDACTED]
Ken Faulkner.

Debbie Houghton

From: Bernice Phillips [REDACTED]
Sent: 15 October 2022 18:05
To: Licensing
Subject: Application regarding Funky Monk Essex Ltd

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

We wish to object to the application by Funky Monk Essex Ltd on the grounds of The Prevention of public nuisance.

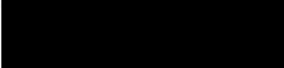
We object to the noise from recorded music that will inevitably carry to our home in Theydon Grove, particularly at night. We also object to the fact that alcohol will be available until late at night and its availability is likely to be a cause, from those attending the venue, of nuisance behaviour.

We believe that similar venues that have been allowed in Epping have been the root of public nuisance, caused by the poor and inconsiderate behaviour of people when leaving or gathering close to the venue.

We no longer have a police presence in Epping to quell such behaviour.

Bernice and Alan Phillips
[REDACTED] Theydon Grove
Epping
[REDACTED]



Hartland Road
Epping 

7 October 2022

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

Dear Sirs

**236 High Street, Epping (the "Property") -
Representations under the Licensing Act 2003**

My wife and I received notice from you of the public consultation into the application made by Funky Monk Essex Limited (the "Applicant") for a premise licence relating to the Property.

As you will appreciate from our address, My wife and I live relatively close to the Property. We are therefore concerned at the effect the grant and the subsequent implementation of the licence would have on us and indeed on other residents or occupiers in our general area. In this letter, therefore, I set out representations directed to the rejection of the application or, failing that, the reduction of the licensing hours sought by the Applicant.

I understand that representations for use at a public consultation under the Licensing Act 2003 should be limited to matters directly stemming from or related to the licences that are being applied for and not impinge on matters dealt with in another of the Council's departments, such as planning. I leave it to the Licensing Committee to decide whether our representations in this matter relate exclusively to the licensing limitations, when considered on a broad common-sense basis. But if the Committee should consider that any representation strays into those limitations, we urge that it should nevertheless give full regard to the remainder of the representations.

The Property in relation to the neighbourhood

As will be known to the Committee, High Street, Epping is the town's main street, which essentially runs north west towards Loughton, and then to London, and south east towards Harlow



and Junction 7 on the M11 motorway. It is a busy road throughout the day and well into the night, and particularly at rush hours (being one of the main routes giving access to and from Epping underground station or to and from the motorway). Another such route is Hemnall Street, running parallel to the High Street, and so past the rear of the Property. The garden door of our house opens onto Hemnall Street and this street will also feature in our representations.

The Property occupies a prominent position in the Epping townscape on the south side of High Street, standing out by reason of its architecture. It is in a conservation area. I enclose photographs [annexure 1] taken from the internet showing a front view of the Property as it was some years ago.

I assume it to be in the common knowledge of the Committee and therefore unnecessary for me to describe in detail the shops offices and residential premises that adjoin or surround the Property, since I am sure that the Committee members are already familiar with the area and/or will have the opportunity to familiarise themselves with it prior to the consultation. I would however draw attention to three particular properties, which are licensed premises in the immediate vicinity of the Property:

1. The Property immediately abuts No 238-240, a licensed Turkish restaurant. Its hours of opening are from midday to 11pm daily, with last food orders at 9pm.
2. Almost immediately opposite the Property, on the north side of the High Street, is No 293, the Black Lion public house, which serves food. Its hours of opening are mainly from 11am to 11.30pm, save for Thursday (11am to 12.30am), Friday and Saturday (11am to 1am) and Sunday (midday to 10.30pm), with last main meal food orders generally at 9.30pm.
3. Further along the north side of the High Street, at No 275, is Captain Tom's fish restaurant, a recent arrival in Epping. Its opening hours are Tuesday to Friday (midday to 10pm), Saturday (midday to 11pm) and Sunday (midday to 9pm), with last food orders an hour before closing.

The Committee will also note that there are residential properties within a short distance of the Property, which mainly include flats and houses (including that of my wife and I) to the rear of the Property.

Indeed, whilst I cannot recall the precise timing of their construction, I believe that the flats in Hemnall Mews (and those in Star Lane) were under construction or about to start construction when the Prezzo restaurant closed. Therefore, the Property, if once again licensed as a restaurant, would be trading in a somewhat different environment.

The Property

The Property is a Grade II listed building. I enclose a record of its listing [annexure 2]. It was once a hotel, with residential accommodation above a public house serving food. At some point in its history the business carried on in the Property was divided into a hotel/guest house comprising several rooms above a self-contained licensed restaurant. In recent memory it was a Prezzo branded restaurant operated separately from the hotel/guest house.

The restaurant closed in late 2019/early 2020 when its group was in financial difficulties that proved terminal. The hotel closed at about the time of the Covid lockdowns and never re-opened. The Property therefore sat empty from early 2020 and remains empty now. (I assume that the licences that enabled Prezzo to trade from the Property lapsed upon that company going into administration, if the licences were not surrendered upon the restaurant closing.)

During summer 2022, work began to be carried out in the Property. Quantities of building materials and debris had been removed from the building and were either piled onto the ground or in skips in and around the under-cover area to the right of the Property, that was formerly the entrance to the restaurant. The work may be continuing:

1. On 28 September 2022 I ventured into the under-cover area, gaining entry through the then unfenced area at the rear of the Property. It appeared that work was being carried out, since lights were lit within the restaurant part of the Property, although I saw no workers. There was a wheelie bin containing building materials and rubbish with boxes of cabling beside them. A skip was overflowing with building materials and rubbish, including sanitaryware, with further sanitaryware on the ground beside it. I enclose photographs [annexure 3] showing what I saw at the time.
2. On 4 October 2022 I again went to the Property and from outside the unfenced area I could see that further building materials and rubbish were overflowing from the

skip as well as on the ground. I do not know if any work was going on within the Property at the time but I did see someone carrying something from the Property which he placed in a van parked in the back area. I enclose photographs [annexure 4] showing what I saw at the time.

3. On 5 October 2022, when passing the rear of the Property I saw that a fence had been erected across the rear area. I stopped to take further photographs [annexure 5] and could see that the skip was again overflowing with material. When taking the photographs I noticed that a Portaloo - which may have been new or I had not seen it on my previous visits - was situated to one side of the rear area. (The presence of the Portaloo suggested to me that whatever work was taking place in the Property may have put its lavatories out of action.)
4. When, during the summer, I had seen building materials/debris/rubbish outside the Property, I had no reason to record what I had seen, this being before the Applicant's licensing application was made. But my recollection is that what I had then seen was rather more than was present when I looked at the Property more closely on 28 September, 4 or 5 October 2022.

On examining the Council's planning register for the purpose of preparing these representations in the knowledge of what the Applicant intended for the Property, I saw that no application had been made to the Council for listed building consent to permit work to be carried out to the Property. If that work was or included "*alteration or extension in any manner which would affect [the Property's] character as a building of special architectural or historic interest*" [per the Planning (Listed Buildings and Conservation Areas) Act 1990], the carrying out of that work would constitute a criminal offence pursuant to s9 of the 1990 Act. The offence would be committed by the person directing the work as well as the person carrying out the work. Indeed, the absence of knowledge of the listing would not afford a defence to an offence under s9.

I obviously cannot say precisely what work has been carried out to the Property, who carried it out and whether it was or included prohibited work in the listed building sense. No doubt the Applicant will be able to assist the Committee in this regard, as might the Committee's own inspection of the Property. But if, subject to consideration by the Committee, and any investigation by the Council's planning department, it

is concluded that the Applicant had a hand in the direction of prohibited work carried out in the Property, I would suggest that that could lead to the conclusion that the Applicant ought not to be regarded as responsible and respectable. It might indeed follow from that conclusion that it would not be appropriate to grant the licensing application to prevent the Applicant benefiting from its wrong. That would be entirely consistent with the licensing objective of preventing crime and disorder.

The Applicant has made the current licensing application but so far as I am aware has no current legal interest in the Property. That is not to say that it will have no legal interest by the time the application is decided. But as of 28 September 2022, as revealed by the land registry, the position was

- the freehold of the Property is vested in East Seven Properties Limited, a company with no obvious connection to the Applicant or its shareholders.
- the areas formerly occupied by the hotel and the restaurant (i.e. excluding a small parking area at the rear) are subject to a lease to 2034 vested in a Mr and Mrs Demetriou.
- the area formerly occupied by the restaurant is subject to a lease to 2024 in favour of Prezzo plc (now PRZ Realisations Limited).

Consequent upon the administration of Prezzo, the administrators sold the majority of the group's business and assets to a third party which wished to surrender leases of restaurants it had no intention of opening. The land registry reveals no surrender of the lease of the restaurant, which accordingly remains in place.

I enclose [annexure 7] copies of the land registry entries and official plans for the freehold, the leasehold and the sub leasehold interests entries. (Also within the exhibit is an extract from a progress report of the administrators of PRZ Realisations Limited, to confirm details of the sale of the Prezzo business and assets.)

The Applicant

There is little information in the licensing register in relation to the Applicant and the current application, but drawing from what is there and in publicly available records, the following emerges.

The Applicant, Funky Monk Essex Limited, was incorporated on 30 March 2022. It has yet to file its first statutory accounts. The current directors of the Applicant are as follows with information about them derived from their known company directorships/shareholdings:

<u>Director</u>	<u>Comment</u>
Ryan James Mason	He is or has been director of 11 other UK companies of which three ¹ have been dissolved following compulsory strike offs and one ² has been dissolved following the conclusion of a compulsory liquidation.
Billy Shea	No information.
Dean Thomas Shea	No information.

I enclose [annexure 8] copies of documents obtained from Companies House setting out these details, including the information as to Mr Mason's other directorships. I also enclose [annexure 9] copies of documents obtained from Companies House showing the strike-offs from the register of three of Mr Mason's companies followed by their dissolution: this invariably results from a failure to comply with statutory registration obligations. This might justify questions being asked of him regarding his management of those businesses, and by extension his management of the Applicant.

The same might be said regarding his management of his fourth company, which was the subject of a threat of strike-off by the Registrar of Companies before its being wound up by the court on a winding up petition presented by Her Majesty's Revenue and Customs. This material is within the same annexure.

The shareholders of the Applicant and their holdings - out of 9998 issued shares, according to a confirmation statement filed on 31 May 2022 - are as follows:

<u>Shareholder</u>	<u>No of shares</u>
RJM Outsourcing Solutions Ltd ³	6666
Billy Shea	1666
Dean Shea	1666

I know nothing more about the directors although doubtless they and (if someone other than one of them) their nominee as

¹ Masall Holdings Ltd (dissolved 21 June 2022), The Chronicle Club Ltd (dissolved 23 March 2021) and Ryan Mason Ltd (dissolved 27 October 2020)

² Bothwell Construction and Management Ltd (dissolved 28 February 2021)

³ Mr RJ Mason is a director and the majority shareholder of this company

holder of the premises licence would be checked for suitability by the police when considering the current licensing application.

However, I emphasise what I said earlier concerning the possibility of prohibited work having been carried out to the Property, notwithstanding its listed status. No doubt that would be a matter for the Council's planning department to investigate and - if necessary - pursue. Subject to the planning department's conclusion on that point, it may be concluded that it would not be appropriate for the application to be granted.

The licences sought by the Applicant

My wife and I do not understand why anyone would consider that another restaurant is needed in Epping. There are now a considerable number of restaurants and public houses serving main meals in the area, particularly on the High Street. We have observed that some of these are far from full even at weekends. Be that as it may, I note that the Applicant is currently recruiting for bar and waiting staff, as appears from job advertisements published on-line by or on behalf of the Caterer [Exhibit 10].

The advertisement speaks of "*Our stunning new establishment ...*". The use of the word "*stunning*" causes us to wonder whether the work that has been and is being carried out in the Property has had the effect of modernising it and thereby affecting its character so as to fall foul of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The addition of a further restaurant - if the licences sought for the Property were to be granted and implemented - is unlikely to guarantee success. We appreciate that it is not for the Committee to satisfy itself that a new restaurant would be a good commercial proposition. But it may be part of the Committee's role to consider whether an underlying purpose of the application before it is to gain a late licence, which the Applicant might consider would conceivably only be granted in the context of its restaurant offering a full restaurant service.

The grant of the licences the Applicant currently seeks would entitle it to trade until midnight on weekdays and after midnight on Fridays and Saturdays. But, if like other restaurants in the immediate vicinity, it would trade on the basis that main food orders would not be taken after about 9 or 9.30pm. If, following that pattern, the Property effectively ceased to be a restaurant once the food was

cleared away, it would then become a late drinking venue, for perhaps a further 2 hours or more.

Late drinkers already have the Black Lion across the street to which they could resort, even though the Applicant might not regard that as an attractive environment or suited to the Applicant's hoped for clientele. But, ignoring the Black Lion, our fear is that night people, from in or out of borough, would be drawn to the Property to drink for a few more hours. That is unlikely to improve Epping and the surrounding area.

Indeed, attracting late drinkers could harm the reputation of Epping. The relationship between the consumption of alcohol and subsequent boisterous (or worse) behaviour is established beyond doubt. We have no wish for such behaviour to occur in our town and indeed almost on our doorstep. This is especially so where the police authorities have deemed Epping to be sufficiently crime and incident free to justify closing the local police station and therefore having no immediate police presence in the area.

Late drinkers from out of the immediate area would likely drive to the Property - public transport having effectively finished by then - adding to the area's parking problems and possibly also creating noise nuisance, as discussed below among our specific concerns.

Noise

There was noise from recorded music emanating from the Prezzo restaurant when it traded. My wife and I would notice this when on the High Street and passing the Property. But it was not exceptionally loud music, and as we found when dining there ourselves, it was rarely louder than the hubbub created by the diners.

However, this was not music played late at night. It ceased at closing time which, judging from the nearest branch of Prezzo that was not closed down, that would have been at 9pm on weekdays (Saturday and Sunday - 10pm). Accordingly, noise from the Property did not then become more prominent as Epping closed down for the night.

The Applicant seeks a licence to be able to open the Property Sunday to Thursday until 12.30am and Saturday and Sunday until 1.30am; it seeks a licence to be able to play recorded music Sunday to Thursday until midnight and Saturday and Sunday until 1.30am. This of course is considerably later than when Prezzo traded from the Property and, depending on the volume

at which the music is played, would be something Epping is unused to.

The Committee will be aware from the Council's rating records of the purely residential flats and buildings in the vicinity of the Property: I know that those premises are in Hemnall Mews, Hemnall Street, St Helen's Court, Hartland Road and Star lane; although I do not know if there are also any flats above shops on the south or north sides of the High Street. It would obviously be the occupiers of such premises who would be particularly affected by noise late at night and into the early hours (especially if the following days are the weekend).

Our concern about noise is not limited to the noise of music being played when Epping is trying to get to sleep. Noise may also occur in the context of parking or driving activities close to the Property, as I describe below.

Parking

The absence of parking facilities in Epping is well known and it is now exacerbated by the demolition of the car park in Bakers Lane. That has caused drivers from outside the borough to take whatever space they can find in the residential streets around the town. That tends to be a daytime problem, but at night the problem changes to one where residents returning home from work may not be able to find space to park close to their homes.

The Committee will be better placed than my wife or I to say whether at the moment there are sufficient parking spaces to meet the needs of drivers coming into Epping at night to dine at the current wide selection of available restaurants (assuming drivers do not, instead, come to the town by public transport or cabs). But diners who choose to drive to the Property, if it is suitably licensed and operating, may be severely hampered by the lack of available parking spaces.

The Property (or at least the freehold) has a small number of parking spaces to the rear of the Property, but these - not being demised with the lease of the restaurant - may have been licensed by the freeholder to neighbouring residential tenants or businesses. If these spaces are not available to users of the Property, the parking situation could be difficult for them and could lead to them taking to nearby streets, creating congestion for residents. That could lead to unacceptable examples of parking on the High Street and the surrounding streets.

That could in turn create nuisance both for the drivers themselves and any affected residents. But, assuming nothing serious comes of that, we anticipate a problem arising if the drivers make the most of their night out and leave the Property at, say, 1.30am. There may then be noise from the diners approaching, getting in their vehicles and pulling away. That noise, late at night or in the early hours of the morning, could carry and be audible to local residents. (Indeed, vehicles pulling away and travelling at speed along, say, Hemnall Street - which, as my wife and I already hear late at night, is a favoured route - could create a nuisance as well as represent a serious safety issue for any late night pedestrians, let alone any other road users.)⁴

All in all, noise from recorded music or related to vehicle traffic could have an adverse effect on local residents and occupiers. Plainly, that would be a consequence of the Applicant succeeding with its licence application and therefore, all other points apart, we would suggest that that is a good reason for the application being rejected.

Cooking smells

The Property is a little way from our house but not so far that we were not aware, when a restaurant operated there, of its presence. We recall that from time to time unpleasant cooking smells would waft in our direction and, being predominantly pizza smells, the high likelihood was that they had come from the Prezzo restaurant in the Property. Moreover, I recall that reviews posted on the Tripadvisor site regarding the hotel part of the Property, when it was operating, spoke of smells from the restaurant below permeating the bedrooms. (My wife and I had dined in that restaurant several times, and could recognise the smells that its kitchen generated.)

I have to add that we did not - and do not - experience unwanted and unpleasant cooking smells from the adjoining Turkish restaurant, and other eateries are probably too distant and any smells they might have generated were mainly dispersed by the passing traffic on the High Street (and Hemnall Street) before reaching us.

That is a problem that I am sure could be solved. It may be the Applicant already has this in mind. But without knowing that is something that could, and would, be satisfactorily

⁴ The incidence of vehicles speeding along Hemnall Street is something that Essex County Council - the highway authority - has said it is keeping under review to decide whether traffic calming measures should be imposed.

attended to, my wife and I have concerns that the restaurant may re-open after almost 2 years and continue to generate unpleasant smells that affect our enjoyment of where we live and at times render our garden unusable.

Generally

My wife and I frequently dine out in Epping and have always had plenty of choice, without needing to venture further afield: I note that there are in excess of a dozen licensed restaurants on the High Street which open during the day and into the evening. It might be said that there are already sufficient restaurants there. If that view were to prevail then a restaurant in the Property, albeit where another restaurant once traded (before failing for financial reasons), would be one restaurant too many.

We believe that a further restaurant, in the Property, would indeed be one too many, but what would stand it apart from others on the High Street is the Applicant's desire to turn it into a late night drinking venue. One response to that is that we live in Epping, not the west end of London, or such-like.

Conclusions

In brief summary:

- Like many other examples in Epping and its surrounding area, the Property is a listed building, and it is situated in a conservation area. This should inform the Committee's approach to the current licensing application relating to the Property.
- This, we hope, would require the Applicant to provide cogent reasons to the Committee why it considers the Property is apt (a) for licensing as a restaurant and (b) for licensing as a restaurant for the hours sought in the current licensing application.
- This consideration should include discovering the steps that the Applicant would propose to take, if the licences sought were granted, to prevent noise disturbance as well as the nuisance of cooking smells.
- The work that has been carried out to the Property should be investigated to see whether there has been any breaches of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If there have been such breaches in which the Applicant has had a hand then we suggest that the Committee should consider whether this renders it appropriate for the current application to be refused.

- The directors of the Applicant as well as the nominee as holder of the premises licence should satisfy the police that they are respectable and responsible people, fit to be engaged in the management of licensed premises.
- Overall, we consider that the current application should be refused.
- If, however, the Committee is minded to recommend the grant of licences to the Applicant, we consider that the hours of the licences sought should be reduced so as to be generally in line with other licensed restaurants on the High Street. In other words, the Property should not be allowed to become essentially a late night drinking establishment.

We hope these representations are well received by the Licensing Committee.

Yours faithfully



Peter Morden

Objection to licensing application

Application dated: 21/09/2022

Applicant name: Funky Monk Essex Ltd

Premises address: 236 High Street Essex CM16 4AP

Grounds of objection: The prevention of public nuisance

We wish to object to the proposed hours contained in this application.

Epping High Street is not an exclusively commercial area. It is in mixed use and includes residential properties above many of the commercial premises (including our own), plus a substantial number of blocks of flats immediately behind the High Street frontage. There are several blocks of flats immediately adjacent to the premises which is the subject of this application

Epping High Street already has a wealth of licensed premises offering food and drink. Inevitably, licensed premises generate late night noise from both pedestrian and vehicle traffic, which constitutes a nuisance to families obliged to live close to the High Street. People who have been drinking tend to hang round outside for some time, though this generally unwinds about 30-40 minutes after premises close.

In a clear attempt to limit this nuisance, and in keeping with the mixed use of the High Street, the licensing committee has restricted the hours during which licensed premises are open in Epping.

All premises (including public houses) close **before midnight for 4 days per week.**

At weekends, **nothing**, not even the Roof Garden Night Club in Cottis Lane closes later than **01.00.**

As a result of these restrictions, for most of the week the noise generated by licensed premises in Epping abates by midnight. The increased level of noise after midnight is very noticeable at weekends, when licensed premises are open later, and the numbers of people leaving them are higher, but this remains within the range to be expected in the middle of a small town.

The applicants have produced advance publicity material indicating this will be a 'boutique hotel' with seafood restaurant and 'late night bar'. **Extended opening hours are being used as a selling point, and it is clear that access to the bar will not be restricted to hotel residents.**

The hours as proposed would mean that the 'Funky Monk' would be open until 00.30 every night of the week, and 01.30 on Friday Saturday. **A brief comparison of opening hours with surrounding premises will make clear the impact of this proposal.**

The proposed opening hours for 'Funky Monk' are a full 60 minutes later Mon-Wed than the Black Lion public house (opposite the application premises) which closes at 23.30. They are also 30 minutes later on Friday and Saturday, and 120 minutes later on Sundays, when the Black Lion closes at 22.30.

It is also 90 minutes later Sun-Thurs than Roza restaurant (next door at 238-240 High Street). And a full 150 minutes later on Fridays and Saturdays. Roza closes at 11.00 each night

This will increase both foot and vehicular traffic after midnight every single day of the week. **Families can expect to experience noise nuisance extending till 01.00 every night. And till 02.00 at weekends.**

In addition, we are concerned that if the applicants are successful in securing the extended opening hours requested that:

1. A precedent for future licensing applications will have been set making it harder to turn down other applicants for late licenses and
2. Since it is clear that the applicants believe there to be a commercial advantage to be gained by offering a 'late bar' other businesses will feel obliged to follow suit, to avoid loss of custom.

This risks undermining the current character of the High Street, which remains that of a mixed use small town, generally quiet after midnight, rather than a city centre where noise routinely extends into the early hours.

We do not believe it is justifiable or proportionate to sacrifice the quality of life of local residents, leaving them unable to get a full night's sleep for the entire week, to satisfy the applicant's search for commercial advantage.

We also note that previous late licenses granted to premises in Cottis Lane resulted in significant disorder on several occasions, including one fatality. And that as a result the licensing committee refused an application from the Roof Garden for a license after 01.00.

We request that the licensing committee approve hours of opening no later than those of the surrounding licensed premises.

Michael and Elizabeth Wilson

High Street
Epping

18th October 2022

The Licensing Team
Epping Forest District Council
Civic Offices
High Street
Epping
Essex
CM16 4BZ

Monday 17th October 2022

To whom it may concern,

I write this letter in reply to the licensing application made by Funky Monk Essex Ltd regarding the premises 236 High Street, Epping, Essex, CM16 4AP. I am the owner and resident of [REDACTED] Hemnall Mews, Hemnall Street, Epping [REDACTED]. Me and child under 2 live in this property, in the ground floor flat, which is adjacent to the premises in question.

I have many concerns about the application.

Firstly, the issue of noise that the premises will produce should their application be granted. As mentioned above me and my young child reside in this property. My child's window is next door to the premises. Recorded music being played late at this property will without a doubt disrupt our sleep, which in turn will have a knock-on effect on my ability to work, relationships and my mental health.

Secondly, the selling of alcohol past most residents' bedtimes on the premises raises concerns. I understand that once customers have left the premises, they are no longer the applicant's responsibility and they assure us that there will be adequate signage asking them to respect neighbours, but the reality of the situation is alcohol leads to people becoming loud and, in some cases, ignoring responsibilities when leaving premises late. A 1am/1:30am closing time will lead to much disruption including bins being filled with bottles at the end of the night & customers walking past my flat window as they leave the restaurant. If they are intoxicated this also heightens the possibility of argument & criminal offences being committed.

I am a strong believer that the high street needs to be occupied by tenants like the applicant. It will be lovely to have a new place to try. However, late licenses and loud music aren't necessary for them to be successful. The residents need to be considered.

Should this be granted I may have to sell this property and move elsewhere which I would hate to do as I love living in Epping, since moving here in 2020, and hoped to send my children to school in the area. This application being granted will also have a direct influence on the re-saleability of my property. I am extremely concerned with how my quality of life in my own home is going to be comprised should the restaurant be granted the late opening hours/ alcohol licence; it is enough of a concern that the restaurant will be open till midnight on weeknights, let alone being allowed to stay open/sell alcohol into the early hours on the weekend. The thought alone gives me anxiety, I will no longer feel peaceful in my own home with my child.

I desperately ask that you consider the points I have raised above. I reiterate that I support the local businesses and restaurants in Epping high road but do not feel it is necessary to have such late opening hours, loud music and sale of alcohol as it is detrimental to the homeowners close to the restaurant.

Yours faithfully,

Mia Lisanti

[REDACTED]

[REDACTED]

Debbie Houghton

From: Claire liggins [REDACTED]
Sent: 19 October 2022 22:38
To: Licensing
Subject: WK/202239658 - Funky Monk Ltd

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To Whom It May Concern

We write with regards to the licence application (reference above) by Funky Monk Ltd at 236 Epping High Street Epping. We are the owners of [REDACTED] Hemnall Mews which is located directly behind the applicant's premises.

We wish to object to the application on the following grounds:

Prevention of Crime and Disorder
The prevention of public nuisance

We understood that the intended use for the property was as a fine dining restaurant, in-keeping with previous usage as a restaurant. However, the application for late night music and alcohol licencing seems at odds with this and we are concerned that, in fact, the property is intended to become more of a bar/club late at night. Such establishments have a previous reputation in Epping for causing a significant public nuisance, crime and disorder. The area is populated by several new residential developments, like ours, and this can only lead to excessive noise and disturbance as people head along the high street or down towards the tube etc - all this at a time that is clearly when residents will be sleeping etc.

Yours faithfully

Claire and Simon Liggins