

Licensing Sub-Committee

Supplementary Agenda

Wednesday 2 June 2021

6.30 pm

Online - Virtual Meeting

MEMBERSHIP

Administration:	Opposition:
Councillor Natalia Perez (Chair) Councillor Fiona Smith	Councillor Matt Thorley

CONTACT OFFICER: Charles Francis
Committee Co-ordinator
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Public Notice

Members of the press and public are welcome to attend at the YouTube link below:

Speaking at Licensing meetings is restricted to those who have submitted a representation and registered to speak.

THIS MEETING WILL BE HELD REMOTELY It will be streamed via YouTube on:
<https://youtu.be/DM6TS7g-RZU>

Date Issued: 26 May 2021

Date Updated: 1 June 2021

Licensing Sub-Committee Supplementary Agenda

2 June 2021

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BOKI DRINKS LIST

SPARKLING

Bruno Sorg NV

Crement d'Alsace, France - White sparkling wine
Glass 125ml £7.50 Bottle £39.00

Paul Dethune, Grand Cru Ambonnay
Champagne, France - Champagne
Bottle £69.00

WHITE WINES

Adega de Moncao 2015---House white
Vinho Verde, Portugal

Glass 125ml £6.00 Bottle £30.00

Globensburg Langenlois 2015
Gruner Vetliner, Austria - White wine

Glass 125ml £7.50 Bottle £40.00

RED WINES

Quinta de Lagoalva de Cima 2015, Portugal

Glass 125ml £6.00 Bottle £30.00

Weingut Moric 2015
Blaufrankisch, Burgenland, Austria

Glass 125ml £7.50 Bottle £40.00

ROSE

Cru Classe Chateau Roubin, Provence, France 2015

Glass 125ml £7.00 Bottle £35.00

CIDER

330ml Bottle only

Oliver's Perry Herefordshire
£6.50

Oliver's Yarlington Mill Herefordshire
£6.50

CRAFT BEER

330ml Bottle only

Kernel Table beer Bermondsey
£6.00

Portobello brewery, London Pilsner
£6.00

5 Points Pale Ale
£6.00

APERITIFS

Boki Coffee infused Negroni

Aperol Spritz

House infused gin and tonic



Boki Coffee
One World
Parsons green lane
London
SW6 4HH
www.bokicoffee.com

Hi from Boki,

We are Boki, (Boris and Kim) and will be opening an independent coffee shop at One world Parsons Green. We'll be operating alongside the existing One World furniture store and showroom, which will remain the primary business at 41-43 Parsons Green Lane.

We just wanted to introduce ourselves to the neighbourhood and give you an idea of what we'll be bringing to this wonderful space.

I (Kim) studied at the Chelsea art school facilities in Parsons Green many years ago and have always loved the area so when the opportunity came to open a café space with the great team at One World it was an easy decision!

We made the decision to start our own coffee company and opened our first shop in 2015 and since then have opened 3 more sites, our main focus is on creating a community and social hub for the local area with a welcoming, family friendly offering.

We will be an all day coffee shop with initial opening hours from 7.30am – 6pm Mon-Thurs 9am-9pm Fri-Sat and shorter hours on Sundays.

Our main focus is on quality products and flavours, we will present a healthy and tasty food offering to go along with our own Boki coffee blend, delicious teas, fresh juices and sweet treats all available to eat in or takeaway.

We want to provide a continental style café where customers can relax and unwind after work/before dinner and take advantage of the beautiful outdoor area at One world.

With this in mind, we will be applying for an alcohol licence which will focus on a small selection of boutique wines (also available as retail to take home) local bottled craft beers and bespoke aperitifs which will be created using our coffee and tea infusions.

Our licence application will be until 10pm with 30 minutes drinking up time with strictly no outdoor service after 9pm.

Our real desire is to create that local community hub in Parsons Green for residents and workers so we would love to open up a dialogue and answer any questions or concerns you

may have about these plans, our goal is to create a relaxed, family friendly atmosphere where people can unwind and enjoy quality food and drink. The kind of place we look for in London ourselves and have found very hard to find.

We aren't setting an opening date yet as there's a lot of work to do but are aiming for March if lockdown is relaxed, we'll keep you updated with progress and announce an open day for residents before opening so we can introduce ourselves and our team properly.

If you have any questions or simply want to meet, you can contact me on [REDACTED]

Looking forward to getting started and becoming part of this great area.

All the best,

Boki



Boki Coffee
One World
Parsons green lane
London
SW6 4HH
www.bokicoffee.com
10/03/2021

Hi from Boki,

Following our last letter we have been in touch with quite a few locals including Ashley Parry Jones who has voiced a number of concerns around the plans to apply for a premises licence at One World 41-43 Parsons green lane.

We have taken these all on board and produced a set of responses that we hope will resolve the concerns.

Our vision is for a sophisticated café space similar to Petersham nurseries in Richmond where customers can enjoy a glass of wine as well as a coffee, neither Boki or One World want or will allow a loud 'beer garden' type atmosphere. Our goal is to give customers a peaceful, relaxing and beautiful space.

Niether Boki nor One world have been involved in any previous attempts to gain a licence at the property. The landlord TFL has given their approval for the licence application as proposed.

-We will reduce the licenced hours to 12pm to 7pm outdoors and keep our opening times in line with the One world retail hours.

-We will not have any music or speaker system outdoors.

-We will use parasols or similar covers to reduce noise levels.

-All staff will be fully trained in alcohol service and licencing with myself (Kim) as the designated premises supervisor (a position I've held for over 4 years in other boki venues with no issues to date)

-We will add a unique condition to the licence that only Boki can operate with this licence and it cannot be passed to another future tenant.

If you have any questions or simply want to meet, you can contact me on [REDACTED]

All the best,

Kim Mahony Hargreaves



COFFEE

ESPRESSO 1.80
FLAT WHITE 2.60
LATTE 2.60
AMERICANO 2.40
CAPPUCCINO 2.60
MACCHIATO 2.40
MOCHA 2.80
FILTER 2.00

LARGE + 30p
ALT MILK +40p

SMOOTHIES

HULK (avocado, spinach, kale, apple, spirulina) 4.00
SUPERFRUIT (banana, berries, mango, apple) 4.00

JUICE

FRESH ORANGE 3.50
APPLE/CARROT/GINGER 4.00
GREEN GODDESS (pear, apple, celery) 4.00

TOASTIES

(On sourdough)

HAM AND CHEESE 5.00
DOUBLE CHEESE 5.00

CAKES

Homemade

BANANA BREAD (gluten, wheat, dairy, sugar free) 3.50
SALTED CARAMEL BROWNIE 3.50
GRANOLA BAR 2.20











Agenda Item 6

From: Anthony Williams
Sent: 17 May 2021 16:11
To: Dimitriou Maria: H&F
Subject: Re: Amendment to the application - Boki/One World 41-43 Parsons Green Lane London SW6 4HU

Dear Maria,

I have read Jack Spiegler's letter. Provided all his re-assurances and limitations are enshrined in the conditions that would be part of the licence, I am willing to withdraw my objection.

Kind regards,

Anthony Williams

-----Original Message-----

From: Dimitriou Maria: H&F
Sent: Mon, 17 May 2021 14:56
Subject: Amendment to the application - Boki/One World 41-43 Parsons Green Lane London SW6 4HU

Dear Sir/Madam,

I hope this email finds you well.

Following your objection, please see a response-letter submitted by the applicant below. Please note it includes a formal amendment to the application regarding hours.

Please let us know if this addresses your concerns and you wish to withdraw your objection.

EMAIL TO LOCAL RESIDENTS:

Dear Sir or Madam

We act for Boki and One World in respect of the premises licence application for 41 – 43 Parsons Green Lane. Thank you for your comments in respect of our clients' application.

We understand that our client engaged with a number of local residents before the application was submitted to present their proposals.

Our client proposes a modest day time coffee shop and bar operation to run alongside the existing furniture showroom. This includes the use of an external terrace for licensable activities until 7.00 pm. For the avoidance of any doubt, there is no intention to turn the entire premises into a late-night bar or similar and the terrace will certainly not be operated as a beer garden.

The application proposed a condition restricting licensable activities beyond 7.00 pm in respect of the terrace. A later terminal hour was proposed for internal activities to cover occasional events or functions, for example an evening involving a new product launch in the furniture showroom

However, our client has considered local concerns about the internal terminal hour proposed and is amending the proposed terminal hour for licensable activities to 7.00 pm externally and internally, meaning alcohol will not be sold on-site under the premises licence beyond 7.00 pm within the building or on the terrace.

Our client hopes this helps to address a number of the concerns raised. Please do not hesitate to contact us if you would like to discuss further or arrange a meeting with our client.

Thank you for your consideration of this email.

Best wishes

Jack

Jack Spiegler

Partner

Thomas & Thomas Partners LLP

Please let me know if you have any questions.

Kind regards,

Maria Dimitriou

Licensing compliance officer

Environment department

Hammersmith & Fulham Council

020 8753 1452

07766 998 705

Maria.Dimitriou@lbhf.gov.uk

www.lbhf.gov.uk

Agenda Item 7

Please find the attached letter from my customer which I want to present in front of committee

From: Bobby Johnston < >

Date: 26 May 2021 at 19:32:47 BST

To:

Subject: Reference

To whom it may concern

Myself and my wife are residents of Hammersmith for over 10yrs. We having shopping at our local shop for over 3yrs, W6 Express, at 190 King street.

We have got to know the Manager Arjun and his staff very well over the years. Arjun runs his shop to the highest of standards and always has a smile on his face when we shop there, which is at least 6 days per week.

He stood by myself and wife through COVID, we are both essential workers and his shop stayed open . Without W6 Express being open we would have suffered a lot more.

Arjun is a total Professional and cares for his shop and his customers and is constantly changing the image of his shop with improvements in his mind every time.

He personally asks customers,if they would want any specific goods and orders them in.

I can't see any reason for not granting the license he is applying for. I just wish all shops were run like his.

Surely this is the time to support shops that stayed open during COVID, not condemning them.

Sent from my iPad