

Appendix D

REP A

From: REDACTED

Sent: 21 May 2023 22:09

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Variation of premises license application for Iroworks Studios

EF CON END 24.05.2023 VALID PPN & PCD (A)

I am writing to raise my strong objections to the proposals suggested by the owners of Ironworks studios, Cheapside.

I live REDACTED the studios and we already experience noise pollution on a regular basis from people entering and leaving and using their smoking area, funnelled and amplified by the surrounding buildings. We have had to complain several times about noise and on occasion loud foul language being used by customers in the smoking area. I can only foresee these problems becoming become much, much worse and more regular with their proposals for a permanent seating area, with drinks, for 100 people REDACTED; the disturbance generated is already bad enough at times from 20-odd customers who are not drinking outside (in theory) and only using the smoking area at certain regulated times. The venue is already in use most evenings of the week or rented out for private parties when they don't have a night on, so I cannot think the business really needs the extra revenue to survive. Nor do I have any confidence in their assertion that their staff will ensure that customers outside keep noise down. The idea that any amount of people drinking and eating outside continuously through the evening will not generate an enormous environmental impact upon us is ludicrous.

Our block is filled with young families and it has been a quiet residential area; these proposals would ruin the atmosphere and encourage further similar nightlife developments which would further impact negatively upon the quality of life for residents, and massive raise the risk of crime and disturbance with a crowd of drinkers milling around outside our homes every night at closing time.

Yours faithfully

REDACTED

REP B

From: REDACTED

Sent: 21 May 2023 22:08

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Objection to Variation of License Application by Ironworks Studio

EF CON END 24.05.2023 VALID PPN & PCD (B)

Re: Objection to Variation of License Application by Ironworks Studio

Dear Sir/ Madam,

I am writing to express my opposition to the notice that appeared today in the communal areas of REDACTED regarding Ironworks Studio's intention to apply for a variation of their license. Specifically, If an application were submitted, I would strongly object to the proposed inclusion of an outside seating area on Cheapside for the reasons below. I would also complain strongly about the warehouse space being used if it meant they would be using the large doors as further access for their guests.

I have lived in my flat for a long time and have felt forced to complain to the council and Ironworks themselves, on a number of occasions about the site. Despite the existing license, allowing only smoking outside, Ironworks Studio often exceeds its limitations by permitting food and drinks to be consumed in their outdoor area. These violations of their license have, at times, created a public nuisance and disorder within the neighbourhood. There have been many instances of intoxicated individuals shouting in the area and even urinating in front of the adjoining premises. I have video / photographic evidence of this. If the license were to be extended, I fear that this would become a regular occurrence. I note that in their proposal they say they will supervise it so as not to cause a nuisance to neighbours. They are not doing this now so can only assume they would not do it with a license either.

On the nights when they use the area outside for drinks (which I believe is not in their license) my REDACTED child will spend most of his bedtime gazing out the window to see what they are up to. This is obviously not appropriate for a young child.

Presently, our residential block boasts a great mix of families, professionals and older people, fostering a pleasant and welcoming atmosphere. Granting Ironworks Studio an outside seating area would undoubtedly compromise this delicate balance, potentially altering the character of the building.

In their application they are proposing to 'move the outdoor seated smoking area from Blackman Street to our main entrance on Cheapside' . I assume there is an error as the outdoor seating area is currently on Cheapside (our side). Should it be on Blackman Street? It would be much better if the licence only allowed for seating/ smoking on the Blackman Street side as that side is business rather than residential buildings.

Finally, it is frustrating that Ironworks Studio chose to inform us of their intentions at such a late stage, neglecting to provide sufficient notice for us to discuss with neighbours, who may be away for the weekend or who may find it difficult to respond personally.

Thank you for your attention to this matter. I trust that you will thoroughly evaluate the objections and concerns presented so that .

Yours faithfully,

REDACTED

REP C

From: REDACTED

Sent: 23 May 2023 06:30

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Iron works seating area proposal

EF CON END 24.05.2023 VALID PPN & PCD (C)

I am absolutely shocked to receive a message about a proposal for a seated area outside Ironwork studios.

I already am kept up at night by the noise, the drunk people, the chatting as drunk people leave the venue. I have seen a person go to the toilet near there and the noise has woken my REDACTED up when she stays with me on a quite a few occasions.

I put up with that as I understand it's a business but it would be much worse if it changes to be seating outside and would make this an even more horrible area to live in.

This area is full of danger and crime already and I feel vulnerable when I leave the house after dark and this would make it 100 times worse.

I live at REDACTED the venue.

Kind regards

REDACTED

REP D

From: REDACTED

Sent: 22 May 2023 21:12

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: VERY CONCERNED

EF CON END 24.05.2023 VALID PPN & PCH (D)

To whom it may concern,

My name is REDACTED

Please accept this email as formal objection to the change of licensing regarding **Ironworks Studio, 30 Cheapside, Brighton, BN1 4GD.**

My REDACTED and REDACTED the Iron works studio which makes me a stakeholder. My objection would be on the grounds of protection of children from harm and public nuisance. The entrance

which is REDACTED has slowly become an area where people are already smoking, sometimes drinking and swearing till late at night and the entertainment inside can be heard clearly in REDACTED with all of the windows shut including the swearing of the people on stage.

They struggle to get to sleep, are woken up with shouting and swearing of people drinking outside or from the noise from inside the venue and it impacts of their daily life.

This new proposal to have up to 100 people in that same area from 11-10.30 drinking and smoking, right by where my REDACTED are living and sleeping is quite frankly shocking. The noise of a few people disturbs their daily life and sleep as it is but this new arrangement would be detrimental to them and the mental health of their REDACTED who would have to live with what is effectively a pub garden meters from REDACTED

Yours sincerely,

REDACTED

REP E

From: REDACTED

Sent: 22 May 2023 13:14

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Objection to Licence change

EF CON END 24.05.2023 VALID PPN & PCH (E)

To whom it may concern.

My name is REDACTED

Please accept this email as formal objection to the change of licensing regarding **Ironworks Studio, 30 Cheapside, Brighton, BN1 4GD.**

My first objection would be that the statutory notice of period of 21 days hasn't been applied, the notice states that it was posted on the 26 April 2023, when in actual fact it was not posted until 20 May 2023. This seems to me to be dishonest, as it does not allow for the residents effected to object, or enough time for the residents committee to become involved.

I wish to also object to the plans for an outside seating area for 100 people, the grounds for this would be that it would cause a **public nuisance** to me, REDACTED and the other residents of my block, many of whom also have REDACTED. It is already very loud, sometimes the music can be heard in REDACTED even with the windows fully shut. It is obviously worse late at night, with lots of people outside the venue smoking, entering and leaving. It is my understanding that part of the current licence forbids the consumption of drinks in the outside area, but i have video evidence that shows people drinking.

Also I would like to note that the change of licensing application that is logged with the council states 'we are proposing to move our outdoor seated smoking area from Blackman Street to our main entrance on Cheapside'. This is deliberately misleading on the part of Ironworks studio, as there is not and never has been an outside seated smoking area situated at the Blackman Street entrance.

I wish to also object to this change on the grounds of **protection of children from harm.** It is already impacting the wellbeing of REDACTED in my block, when they are woken in the night by prolonged shouting and singing by people outside of the venue, the loud music which is much worse with people constantly entering and exiting the Ironworks studio. Even REDACTED managing to fall asleep is becoming more problematic. I can only see that this would become much worse if this proposal was to be approved.

One of REDACTED, he is already affected by loud noise late at night generated by the Ironworks studio. The thought that 100 people may be sitting outside, consuming alcohol, until 10.30pm, approximately REDACTED, is again grounds for me to object under **prevention of public nuisance and protection of children from harm.**

I only found out about the proposed change yesterday, but will be engaging a solicitor, contacting my local councillors and MP Caroline Lucas.

Kind regards

REDACTED

REP F

From: REDACTED

Sent: 22 May 2023 14:10

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: objection to licence change

Importance: High

EF CON END 24.05.2023 VALID PPN & PCH (F)

To whom it may concern.

My name is REDACTED

Please accept this email as formal objection to the change of licensing regarding **Ironworks Studio, 30 Cheapside, Brighton, BN1 4GD.**

My first objection is that the email address shown on the public notice to raise objections to this licence change is not correct. It is ehl.safety@brighton-hove.gov.uk, when in fact according to advice we have received this is incorrect.

My second objection would be that the statutory notice of period of 21 days hasn't been applied, the notice states that it was posted on the 26 April 2023, when in actual fact it was not posted until 20 May 2023. This seems to me to be dishonest, as it does not allow for the residents effected to object, or enough time for the residents committee to become involved and if you also take into account any objection would go to the wrong department as the email is incorrect this means we could have missed that objection period totally.

My third objection is that the current use of the property is as a theatre/comedy club venue, this has gone on since June 2021 however we cannot find any planning records to confirm this change of use was ever approved. The internal and external use of the site is for loud live music and alcohol until very late at night opposite and incredibly close to a densely populated residential area of Brighton housing many families. Music and patrons are indoors and outdoors at the venue until late each night, way past 11pm on some days. This activity began in June 2021 and has got increasingly worse. We do not believe this property ever had permission for this change of use to begin with, we do not believe the licensing of a bar was approved for people inside or outside the premises and certainly the levels of noise and hours associated with the activities at this venue are wholly incompatible with family dwellings just meters away. We have REDACTED who are still trying to get to sleep at 11pm each night with blaring music from the neighbouring building, with lots of people outside

drinking and using very adult language. Last night with all of the windows shut my REDACTED could hear the performer heavily swearing at 9.30pm when I was trying to put REDACTED as people were outside drinking and the doors to the venue were open.

This current building use has not had permission and is not in accordance with a permitted development change of use considered lawful development. This is essentially a nightclub/pub garden on our doorstep and something which surely would never have been given permission so close to family dwellings if permission had been sought. We have never had the opportunity to give our comments or objections on the use of this space.

I wish to also object to the plans for an outside seating area for 100 people, the grounds for this would be that it would cause a **public nuisance** to me, REDACTED and the other residents of my block, many of whom also have REDACTED. It is already very loud, sometimes the music can be heard in my flat even with the windows fully shut. It is obviously worse late at night, with lots of people outside the venue smoking, entering and leaving. As mentioned it is my understanding that part of the current licence forbids the consumption of drinks in the outside area, but i have video evidence that shows people drinking which I am happy to share.

Also I would like to note that the change of licensing application that is logged with the council states 'we are proposing to move our outdoor seated smoking area from Blackman Street to our main entrance on Cheapside'. This is deliberately misleading on the part of Ironworks studio, as there is not and never has been an outside seated smoking area situated at the Blackman Street entrance.

I wish to also object to this change on the grounds of **protection of children from harm**. It is already impacting the wellbeing of REDACTED in my block, when they are woken in the night by prolonged shouting and singing by people outside of the venue, the loud music which is much worse with people constantly entering and exiting the Ironworks studio. Even REDACTED managing to fall asleep is becoming more problematic. I can only see that this would become much worse if this proposal was to be approved.

One of my REDACTED, he is already affected by loud noise late at night generated by the Ironworks studio. The thought that 100 people may be sitting outside, consuming alcohol, until 10.30pm, approximately REDACTED is again grounds for me to object under **prevention of public nuisance and protection of children from harm**.

I only found out about the proposed change yesterday, but will be engaging a solicitor, have engaged a consultant, and have contacted my local councillors and MP Caroline Lucas

Kind regards

REDACTED

REP F – SUPPORTING LETTER

REDACTED

 REDACTED
Email: REDACTED

Headteacher REDACTED
Assistant Headteacher REDACTED

Date:
26/05/2023

To Whom It May Concern,

I am writing to provide important further information to be used to support the formal objection raised by families of children that attend REDACTED to the change of licensing regarding **Ironworks Studio, 30 Cheapside, Brighton, BN1 4GD**.

The nature of my supporting information comes under **protection of children from harm**. I have been an educator for over twenty years and the safeguarding of all the children under my care has always been the most important part of my job and especially for REDACTED children. A number of children REDACTED that will be directly affected by these proposed changes with three of them living REDACTED the venue named. Two of these children REDACTED from the proposed external space REDACTED according to the department for education guidelines updated on the 10th May 2023.

Both children are on REDCATED with one of the children who is REDACTED the other registered as a young carer. Both of these REDACTED children have REDACTED difficulties with not just loud noise but unpredictable noise. They have already spoken to me about the difficulties they experience as a result of living REDACTED this entertainment venue currently. They have spoken about the times when the noise of people outside or the noise of the music coming from the venue stops them from going to sleep until late at night or wakes them up once they are asleep. They have spoken about “being able to hear the F-word” whilst in REDCATED with all of the windows shut which is from people outside the venue but also at times from the people performing on stage. They talk about not being able to have their windows and doors open at times because of the noise which is especially difficult in the summer and makes them feel trapped.

All of this is already negatively impacting on their REDACTED which effects their learning but the proposal to have up to 100 people drinking alcohol outside, REDACTED from 11-10.30pm is extremely concerning and in my professional opinion will make these problems even worst for the children. Part of the NSPCC safeguarding framework is preventing harm to children’s health or development and taking action to enable all children and young people have the best outcomes. I feel that preventing this change of licensing is a safeguarding issue REDACTED. For children REDACTED this level of noise and the unpredictability of the noise generated by this proposed change of license is not just a nuisance but would cause high levels of REDACTED and learning. Please feel free to contact me if you have any further questions surrounding my additional information.
Yours sincerely,

REDACTED
Headteacher
REDACTED

REP G

From: REDACTED

Sent: 22 May 2023 18:19

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Ironworks - 30 Cheapside Brighton

EF CON END 24.05.2023 VALID PPN (F)

I would like to lodge an objection to the proposed change in licence for Ironworks 30 Cheapside.

My property at REDACTED and already the noise and swearing is intolerable. People are not supposed to take drinks outside but they do and no one cares about the effects on families in REDACTED

Please confirm you have received this. The notification period was less than 24 days as well.

Yours sincerely

REDACTED

REP H

From: REDACTED

Sent: 24 May 2023 16:06

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Ironworks_Application to vary premises licence_objection

EF CON END 24.05.2023 VALID PPN (H)

Hi,

I would like to submit my concerns regarding this application and how noise pollution from customers using the space outside will impact on the residents who live opposite, particularly the young children of school going age who need to be in bed asleep well before 10:30pm.

Noise is already an issue for these residents living REDACTED the Ironworks venue. I don't see how this will be improved upon from an extension to their current licence.

Please consider this an objection against the application to vary the premises licence and I would like the concerns of the residents living opposite the venue to be heard, acknowledged and considered before granting the licence.

Many thanks,

Councillor Ellen McLeay

Green Party

West Hill & North Laine

REP I

From: REDACTED

Sent: Wednesday, May 24, 2023 5:47 pm

To: ehl.safety@brighton-hove.gov.uk <ehl.safety@brighton-hove.gov.uk>

Subject: Ironworks Studios 30 Cheapside Brighton BN1 4GD Provision of outside space drinking area.

EF CON END 24.05.2023 VALID PPN (I)

The existing industrial unit where Ironworks is located has been converted to an indoor licensed entertainment space which seems OK.

However, my neighbours tell me that noise is already an issue (noise and swearing till late at night). They have to keep their childrens bedroom windows closed.

The proposed drinking area is directly overlooked by more than 20 flats and their balconies and I believe the addition of an outside drinking area will be a problem.

Also the noise will echo down Kingscote way where my REDACTED.

I would therefore like to object to this proposal.

REDACTED

REP J

From: REDACTED

Sent: 25 May 2023 00:00

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Ironworks modification

EF CON END 24.05.2023 VALID PPN (I)

Subject: Objection to the Proposed Modification of Ironworks Venue License

Dear Sir/Madam,

I am writing to formally express my objection to the planned modification of the license of Ironworks, a venue located opposite the block of flats in which REDACTED. Firstly, the notice posted contained an inactive email and illegibly formatted fonts to describe the modifications. No notice faced Cheapside.

While we appreciate the vibrancy and spirit that Ironworks brings to our community, the current noise disturbances caused by the venue's events and existing outdoor space have already begun to affect the peace and quality of life for the residents in the vicinity. This space has slowly evolved from a space to queue in, to a barbequing smoking area that produces noise and smell. Propane canisters, a smoking area, and an open barbeque are situated opposite buildings that have been deemed to be covered in inflammable cladding. We now have to keep our doors and windows shut to avoid the sound and smell of this even in the heat, despite this having little effect on the noise, and we worry about the safety of this.

The noise disturbances primarily occur during events from the existing outdoor smoking area on Cheapside as well as during the arrival and departure of event attendees. Punters gathering on the street outside the venue often engage in loud conversations, laughter, and shouting before and after shows. Additionally, the smoking area on Cheapside has become particularly problematic due to the excessive noise generated by patrons conversing and the repeated opening and shutting of doors, accompanied by indoor music or noise. Furthermore, the disposal of glass bottles into bins during evening events, as well as their subsequent emptying the following morning, adds to the already disruptive noise levels.

Given these existing issues, we are deeply concerned about the proposed modification to include a permanent outdoor seating area at Ironworks. It is evident that such an addition would only exacerbate the noise problems we currently face. The establishment of a permanent outdoor space directly opposite the homes of hundreds of residents would subject us to an amplified level of disturbance throughout the day and evenings. Furthermore, the creation of an additional noisy area would contribute to an increased generation of glass waste, further compromising the peace and tranquility of our surroundings.

As responsible residents, we acknowledge and support the cultural and social benefits that Ironworks brings to the community. However, it is crucial to strike a balance between the operation of such venues and the well-being of the residents who call this neighborhood their home. We kindly request that the licensing authority takes our concerns into serious consideration when reviewing the proposed modification of Ironworks' license.

We appreciate your attention to this matter and trust that you will carefully evaluate the implications of the proposed modification. We respectfully urge the licensing authority to prioritize the well-being and peace of the residents who are directly affected by Ironworks' activities. Should it be necessary, we are prepared to participate in further discussions or public hearings regarding this matter.

Thank you for your consideration.

Yours sincerely,

REDACTED