

# Licensing Sub-Committee

## Supplementary Agenda

Monday 11 April 2022  
6.30 pm  
Online - Virtual Meeting

### MEMBERSHIP

Administration:	Opposition:
Councillor Natalia Perez (Chair) Councillor Fiona Smith	Councillor Dominic Stanton

**CONTACT OFFICER:** Amrita White  
Committee Co-ordinator  
Governance and Scrutiny  
☎: 07776 672945  
E-mail: Amrita. [White@lbhf.gov.uk](mailto:White@lbhf.gov.uk)

### 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/ahB-jAQrTes>

# Licensing Sub-Committee Agenda

11 April 2022

**Item**

**Pages**

- |    |  |         |
|----|--|---------|
| 4. | CHELSEA GOLF CLUB, 29 IMPERIAL ROAD LONDON SW6 2FR -<br>ADDITIONAL INFORMATION | 3 - 113 |
|----|--|---------|

**LONDON BOROUGH OF HAMMERSMITH & FULHAM**

**LICENSING ACT 2003 (HEARING REGULATIONS) 2005**

**ON BEHALF OF: CADDI GROUP LIMITED**

**ADDRESS: CHELSEA GOLF CLUB, 29 IMPERIAL ROAD**

**LONDON SW6 2FR**

**HEARING DATE: MONDAY 11TH FEBRUARY 2022 AT**

**: 18:30**

---

**WRITTEN REPRESENTATIONS ON BEHALF OF  
THE APPLICANT  
CADDI GROUP LIMITED**

**(Designated Premises Supervisor: Mr. Aaron Lloyd-Goodwin)**

---

1. These representations are written pursuant to the licensing hearing scheduled on 11th April 2022 at 18:30, in respect of the Premises Licence application submitted on 4 March 2022 by Caddi Group Limited with premises at Chelsea Golf Club, 29 Imperial Road, London SW6 2FR. Referral is made to **Exhibit CGL1** (*pages 1-29*) for a copy of the application.
2. The Chelsea Golf Club is a members' golf club operated and run by the Applicant, Caddi Group Limited (Company No. 013142645), of address 31 Baltimore House, Juniper Drive, Battersea, London SW18 1TS. The club is situated within Chelsea Creek in the ground floor commercial unit at the corner of Thurstan Street and Imperial Road, with the entranceway being off Thurstan Street, which is a busy main road.

3. The club provides access to four top of the range indoor golf simulators which provides local residents with a unique and innovative place to learn and practice the game all year round without the requirement to commute out of the borough.
  
4. The facility's ethos is all-inclusive and caters to debutants and advanced players alike with various packages on offer, starting at £80.00 per month for the 'Social' user, comprising four golf (simulated) sessions per month, a thirty- minute induction with a Professional Golfers' Association (PGA) trainer and two guests. The second package, the 'Improver', costs £140.00 per month and consists of up to eight sessions per month, a one-hour induction with a PGA professional and up to four guests. The most exclusive package, the 'Elite', costs £240.00 per month and offers an unlimited golfing experience, a two-hour induction with a PGA trainer and unlimited guests. The application process is online with membership subject to acceptance of the Chelsea Golf Club Membership Policy (**Exhibit CGL2 – Membership Policy**)(p30-35), via the Applicant's website: <https://www.chelseagolf.club/> and uses *Glowfox*, the market standard gym software operating system. The Applicant has recently commissioned a mobile phone application, Chelsea Golf Club, and this will shortly offer an alternative way to subscribe to the club. The sale of alcohol will be to members and their guests as part of the members' application process. Patrons are required to sign the application form, setting out behaviour requirements and rules in relation to on-site alcohol consumption by both members and guests. Failure to comply with the rules will result in suspension or revocation of membership. The Applicant wishes to involve estate residents as much as possible in the venture and seeks to propose a separate membership application for them to access the bar/coffee shop facilities upon production of a utility bill or registration to the Residents' online portal.

5. The Chelsea Group Club seeks to propose the sale of alcohol as per the following standard times each week: Monday to Sunday 11:00 – 23:00 hours. The premises will close one hour after service of alcohol stops. The Club shall adopt a Customer Dispersal Policy and this is appended hereto (**Exhibit CGL3 - Policy**) (p36-37).

## 6. **LOCATION AND DESCRIPTION OF THE PREMISES**

6.1 The premises are located in the ground floor of 29 Imperial Road London SW6 2FR in a commercial unit between Thurstan Street and Imperial Road. Access is via double doors on Thurston Street at the front of the premises. Doors shall be kept closed at all times except for immediate access and egress after 10:00pm. An emergency fire exit is in place close to the golf simulators. Referral is made to **Exhibit CGL4** (p37) for the site plan.

6.2 The entrance is on a busy main road and provides same level access to the four golf simulators, two toilet facilities, private office, storage area, bar and lounge. The bar and lounge area are approximately 78sqm with seating for up to twenty members and are separated from the golf simulator bays. Each bay has individual seating areas for members and their guests.

## 7. **NO WRITTEN REPRESENTATIONS MADE BY THE POLICE**

7.1 No written representations have been made by the Police. It is the case, therefore, that the authority is not concerned that a Premises Licence for this venue will negatively impact crime in the surrounding area.

8. **NO WRITTEN REPRESENTATIONS MADE BY ENVIRONMENTAL HEALTH**

8.1 No written representations have been made by the Hammersmith & Chelsea Environmental Health Protection Team. It is the case, therefore, that the authority is not concerned that a Premises Licence for this venue will negatively impact public nuisance in the surrounding area.

9. **NO WRITTEN REPRESENTATIONS MADE BY THE COMMUNITY SAFETY & ENFORCEMENT SERVICE**

9.1 No written representations have been made by the Hammersmith & Chelsea Community Safety & Enforcement Service. It is the case, therefore, that the authority is not concerned that a Premises Licence for this venue will negatively impact waste management and disposal at the site.

10. **WRITTEN REPRESENTATIONS FROM LOCAL RESIDENTS' IN TO OBJECT/TO PARTLY SUPPORT**

10.1 Written representations against the application have been received from local residents both in support of and against the granting of the Applicant's Premises Licence. Referral is made to **Exhibit CGL5** (p39-93) for copies of all pertinent email correspondence. These representations relate to:

**Objections/Part Objections**  
**Lockside House, Thurston Road**

1. Potential anti-social behaviour (*Exhibit CGL5 p39*), received from resident, Mr. Tom Wardle).
2. Potential anti-social behaviour and noise nuisance (*Exhibit CGL5 p40*), received from resident, Mr. Ulzhan Seitmurat).

3. Potential noise nuisance ((*Exhibit CGL5 p41*), received from resident, Mr. Denys Lutsenko).
4. Unspecified potential anti-social behaviour and noise nuisance ((*Exhibit CGL5 p42*), received from resident, Ms. Arys Persia).
5. Unspecified potential anti-social behaviour and noise nuisance ((*Exhibit CGL5 p43*), received from resident, Ms. Amanda Dixon).
6. Potential noise nuisance and anti-social behaviour ((*Exhibit CGL5 p44*), from resident, Dr James White).
7. Unspecified potential noise nuisance ((*Exhibit CGL5 p45*) from resident, Dr. Shaun Borstrock).
8. Concerns over noise nuisance, anti-social behaviour and mice infestation ((*Exhibit CGL5 p46*) from resident, Ms. Anna Tonino).
9. *Part objection* relating to potential for noise nuisance caused by golf balls hitting the ceiling (objection retracted in the event the Applicant fits suitable soundproofing) ((*Exhibit CGL5 p47*) from resident, Miss Vanessa Lidgett).
10. *Part-objection* to licensing hours ((*Exhibit CGL5 p48*) from resident, Mr. Gabor Cseh).
11. *Part-objection* to licensing hours ((*Exhibit CGL5 p49*) from resident, Miss Danielle Christmas).

**Woodford House, Thurston Street**

12. Potential noise nuisance from 'drunk people' ((*Exhibit CGL5 p50*) received from resident, Dr. Pavan Karia).
13. Unspecified potential anti-social behaviour and noise nuisance ((*Exhibit CGL5 p51*), received from resident, Ms. Wan Hui Keoy).
14. Unspecified concerns about property values being adversely affected by indoor golf club and bar ((*Exhibit CGL5 p52*) from resident, Mr. Kambiz Rahnama).

15. Unspecified potential noise nuisance and anti-social behaviour ((*Exhibit CGL5 p53*) from resident, Ms. Sally Filsouf).

**Chelsea Creek**

16. Public nuisance and crime and disorder concerns in that granting the Premises Licence could exacerbate anti-social behaviour in and around Chelsea Creek tower, including noise nuisance and street urination ((*Exhibit CGL5 p54*) received from resident and RA member, Mr. Guiseppe Nicolosi).
17. Potential noise nuisance ((*Exhibit CGL5 p55*) received from resident, Mrs Narain Jashanmal).
18. Unspecified potential anti-social behaviour and noise nuisance ((*Exhibit CGL5 p56*), received from resident, Ms. Victoria Grayley).

**Fairview House, Lockgate Road**

19. Unspecified potential anti-social behaviour ((*Exhibit CGL5 p57*) received from resident, Ms. Jane Toiger).
20. Part objection to licensing hours causing potential anti-social behaviour ((*Exhibit CGL5 p58*) received from resident, Dr. Pouya Bagheri).
21. Unspecified concerns over potential anti-social behaviour and noise nuisance ((*Exhibit CGL5 p59*) received from resident, Hana Luheshi).

**Countess House, Park Street**

22. Public nuisance and crime and disorder concerns over the potential for noise nuisance, anti-social behaviour and increased traffic to the premises and devaluation of nearby flats ((*Exhibit CGL5 p60*) received from resident, Ms Ellie Gomery).
23. Unspecified potential anti-social behaviour and noise nuisance ((*Exhibit CGL5 p61*) received from resident, Ms. Clare Edgson).
24. Unspecified potential noise nuisance and anti-social behaviour ((*Exhibit CGL5 p62*) from resident, Miss Dari Cabacova).



25. Unspecified concerns over noise nuisance and refuse ((*Exhibit CGL5 p63*) from resident, Mr. Shaun Rudge.

**Doulton House, Park Street**

26. Unspecified concerns regarding public nuisance caused by selling alcohol at the site, sufficient to “*impact quality of life*” ((*Exhibit CGL5 p64*), *received from resident, Dr. Niousha Yarandi*).
27. Potential noise nuisance ((*Exhibit CGL5 p65-6*) *received from residents, Mr. Luay Al Swaidi*) and Mrs. Spindrift Al Swaidi).
28. Unspecified potential noise nuisance and anti-social behaviour ((*Exhibit CGL5 p67-8*) from residents, Ms. Amy Bowman and Mr. Julian Bowman).

**Jaegar House**

29. Unspecified potential noise nuisance ((*Exhibit CGL5 p69-70*) *received from residents, Ms. Megan Jenkinson and Mrs. Sarah Jenkinson*).

**Meadows House, Park Street**

30. Noise nuisance concerns ((*Exhibit CGL5 p71*) *received from resident, Ms. Laura Feeney*).
31. Unspecified nuisance concerns over street drinking and noise disturbance to children in particular ((*Exhibit CGL5 p72*) *received from resident, Ms. Jane Auld*).
32. *Part-objection* relating to potential for noise nuisance in area despite interest in the ‘fun’ project ((*Exhibit CGL5 p73*) *received from resident, Ms. Rachael Hinge*).
33. *Part objection* to potential for noise nuisance ((*Exhibit CGL5 p74*) *received from resident, Mr. Henry Armstrong*).
34. *Part objection* to licensing hours causing unspecified potential anti-social behaviour ((*Exhibit CGL5 p75*) *received from resident, Mr. Omar El-Shakarchi*).

### **Dockside House, Park Street**

35. Potential noise nuisance from 'drunk people' ((*Exhibit CGL5 p76*) from resident, Ms. Alketa Prifti).
36. Unspecified potential anti-social behaviour ((*Exhibit CGL5 p77*) from resident Mr. Marwan Hayek).

### **Counter House**

37. Unspecified concerns of the potential for noise nuisance and anti-social behaviour ((*Exhibit CGL5 p78*) received from resident, Ms. Georgia Richards).
38. Concerns that a premises licence not in keeping with the area ((*Exhibit CGL5 p79*) received from resident, Miss Kirsty Barnett).
39. Unspecified concerns relating to noise nuisance and drunken behaviour ((*Exhibit CGL5 p80*) received from resident, Mr. Jingwei Song).

### **Compass House, Park Street**

40. Potential noise nuisance ((*Exhibit CGL5 p81*) received from resident, Mr. Jonathan Ellis).

### **Fairwater House, Lockgate Road**

41. Potential nuisance involving 'uncontrolled crowd' ((*Exhibit CGL5 p82*) received from resident, Mr. Abdullah Albaiz).
42. Unspecified potential anti-social behaviour and noise nuisance ((*Exhibit CGL5 p83-4*) received from resident, Mr. Vadims Karjukovs (x2)).
43. Unspecified potential anti-social behaviour and noise nuisance ((*Exhibit CGL5 p85*) received from resident, Mr. Marcus Williams).
44. *Part objection* to licensing hours ((*Exhibit CGL5 p86*) received from resident, Ms. Ratika Arora).

45. *Part objection* to licensing hours causing unspecified potential anti-social behaviour ((*Exhibit CGL5 p87*) received from resident, Mr. Ross Gordon).

**Miscellaneous**

**Musard Road -1.6 miles away**

46. Unspecified concerns of anti-social behaviour ((*Exhibit CGL5 p88*) from resident, Mr. Richard Flaxman).

**Higham House – 1 mile away**

47. Unspecified concerns over alcohol and residential areas not mixing ((*Exhibit CGL5 p89*) from resident, Mr. Humberto Escalana).

**Unspecified block**

48. Personal concerns over not wanting either the indoor golf or the bar ((*Exhibit CGL5 p90-91*) from Mrs. Heidi Smith, a resident of Park Street).
49. Unspecified potential anti-social behaviour and noise nuisance ((*Exhibit CGL5 p92*) received from Ms. Bianca Fantacci, a resident of Thurston Street).

**Unspecified address**

50. Concerns over noise nuisance ((*Exhibit CGL5 p93*) from 'Keith' of unspecified address).
11. In response to these representations, the Applicant has the following submissions to make: -
- 11.1 Following revised guidance issued under Section 182 of the Licensing Act 2003 (April 2018), the behaviour of individuals "*beyond the immediate area surrounding the premises* is a matter for their personal responsibility under the law. Any individual who engages in antisocial behaviour is accountable in their own right".

Whilst it is entirely reasonable for the Licensing Authority to impose licence conditions on how, for example, smoking areas, or access and egress of club members and guests, are managed to limit public nuisance, a particular premises cannot be held responsible for public nuisance occurring outside of its remit of control.

11.2 Only eleven of the objections made have been raised by individuals who may (or not, depending on where their flat is situated in the block) be regarded as within the “*immediate area surrounding the premises*”. The other objections cannot be regarded as falling within remit of the Licensing Act 2003. With reference to **Exhibit CGL6 – map of the Premises and surrounding area**, the other residences are, according to GoogleMaps, between 39m and 1.6 miles away, located outside of the immediate area under the control of the premises and as such, are not relevant to this application.

<i>Lockside House, Thurston Street</i>	<i>10-34m away</i>
<i>Woodford House, Thurston Street</i>	<i>39m away</i>
<i>Chelsea Creek, Park Street</i>	<i>130m away</i>
<i>Fairview House</i>	<i>160m away</i>
<i>Countess House</i>	<i>160m away</i>
<i>Doulton House</i>	<i>170m away</i>
<i>Compass House</i>	<i>170m away*</i>
<i>Jaeger House</i>	<i>170m away</i>
<i>Meadows House</i>	<i>170m away</i>
<i>Dockside House</i>	<i>110m away</i>
<i>Counter House</i>	<i>160m away</i>
<i>Fairwater House</i>	<i>160m away</i>
<i>Dockside House</i>	<i>110m away</i>
<b><u>Further afield:-</u></b>	
<i>Higham House</i>	<i>1 mile away</i>
<i>Musard Road</i>	<i>1.6 miles away</i>

\*Taken from <https://www.zoopla.co.uk/for-sale/details/60188636/>

11.3 Notwithstanding the above, it is submitted that concerns of public noise nuisance and anti-social behaviour (specified or otherwise) from those residents who reside within the immediate vicinity and those who live beyond it are not made out. This is supported by the fact that the Metropolitan Police have not raised any representations with respect to this application.

11.4 With regards noise nuisance caused by golf balls hitting the ceiling of the premises, the licence application states, as an operating condition under the prevention of public nuisance, that “*no noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance*”. The Applicant has already interacted with two residents of Lockside House, including Ms. Vanessa Lidgett (see 10.1.9 above), who resides immediately above the premises. It was understood that the noise heard was not the golf ball hitting the screen but its vibration. Planned works to address vibration issues are to install sound dampeners behind the golf simulator screens into which the balls are hit. If further works are necessary, the Applicant will install additional soundproofing followed by a false ceiling with additional sound insulation, if required. It is noted that Ms. Lidgett is otherwise agreeable to the premises licence being granted.

11.5 The soundproofing is already considered sufficient to residents immediately above the premises in terms of blocking noise emanating from members and their guests and other sounds inside the premises. Indeed, no objections have been raised in this respect.

11.6 With regards the risk of nuisance from drinkers entering and leaving later in the evening, there are fifteen measures already included in the M(d) of the Operating Schedule of the Premises Licence Application in the prevention of Public Nuisance in the immediate vicinity of the premises:-

-the licensee will not carry out live music performances and there will be no playing of recorded audio outside the hours of 08:00-23:00 every day. No application has been made to provide regulated entertainment.

-A soundtrack of quiet nature noises will be played within the golf bays between 08:00-23:00. This will be at ambient level to allow interaction between members and guests. There will be some audio playback from the television(s) installed in the reception/bar area.

-Speakers for the playing of recorded audio shall not be located outside the premises or in proximity to the main entrance.

-the licensee shall conduct regular risk assessments on noise levels outside the premises to ensure that noise from music and speech arising from the premises shall not be audible outside the premises or inside habitable rooms of noise sensitive, residential properties in the vicinity.

-All windows and external doors shall be kept closed after 22:00 hours, except for the immediate access and egress of persons.

-Patrons permitted to temporarily leave and then re-enter the premises, e.g., to smoke, shall be limited to 5 persons at any one time.

-The number of customers smoking in front of the premises will be limited to 5, and customers will not be allowed to block the public footpath. Staff shall implement a dispersal policy outside the premises within the area falling under the direct control of the licensee to reduce risks of public nuisance.

-Notices will be prominently displayed at the exit to the premises requesting that customers respect the needs of local residents and businesses in the vicinity, and to leave the area quietly.

-The licensee will have a policy or procedure in place which deals with excessive or unreasonable noise nuisance emanating from customers visiting the premises, and how this would be managed if customers are not prepared to abide by the signage around the premises requesting that customers leave the site quietly.

-No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

-The disposal of waste into external receptacles shall not take place between the hours of 23:00 and 08:00. No waste collection or stock deliveries will take place between the hours of 23:00 and 08:00.

-The licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards disposal of waste produced from the business premises. The procedure for handling and preparing the disposal of waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.

-The licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.

-Adequate waste receptacles, for use by patrons, will be provided in and immediately outside the premises. The licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.

-The licensee shall make available a contact telephone number to nearby residents and the Licensing Team, Environmental Protection Team or police to be used in the event of complaints arising.

11.7 In addition, the Applicant has in place a Dispersal Policy to supplement its duty of care to local residents.

11.8 Environmental Health and the Police have not raised any objection and it can be assumed that, if they considered the site to be at risk of public nuisance from noise, they would clearly have done so.

11.9 With regards waste management and disposal at the premises, Ms. Anna Tonino (see 10.1.8 above), considered that the granting of a premises licence may exacerbate rat infestation concerns. The Applicant does not have a rat infestation in its premises and is unaware of how this situation may have arisen elsewhere in the block. Residents have a refuse area in the basement with dedicated chutes leading thereto for clean and efficient waste disposal. A bottle bank has already been installed which the Applicant already makes use of.

11.10 The Applicant would like to add that five comprehensive measures in the prevention of public nuisance from waste have been included in the Operating Schedule (11-15 of M(d))(refer to 11.8 above) which satisfy Hammersmith & Fulham Community Safety and Enforcement Service in that they have raised no objections.

11.11 With regards anti-social behaviour, some local residents have complained that the granting of the Premises Licence may cause drunken and disorderly conduct, street urination and violence, particularly on match days. As per para. 11.2 above, the Applicant is only responsible for the '*immediate area surrounding the premises*', and not beyond.

11.12 The Applicant has included in its Operating Schedule comprehensive measures in the prevention of crime and disorder (M(b)1-10) and these include CCTV, Service of Alcohol Conditions, including a prohibition on vertical drinking, a strict Anti-Social Behaviour policy, an Incident Report Register, Staff Training and Proper Alcohol Signage. In addition, members must agree to the terms of the Applicant's Membership policy which sets out further terms.

11.13 There is a concern amongst local residents that anti-social behaviour in the immediate vicinity of the premises will be exacerbated on match days. This is not agreed for the following reasons:-

-A standard (non-estate resident) member has to subscribe to a paid, monthly package before having access to the bar. The monthly package starts at £80.00, the cost of which is likely to be a significant detractor for football fans wishing to have a drink before or after a game. They will prefer nearby public bars, such as Queen Elizabeth – 58 Bagley's Lane London SW6 2BH (Premises Licence 2011/00783/LAPR), which is 130m distant or Double Tree By Hilton Hotel London - Imperial Road, London SW6 2GA (Premises Licence 2021/01101/LAPR), which is 240 distant.

-The golf club's bar/reception area will not be open to non-members without guest invites. Bringing a guest to the club requires subscription. Spontaneous drinking after football matches by large groups of fans will not be possible. Guests must be signed in and show ID. Guests and their members and, therefore, monitored, with any problem members or guests excluded following upheld complaints.

The membership policy details behaviour standards which state that drunken or abusive behaviour is not acceptable. Members would not be able to invite drunken, badly behaved guests without risking their (expensive/estate resident) membership, which they are unlikely to do. This is, hence, a low-risk venue relative to any public house or bar.



## **12 CONCLUSIONS**

12.1 In light of the above, it is respectfully submitted that the Applicant's Premises Licence application already satisfies **all** responsible authorities but particularly the Metropolitan Police. No objections have been raised whatsoever to this application by the authorities.

12.2 The Applicant is keen to work with the local residents and has adopted all responsible and adequate measures in order to ensure that the licensing objectives are met. The Applicant hence respectfully requests that the application be approved as submitted.

**Corinne Tuplin**  
**Pro-Leagle**  
**Solicitor acting for the Applicant**  
**Date: 5 April 2022**

**Application for a premises licence to be granted under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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


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

**I/We Caddi Group Limited (company number 13142645)**

*(Insert name(s) of applicant)*

**apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 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**

**Part 1 – Premises details**

Postal address of premises or, if none, ordnance survey map reference or description			
<b>Chelsea Golf Club, 29 Imperial Road</b>			
<b>Post town</b>	<b>London</b>	<b>Postcode</b>	<b>SW6 2FR</b>
Telephone number at premises (if any)			
Non-domestic rateable value of premises	<b>N/A – new development. No non-domestic rateable value yet assigned.</b>		

**Part 2 - Applicant details**

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- a) an individual or individuals \*  please complete section (A)
- b) a person other than an individual \*
  - i as a limited company/limited liability partnership  please complete section (B)
  - ii as a partnership (other than limited liability)  please complete section (B)
  - iii as an unincorporated association or  please complete section (B)
  - iv other (for example a statutory corporation)  please complete section (B)
- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)

- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

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

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

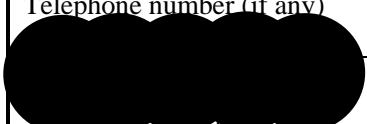
Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>		I am 18 years old or over		Please tick yes	
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

**SECOND INDIVIDUAL APPLICANT** (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>		I am 18 years old or over		Please tick yes	
<b>Nationality</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(B) OTHER APPLICANTS**

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

Name <b>Caddi Group Limited (company number 13142645)</b>
Address <b>31 Baltimore House Juniper Drive, London, SW18 1TS</b>
Registered number (where applicable) <b>13142645</b>
Description of applicant (for example, partnership, company, unincorporated association etc.) <b>Private Limited Company</b>
Telephone number (if any) 

### Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
2	2	03
2	0	22

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Chelsea Golf Club, 29 Imperial Road, London, SW6 2FR, comprises 2,225 sq. ft (206.74 sq. m) of commercial space. The unit is located on the ground floor of Block L of the Chelsea Creek development, on the corner of Imperial Road and Thurstan Street. The premises run from east to west from Thurstan Street along the north side of Imperial Road. The premises are located in a mixed-use area with residential accommodation, including flat balconies, located directly above the premises. The premises are not situated within a Conservation Area.

Chelsea Golf Club, is a members golf club - offering access to four top-of-the-range indoor golf simulators. The club will provide local residents with a facility to practice and learn the game, without the need for commuting out of the borough to traditional, open-air golf courses. The facility will aim to be fully inclusive so that the management team can share their passion for the game of golf with as wide a range of borough residents as possible. Sale of alcohol will be ancillary to the main leisure activities. Alcohol will be sold to members and their guests only, for consumption on the premises only. Members are required to sign a code of conduct which includes expectations as to their behaviour, including rules regulating consumption of alcohol on site by themselves and their guests.

The main entrance to the premises, also acting as a customer fire-exit, is located to the right of the premises frontage as viewed from Imperial Road. This leads directly onto the main reception, retail and bar area of the premises where alcohol will be consumed (floor area of approximately 78 sq. m). Table seating is located to the right of the reception area, as viewed from the main entrance, with the bar being located to the rear-left. Seating for a total of 20 members/guests is anticipated. An opening behind the bar to the rear-left leads onto an office and store area, where alcohol will be stocked.

An access corridor to the front-left of the reception area provides access to the four golf simulators which are separated by curtain partitions. A further fire door is located to the middle-left of this corridor as viewed from the reception area. Couch seating is provided towards the front of the simulator areas. Consumption of alcohol will only be permitted in the simulator booths in these designated seating areas - as indicated on the premises plan.

Two customer toilets (one with disabled access) are located at the far end of the access corridor, furthest from the reception area.

The premises are equipped with CCTV cameras and fire safety equipment as indicated on the premises plan.

The nearest noise-sensitive residential properties to the premises are the flats located directly above the premises.

Other licensed premises in proximity to the Chelsea Golf Club, 29 Imperial Road include:

- Queen Elizabeth 58 Bagley's Lane London SW6 2BH (premises licence number 2011/00783/LAPR) - 130m distant.
- DoubleTree By Hilton Hotel London, Imperial Road London SW6 2GA (premises licence number 2021/01101/LAPR) - 240m distant.

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

N/A

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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

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

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

**A**

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon				<b><u>Please give further details here</u></b> (please read guidance note 4)	Both
Tue					
Wed			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sun					
			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)		
			<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		



**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Tue			
Wed			
Thur			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon				<b><u>Please give further details here</u></b> (please read guidance note 4)	Both
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

# E

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)		Indoors	
					Outdoors	
					Both	
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)			
Mon						
Tue						
Wed						
Thur						
Fri						
Sat						
			<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)			
			<b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)			
Sun						

**F**

<b>Recorded music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue			<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)		
Wed					
Thur			<b><u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri					
Sat					
Sun					

# G

Performances of dance Standard days and timings (please read guidance note 7)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon				<b><u>Please give further details here</u></b> (please read guidance note 4)	
Tue					
Wed			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

# H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun					



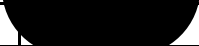
**I**

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)		Indoors	
					Outdoors	
Day	Start	Finish			Both	
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)			
Tue						
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)			
Thur						
Fri			<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)			
Sat						
Sun						

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8) <input type="checkbox"/>	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Both	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon	11:00	23:00	No seasonal variations.		
Tue	11:00	23:00			
Wed	11:00	23:00			
Thur	11:00	23:00			
Fri	11:00	23:00			
Sat	11:00	23:00			
Sun	11:00	23:00			
			<b>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
			No non-standard timings.		

**State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):**

<b>Name:</b> Mr. Aaron Garnet Lloyd-Goodwin


<b>Postcode</b> 
<b>Personal licence number (if known)</b> Application ongoing.
<b>Issuing licensing authority (if known)</b> Regulatory Services Partnership (serving Merton, Richmond and Wandsworth Councils), Merton Civic Centre, Morden, SM4 5DX. Tel: 020 8871 6127. Email: licensing@merton.gov.uk.



**K**

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children** (please read guidance note 9).

N/A – no adult entertainment or services that may give rise to concern in respect of children.

**L**

<p><b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)</p>			<p><b>State any seasonal variations</b> (please read guidance note 5)</p> <p>No seasonal variations.</p>
Day	Start	Finish	<p><b>Non-standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 6)</p> <p>No non-standard timings.</p>
Mon	07:00	00:00	
Tue	07:00	00:00	
Wed	07:00	00:00	
Thur	07:00	00:00	
Fri	07:00	00:00	
Sat	07:00	00:00	
Sun	07:00	00:00	

## M

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

### **a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)**

1. Licensing Policy: The applicant has considered the London Borough of Hammersmith & Fulham Statement of Licensing Policy - Issued July 2017.
2. Legal advice: the applicant has sought legal advice in relation to this application for a New Premises Licence and relevant acts of legislation have been considered. These include, but are not limited to: The Licensing Act 2003 and Regulations (as amended), Anti-Social Behaviour Act 2003, Clean Neighbourhoods and Environment Act 2005, Violent Crime Reduction Act 2006, Police Reform and Social Responsibility Act 2011, The Legislative Reform (Entertainment Licensing) Order 2014, The Deregulation Act 2015, The Immigration Act 2016, The Policing and Crime Act 2017 and the Licensing Act 2003 (Miscellaneous Amendments) Regulations 2017.
3. General: The applicant Caddi Group Limited (company number 13142645) runs a members golf club - offering access to four indoor golf simulators. Sale of alcohol and snacks will be ancillary to the main leisure activities. Alcohol will only be sold to members and their guests, for consumption on the premises only, between the hours of 11:00 and 23:00. There will be no service of food outside of the hours of 08:00 to 23:00.
4. Given the mixed-use nature of the general area the licensee will put in place the following key measures to assist the licensing objectives:
  - a) Members will be required to sign a code of conduct which includes expectations as to their behaviour, including rules regulating consumption of alcohol on site by themselves and their guests.
  - b) There will be no sales of alcohol for consumption off the premises, nor will customers be allowed to leave the premises with part-finished and/or open containers of alcohol.
  - c) Vertical drinking will be prohibited. Alcohol orders will be placed by members and their guests at the bar, but alcohol may only be consumed by them whilst seated in the reception/bar area, or in the designated areas of the golf simulator booths indicated on the premises plan.
  - d) To provide for orderly closure of the premises, alcohol sales will cease at 23:00 hours, one hour before closure of the premises at 00:00 hours.
  - e) The "Challenge 25" policy developed by the Retail of Alcohol Standards Group will be implemented.
5. Mandatory Conditions: The Applicant is aware of and shall comply with all mandatory conditions attached to the premises licence.
6. Supervisor's Register: A Supervisor's Register will be maintained at the licensed premises, showing the names, addresses and up-to-date contact details for the Designated Premises Supervisor and all personal licence holders. The register will state the name of the person who is in overall charge of the premises at each time that licensed activities are carried out. This information will be retained for a period of twelve months and produced for inspection on request to an authorised officer.
7. Fire Safety: A Fire and Emergency Planning Risk Assessment will be carried out.
8. Display of Licence: the premises licence will be permanently displayed on, or directly adjacent to, the main entrance of the premises.

9. Premises Plan: any detail shown on the plan that is not required by the licensing plans regulations is indicative and subject to change at any time. Premises Plan: any detail shown on the plan that is not required by the licensing plans regulations is indicative and subject to change at any time.

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

1. CCTV
  - a) A Closed-Circuit Television (CCTV) camera system will be installed and maintained in working order as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All entry and exit points and alcohol storage and sales areas will be covered.
  - b) The locations of CCTV cameras are identified on the site plan of the premises. No changes to the locations of the cameras will be made without prior consultation with the Metropolitan Police and the Licensing Authority.
  - c) The CCTV will be in operation when the premises is open to the public. CCTV recordings shall be of a satisfactory quality enabling the identification of persons and activities, and other fine details such as vehicle registration number plates. CCTV recordings shall be retained for a minimum period of 31 days with date and time stamping.
  - d) The CCTV system will be capable of securing relevant pictures for review at a later date, and/or export via removable media. Records will be made immediately available on request by the Police or an authorised council officer. Exported files shall be re-playable immediately without requirement for re-indexing of files or verification checks.
  - e) The CCTV footage will be controlled and kept in a secure environment to prevent tampering or unauthorised viewing. A record will be kept of who has accessed the system, the reason why and when.
  - f) A designated member/members of staff at the premises will be authorised to access the CCTV footage and be conversant with operating the CCTV system. At the request of an authorised officer of the Licensing Authority or a Responsible Authority (under the Licensing Act 2003) any CCTV footage, as requested, will be downloaded immediately or secured to prevent any overwriting. The CCTV footage material will be supplied, on request, to an authorised officer of the Licensing Authority or a Responsible Authority.
  - g) The CCTV system will be adequately maintained. If the CCTV becomes inoperative, the Police and Local Authority will be informed as soon as practically possible and immediate steps will be taken to put the equipment back into action.
2. Proof of Age Policy: A proof of age policy to the satisfaction of the Metropolitan Police/Licensing Authority will be in place. This will follow the guidelines set out in the "Challenge 25" policy developed by the Retail of Alcohol Standards Group.
3. Drinking-up time: Service of all alcohol will cease at 23:00 hours, one hour before the closing of the premises at 00:00 hours.
4. Service of alcohol and vertical drinking:
  - a) Vertical drinking will be prohibited.
  - b) Alcohol orders will be placed by members and their guests at the bar, but alcohol may only be consumed by them whilst seated in the reception/bar area, or in the designated areas of the golf simulator booths indicated on the premises plan.
  - c) There will be no sales of alcohol for consumption off the premises, nor will customers be allowed to leave the premises with part-finished and/or open containers of alcohol.

5. Anti-social behaviour on the premises:
  - a) Members will be required to sign a code of conduct which includes expectations as to their behaviour, including rules regulating consumption of alcohol on site by themselves and their guests.
  - b) A policy will be in force for the management of large groups, i.e., hen and stag parties. The group will be required to nominate a responsible person to liaise with staff.
  - c) Staff will be trained in dealing with drunken or disruptive behaviour and the procedures for dealing with any such behaviour by patrons.
  - d) Antisocial behaviour of any kind, including strong, loud and offensive language, shall not be tolerated. Any customers suspected of, or engaging in, the same shall be asked to leave, will be escorted to the exit and observed leaving the vicinity of the premises.
  - e) Anyone visibly under the influence of alcohol or drugs will be refused entry or shall be asked to leave, escorted to the exit and observed leaving the vicinity of the premises.
  - f) Staff shall implement a dispersal policy outside the premises within the Applicant's direct control to reduce risks of public nuisance.
  
6. Incident Report Register: The Premises Licence Holder/Designated Premises Supervisor will ensure that an Incident Report Register is maintained on the premises to record incidents such as anti-social behaviour, under-age sales refusals and ejections from the premises. The Incident Report Register will contain consecutively numbered pages, the date time and location of the incident, details of the nature of the incident, the names and personal licence numbers (if any) of any other staff involved or to whom the incident was reported, the names and numbers of any police officers attending, the police incident and/or crime number, names and addresses of any witnesses and confirmation of whether there is CCTV footage of the incident.
  
7. Staff Training:
  - a) New staff shall receive induction training at the commencement of employment. Staff shall receive regular re-training a minimum of four times a year. Staff training records shall be maintained for inspection by the Metropolitan Police and Local Authority Enforcement Officers.
  - b) Staff training will include underage alcohol sales training, procedures for dealing with disruptive behaviour and mandatory drug awareness training.
  
8. Alcohol Designated Public Places Orders: Notices indicating the existence and effect of an Alcohol Designated Public Places Order will be prominently displayed at the exits to the premises.
  
9. Adult Entertainment: No adult entertainment of any kind will be provided.
  
10. Maintenance of smoke-free environments: The premises shall comply with all non-smoking legislation.

**c) Public safety**

1. Fire safety:
  - a) Smoke detectors and fire extinguishers shall be installed and inspected at appropriate intervals to ensure that they are in good working order.
  - b) Access routes to fire escapes will be kept unobstructed.
  - c) Exits will be easily identifiable and will be kept unobstructed and free of trip hazards with non-slippery, even surfaces.
  - d) Any/all emergency doors shall be maintained effectively, self-closing and not held open other than by an approved device.

2. Electrical Installations:
  - a) Electrical installations, including any temporary electrical wiring and distributions, will be inspected on a periodic basis (at least every 3 years or at a frequency specified in writing) by a suitably qualified and competent person.
  - b) Inspection records/certificates will be kept and made available at the request of an authorised officer.
3. The following systems (where relevant) will be maintained and inspected by a suitably qualified professional persons in accordance with any British Standard and at intervals recommended in National Guidance and the records of such inspection available for inspection by authorised Officers on request:
  - a) Portable Fire Fighting Equipment
  - b) Portable Electrical Installation
  - c) Fire Warning/Fire Detection System
  - d) Gas Boiler/Calorific or Appliance
  - e) Building Electrical Installation
4. First Aid:
  - a) Adequate and appropriate supply of first aid equipment and materials will be available on the premises.
  - b) There shall be at least an adequate number of trained first aiders on duty when the public are present. The first aiders will be trained to deal with drug and alcohol related problems.

**d) The prevention of public nuisance**

1. Chelsea Golf Club will be an alcohol on-licensed premises with a capacity of less than 500 customers. The licensee will not carry out live music performances at the premises of any kind. There will be no playing of recorded audio outside of the hours of 08:00 to 23:00 on any day of the week. The playing of recorded, background audio at the premises will not, therefore, constitute provision of regulated entertainment.
2. A background sound-track of quiet nature noises will be played within the golf booths between 08:00 and 23:00 hours. This will be played at an ambient level that readily permits conversation between members and their guests. There will additionally be some audio playback from the television(s) installed in the reception/bar area.
3. Speakers for the playing of any recorded audio shall not be located outside the premises or in proximity to the main entrance.
4. The licensee shall conduct regular risk assessments on noise levels outside the premises to ensure that noise from music and speech arising from the premises shall not be audible outside the premises or inside habitable rooms of noise sensitive, residential properties in the vicinity.
5. All windows and external doors shall be kept closed after 22:00 hours, except for the immediate access and egress of persons.
6. Patrons permitted to temporarily leave and then re-enter the premises, e.g., to smoke, shall be limited to 5 persons at any one time.
7. The numbers of customers smoking in front of the premises will be limited to 5, and customers will not be allowed to block the public footpath. Staff shall implement a dispersal policy outside the premises within the area falling under the direct control of the licensee to reduce risks of public nuisance.

8. Notices will be prominently displayed at the exit to the premises requesting that customers respect the needs of local residents and businesses in the vicinity, and to leave the area quietly.
9. The licensee will have a policy or procedure in place which deals with excessive or unreasonable noise nuisance emanating from customers visiting the premises, and how this would be managed if customers are not prepared to abide by the signage around the premises requesting that customers leave the site quietly.
10. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
11. The disposal of waste into external receptacles shall not take place between the hours of 23:00 and 08:00. No waste collection or stock deliveries will take place between the hours of 23:00 and 08:00.
12. The licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.
13. The licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.
14. Adequate waste receptacles, for use by patrons, will be provided in and immediately outside the premises. The licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.
15. The licensee shall make available a contact telephone number to nearby residents and the Licensing Team, Environmental Protection Team or police to be used in the event of complaints arising.

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

1. All customers attempting to purchase alcohol who appear to be under the age of 25 shall be required to produce a valid form of identification in line with the guidelines set out in the "Challenge 25" policy developed by the Retail of Alcohol Standards Group. Acceptable forms of identification will be those bearing the customers photograph, date of birth and either a holographic mark, or an ultraviolet feature. Examples of accepted forms of identification include a passport, photo card driving licence, Proof of Age Standards Scheme card bearing the PASS hologram or a military identification card.
2. Suitable signage shall be displayed around the premises advising customers and staff of the "Challenge 25" policy.
3. All staff shall receive training and regular refresher training regarding the Licensing Act 2003 and the "Challenge 25" identification policy.

4. The date, time and circumstances under which any attempted purchase by a young customer has been refused will be recorded in the Incident Register. This will be made available for inspection by any police officer, community support officer or authorised person upon demand.

**Checklist:**

**Please tick to indicate agreement**


- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable [*application to be forwarded to the responsible authorities by the Licensing Authority following submission of application by email*]
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

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

**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.**

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>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, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
Signature	 <b>Mr. Aaron Lloyd-Goodwin</b>
Date	<b>16/02/2022</b>
Capacity	<b>Director of applicant company: Caddi Group Limited (company number 13142645)</b>

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
<b>Mr. Aaron Lloyd-Goodwin</b>			
<b>31 Baltimore House, Juniper Drive</b>			
Post town	<b>London</b>	Postcode	<b>SW18 1TS</b>
Telephone number (if any)	<b>0044 7542 891163</b>		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) <b>callum@chelseagolf.club</b>			



## Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for ‘not-for-profit’ film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and

(b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
  - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
  4. For example the 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.
  5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
  6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
  7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
  8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
  9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
  10. Please list here steps you will take to promote all four licensing objectives together.
  11. The application form must be signed.
  12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
  13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
  14. This is the address which we shall use to correspond with you about this application.

**15. 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.
- 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.

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.

**CHELSEA GOLF CLUB MEMBERSHIP POLICY**

**29 Imperial Rd, London SW6 2FR**

In consideration of the opportunity to use Chelsea Golf Club (Company) building, sports/golf simulator and related equipment and components, I hereby agree to the following Waiver and Release of Liability (Agreement):

1. Waiver and Release of Liability: My participation use of the building, sports/golf simulator and related equipment is voluntary and subjects me to the possibility of physical injury (which could be minimal, serious, and/or result in death) and loss of or damage to my property (collectively, Risks). It is also reasonably foreseeable that my careless or reckless use of the building, golf simulator and related equipment will result in damage thereto. Accordingly, I agree to the following:

a. I hereby release and hold harmless Company, its officers, directors, employees, agents, volunteers, and contractors (collectively, Releasees) from any claim, demand, loss, liability, damages, and attorney fees and costs whatsoever arising from, related to, or resulting from these Risks (Claims), including those caused by the negligent acts or omissions of any or all of the Releasees.

b. I recognize the physical exertion involved in the use of the building, sports/golf simulator and related equipment, and attest and certify that I am physically fit to participate safely, and I have not been advised otherwise by a health care professional.

c. As between each of the Releasees and me, I will be solely responsible for any and all medical and related bills that I may incur because of any injury, as well as costs related to loss or damage to my property, that I may sustain as a result of my participation in the activity.

d. I will be personally liable for any and all damage to the building, simulator and related equipment caused by my careless, reckless or intentional actions.

e. This Agreement shall be binding on my estate, heirs, executors, administrators, successors, and assigns, as well as any other party asserting a Claim on my behalf or on behalf of my estate.

2. General Provisions:

a. I hereby expressly agree that (1) this Agreement shall be governed and construed according to the laws of England and Wales without regard to its conflict of laws provisions and (2) any action or proceeding concerning any Claim or the meaning or effect of any provision of the Agreement shall be conducted only in the courts of England and Wales.

b. This Agreement contains the entire understanding between and among the parties concerning these matters. No waiver, modification, or amendment of any of the terms of this Agreement shall be effective unless made in writing and signed by the party to be charged.

c. I hereby expressly agree that if any portion of this Agreement is held invalid, the balance of the Agreement shall nonetheless continue in full legal force and effect.

**1. INTRODUCTION AND DEFINITIONS:** In these Rules "the Company" means Caddi Group Limited (and all of its subsidiary companies trading as Chelsea Golf Club) which provides the Club and its facilities for the benefit of the Members; "the Club" means "Chelsea Golf Club"; "Member" means a Club Member; "Rules" mean the terms and conditions of membership set out below. It is a condition of membership that Members agree to pay the fees referred to in Rule (2.) and agree to be bound by these Rules. These Rules may be revoked, altered or added to from time to time by the Company, without prior notification to Members. The Company has created these Rules for the mutual enjoyment of the Members and their guests. The enforcement of these Rules is for the good of all Members. No Member or guest will be judged on the basis of their race, gender, marital/civil partnership status, age, disability, religion or belief, colour, national origin or sexual orientation.

**2. MEMBERSHIP AND FEE:** Members must be at least 18 years of age. Members shall pay when applicable a non-refundable joining fee at the time of joining at the rate specified. Membership payments are payable monthly in advance. Monthly subscription runs from the 1st of each month. Payment of monthly membership can only be made by Direct Debit from a UK bank account. Monthly instalments and additional monthly charges are debited between the 3rd – 6th (or next working day) of each calendar month depending on the Club. Members must keep the Club informed of their up-to-date contact details. All communications shall be presumed to have been received within 5 days of the postmarked date, or 'sent' date if via electronic mail ("email"). All membership fees are reviewed annually usually on the 1st January, members will be notified of any changes by email giving 1 full calendar months' notice. The Company reserves the right to refuse a membership application from any applicant for any reason. Membership is non-transferable and non-refundable, unless there is written agreement to the contrary. 'Partner' membership, where applicable, shall be available to partners residing at the same address. Reasonable evidence of joint residence may be required. If any monthly fees or charges incurred are not paid when they fall due, the Company reserves the right to temporarily refuse the member access to the Club until such time as full payment has been made. If any monthly fees or charges incurred are not paid within 30 days after they are due, the Club shall have the right to demand payment in full. If such amounts are not paid within 15 days after such demand, membership shall be terminated and the Club may pursue any rights it may have to recover the unpaid amount. The Club reserves the right to refer any missed payments to a debt collection agency and will charge you a fee, in respect of failed subscription payments and/or collection letters sent to you in respect of unpaid amounts. Upon termination of membership, no refund of any admin fee, monthly fees or other fees shall be issued. To re-join the Club after a termination of membership, any unpaid subscriptions must be cleared, a new membership agreement completed, non-refundable joining fee paid and the prevailing admin fee may be charged. Should you wish to transfer your membership to a different Club, a transfer fee is payable and your monthly fee will be amended to reflect your new Club's rate (please see paragraph 15 if joined prior to March 2022). If you transfer Clubs within the first 3 months of your membership, you will be required to pay the difference between the joining fee paid when joining your original Club and the prevailing joining free at the Club you are transferring to (no refunds payable if this is less than originally paid).



**3. GUEST ENTRY:** Members may bring guests to the Club on payment of the prevailing guest fee or through use of a valid guest credit or use of applicable member benefit (please note; guest credits expire 12 months after issue or on termination of membership). All guests must be accompanied by an existing member at all times. All guests are required to register at the Concierge desk, showing valid ID – 1 guest visit constitutes 1 guest entry to the Club. A guest may use the Club a maximum of 6 times in a consecutive 12 month period. After 6 such visits as a guest, they must become a Member in order to continue using the Club. Members may bring a maximum of 11 guests per visit, unless arrangements have been made in advance. All guests must be a minimum of 18 years of age. Members are responsible for ensuring that their guests are aware of, and adhere to, the Club Rules. The Company reserves the right to refuse admission to any guest without explanation.

**4. USE OF FACILITIES AND SERVICES:** Club opening hours are fixed by the Company and are subject to change without prior notice. Weekend membership (where offered) admission; Friday from 2pm until Sunday closing, plus Bank Holidays. The Company may at any time close the Club's premises or any part thereof, without notice, in order to; execute repairs, alterations, accommodate external events, re-decorations or otherwise, to facilitate Club programmes or on certain holidays. Only members of staff or a nominated 3rd party (the "Golf Professional") may provide professional golf coaching services within the Club ("Lessons"). Members are requested to arrive at the Club for Lessons or social bookings 5 minutes before the official start time. The Golf Professional may refuse entry if a Member arrives later than the start time, or may ask any Member to leave a Lesson if they feel theirs, or another's, safety or enjoyment is in jeopardy. The Company reserves the right to refuse entry to the Club's premises at its absolute discretion. It is the Member's or guest's responsibility to ensure that they are capable of undergoing any activity within the Club. All activities and treatments are pursued at the Member's own risk. Whilst every effort has been made to ensure the accuracy of the Lessons booking schedule, the management reserves the right to cancel or re-schedule lessons after booking and at short notice. The Lesson schedule may be amended during public holidays. Use of the Club's Academy and Clubhouse bays and other Club facilities is at the Member's or guest's own risk and under their own medical advice. Proper attire, as determined by the Company, must be worn in the Club. Members are requested to wear at all times appropriate clean footwear in the Club. Appropriate attire must be worn in the Clubhouse and Academy area. Footwear must be worn at all times. Pets are not allowed in the Club without the Company's prior approval. Smoking is not permitted anywhere in the Club. Only food and drink purchased from the Club should be consumed within the Club. No alcoholic beverages or drugs of any kind may be brought into the Club. Violation of this rule will result in immediate expulsion from the Club and may result in termination of membership. Members or guests shall not use the Club's facilities whilst heavily influenced by alcohol or under the influence of drugs. In the event they do so, this is entirely at their own risk. Mobile phones are allowed in the Clubs however Members cannot take photos or videos of other members in the Club and are asked to be considerate of other members when using a mobile phone. Be considerate of others; loud or abusive language will not be tolerated. Club property, including golf clubs, balls, tees etc., is provided by the Club as a courtesy to its Members during Club usage only. Removal of Club property from the premises may result in the termination of membership privileges and legal action. Member appointments for Lessons or social bookings that have been booked require 24 hours' notice when cancelling. If a Member fails to attend a lesson or social booking without providing such notice, the Club reserves the right to charge the full cost of the appointment. Members are required to leave bays clean and tidy. As a courtesy to other Members and for health and safety reasons, equipment needs to be replaced in the storage areas/golf bags provided. Any unused Lesson or Club credit, cannot be refunded. CCTV Closed circuit cameras operate throughout the Club (except in the changing areas) (see our Privacy Notice for more information). Any unlawful activity within the Club may be reviewed for possible legal action.

**5. LIABILITY:** Neither the Club nor the Company will accept liability for any damage or loss to a Member's or guest's personal property brought into the Club's premises. All activities and treatments are taken at the Member's or guest's own risk. Neither the Club, the Company nor their servants and agents shall be liable for personal injury sustained by Members or their guests whilst on the Club's premises, except in so far as it can be proven that this relates to the wilful act, neglect or default of the Company or the Club or any servants or agents. Members or guests who suffer an accident or injury on the Club premises must report the accident or injury and the circumstances in which it occurred to the Club's management immediately following the accident or injury.

**6. MEMBER'S HEALTH AND SAFETY WARRANTY:** Members and guests must warrant and represent that they are in good physical condition and capable of engaging in exercise and notify a member of the Club management immediately in order that Member/guest notes and their Lesson programme can be updated or medical clearance obtained. If through injury or other reason, such as pregnancy, this is not the case, they must consult a doctor before engaging in exercise and that he/she knows of no medical or other reason why he/she is not able to engage in active or passive exercise and that such exercise would not be detrimental to his/her health, safety, comfort or physical condition. The Member shall not use any Club facilities whilst suffering from any infectious or contagious illness, disease or other ailment or whilst suffering from a physical ailment such as open cuts, abrasions, open sores or minor infections where there is a risk that such use may be detrimental to the health, safety, comfort or physical condition of other Members. We recommend that before using the Club you familiarise yourself with the fire exits and emergency routes in case of evacuation. Please note that employees are NOT required to "seek & search" the building. Therefore, it is the responsibility of each individual to follow the relevant instructions. Please note lifts will not be operational during an emergency evacuation.

**7. DATA PROTECTION:** Your data privacy and security are important to us. Please refer to our Privacy Notice which explains how we collect, store and handle your personal data.

**8. CANCELLATION OF MEMBERSHIP:** Membership cancellations must be received by the 1st of the last month of membership. For example, to cancel a membership expiring on 31st May, a cancellation form must be received on the 1st May, however if received on 2nd May both May and June will be due. Requests for cancellation must be made on a cancellation form available at concierge or can be emailed to you. You will receive an email confirmation within 2 working days – until you receive this email the cancellation will not be valid. Membership cannot be amended whilst in the notice period. Verbal instructions to amend or cancel a membership cannot be accepted, all requests must be in writing. Memberships can only be cancelled if subscription collection is active. Monthly fees and/or prepaid fees are not refundable. Ex-members wishing to re-join the Club will be asked to pay a joining fee plus any unpaid balance from the previous membership. Please do not send a cancellation form by post. Members wishing to transfer to a Club that is currently in pre-sale can only do so once the Club is open. They cannot join during pre-sale whilst already a member. The Company shall have the right to suspend or withdraw Club privileges or membership from any Member who, in their opinion, has abused privileges or conducted himself or herself in a manner deemed detrimental to the Club staff or its Members. Such expulsion or suspension shall become effective immediately and no reimbursement will be issued to such Member of the pro-rated portion of their unused monthly fees. There will be no refund of the joining fee. The Club management or a designee shall have complete charge of the Club whilst on duty. Members may be suspended or expelled from the Club immediately if they display conduct which is, or is likely to be in the sole opinion of the Company, injurious to the character of the Club or the interests of the Members and staff, or if they commit a serious or repeated breach of these Rules, in particular where amounts owing to the Company are unpaid. An expelled Member forfeits all the privileges of the membership and all rights against the Company. An expelled

Member will not be entitled to any refund of their joining fee or subscription and must pay all amounts owed to the Company forthwith.

**9. FREEZING MEMBERSHIP:** Request for freezing shall be at the sole discretion of the Club. A minimum of 7 days' notice must be given to freeze your membership, freezes will not be accepted in retrospect. There is a £25 fee charged per frozen month. Payment will automatically be debited using your preferred monthly payment method instead of your regular subscription. Members on maternity leave can freeze their membership FOC for a maximum of 12 months. The minimum freeze period is 1 month, however you can unfreeze your membership at any time. Extension or amendments to your freeze must be made in writing via email or through the website, and will be valid from the date we receive the request. Freezes can only be processed when a resume date is given. Monthly subscription payments will recommence automatically at the end of a freeze period. Subscription billing runs from 1st of the month, your freeze period may not coincide with your billing. Your membership needs to be live if you wish to serve notice to cancel your membership.

**10. STANDARD COMPLAINTS PROCEDURE:** Members and guests are encouraged to make any comment or complaint via email or through the website. Please ensure that all contact details are detailed in order that a member of the team can contact you accordingly to discuss. Should a Member or guest wish to discuss any issue in person they can also request to speak to the Club management who can be contacted by Concierge. It is our aim that we respond within 48 hours of receiving a comment or complaint. All written and verbal complaints are discussed at the Club's management team meetings every week and tracked until resolved.

**11. GENERAL:** The Company may assign the benefit of the Membership Agreement to a third party at any time without notice to the Member. A person who is not party to the Membership Agreement has no rights under the Contracts (Rights of Third Parties) Act 1999 to rely upon or enforce any term of the Membership Agreement. The Company may communicate with the Members via email and/or by SMS as set out in our Privacy Notice. Members are required to leave the practice and social bays 20 minutes before closing times if they wish to take a shower (where available). Once a year our Clubs may have to close over a weekend for general maintenance.

**12. CLUB CREDIT:** Any credit added to a membership account can be redeemed at Chelsea Golf Club. It cannot be exchanged wholly or in part for cash. The Club reserve the right to amend/withdraw the validity of credit without prior notification. Credit is valid at the following places; Lessons, food and beverage, and apparel. Credit cannot be used against Lessons by Direct Debit subscriptions, however it can be used to purchase top up lessons and packs. Credit cannot be used against membership subscription. Credit is non-transferable. Member credit is valid for 1 year. Please mention credit at time of booking a service. Referral credit: when a referral promotion is running, you will receive Club credit for every new member who mentions your name at point of joining, however credit is not available in the following circumstances; in conjunction with any other offer, for ex-members re-joining the Club within 2 years of leaving, new joiners who were previously in communication with the Club, members joining together cannot refer each other, couples paying only one joining fee cannot refer each other. Memberships must be active for credit to be redeemed. Please note: Credit can take up to 2 weeks to be added to a members account once the new joiner's membership has become active. Any unused Lesson sessions or Club credit cannot be refunded once you leave the Club.

### **13. CLUB VISIT RULES:**

1. Practice, Lesson and social visits at our Clubs can be made through the Chelsea Golf Club Member Portal app. Please ensure you always bring your membership card to check in, as this will confirm your arrival for the booking;
2. Members are restricted in their use of the Club only by opening hours and their membership type;
3. Only one activity can be booked at the same chronological time, this includes Lessons/social visits;
4. If you change your mind, cancellation is available up until 24 hours before the start of the practice, Lesson or social visit. Late cancellation will be classified as a no-show;
5. If you fail to show for 3 bookings, your booking rights will be automatically suspended for the duration of 1 week.
6. This policy maximises the potential number of slots available to members.

### **14. LESSON BOOKINGS RULES**

1. Payment Terms: All Lessons with Chelsea Golf Club Golf Professionals must be paid for in advance.
2. Expiry Dates: Lesson packs must be used within a certain number of days from pack purchase; 10 Lesson packs expire within 12 months of purchase, 5 Lesson packs expire within 6 months of purchase, 5 Lesson beginner packs expire 2 months from purchase.
3. If you cancel a booked Lesson with less than 24 hours' notice, or fail to attend a session, you will be charged for the session.
4. We encourage you to arrive at your Lesson 5 minutes before the start to get set up.
5. If you're late for your Lesson, Lesson time will be reduced accordingly. If you're more than 20 minutes late for your Lesson, the Lesson may be cancelled and marked as redeemed.
6. If for any reason we need to cancel your Lesson with less than 24 hours' notice, or your Golf Professional is more than 10 minutes late for your session, you will receive a replacement Lesson free of charge.
7. If your allocated Golf Professional is; on holiday, absent, or leaves the business, the Club Manager will assist in allocating you an alternative suitable Golf Professional to take over your Lessons.
8. If you cancel your membership or your membership is terminated due to arrears, you will not be refunded for any unused Lessons.

**Customer Dispersal Policy**

**Chelsea Golf Club, 29 Imperial Rd, London SW6 2FR**

**London Borough of Hammersmith and Fulham Premises Licence Number XXX**

**Purpose**

This policy is designed to provide guidance for the management and employees and set out the terms for the dispersal of customers from the premises.

It is the stated intention of the premises to operate in a manner which causes the minimum impact from noise nuisance and anti-social behaviour from our customers to neighbours and other members of the public. To this end all relevant staff will be trained in this policy and other appropriate skills to achieve an orderly and safe dispersal from the premises.

All staff are compelled by their contract of employment to comply with and actively implement this dispersal policy; where their job role includes these responsibilities. It is the responsibility of the Designated Premises Supervisor to ensure that this policy is enforced at the premises and to regularly update the policy to meet the requirements of the business.

**External area in immediate proximity to the premises under the direct control of the premises licence holder**

The public entrances to the premises are the entrances on Imperial Road through which dispersal will occur.

Patrons smoking on the pavement outside licensed premises can cause nuisance to nearby residents even if they are not behaving in a rowdy manner, and can also block pedestrians. Nuisance can also be caused by patrons talking and laughing, particularly during periods of warmer weather when residents may have their windows open, and at quieter times of the evening when ambient noise levels have dropped.

With this in mind, the numbers of patrons smoking in front of the premises will be limited to no more than 5, and patrons will not be allowed to block the public footpath. Clearly legible notices will be prominently displayed detailing these conditions. Clearly legible notices will also be displayed requesting that patrons enter and leave the premises and vicinity in a quiet and orderly manner with respect for local residents.

The external area under control of the premises licence holder shall be supervised by the club manager to minimise disruption. Patrons who do not comply with the above measures will be politely warned that this may mean either no entry, or no re-entry, to the premises.

The club manager will politely request that any groups that congregate in the vicinity of the premises after closing time move on as quickly as possible.

Adequate waste receptacles, for use by patrons, will be provided in and immediately outside the premises. The pavement frontage area immediately in the vicinity of the premises will be swept at least twice a day and as and when required, to ensure that all litter emanating from the premises is collected and disposed of. Additionally, and at the same time, the licensee will also undertake routine inspections of the immediate surrounding area and ensure that any litter emanating from the premises is swept up and disposed of.

**Customer noise when leaving the Chelsea Golf Club**

On a nightly basis, all staff will evaluate the issue of patrons waiting for transport outside the premises, and will act to minimise any noise disturbance that neighbours may be subjected to. Safe travel at night also needs to be considered and groups of customers / friends will be encouraged to go home together and not leave others behind.

Signage will be displayed adjacent to the entrance in the interior of the club detailing local public transport links and taxi numbers. Patrons seeking transport information will be directed towards this signage or, where it is deemed appropriate, they will be provided with specific local information on how they can get home safely. This will extend to calling a taxi or personal contact of the patron on behalf of that patron.

All sales of alcohol will cease at 23:00 hours, as will the playing of any recorded audio. No live music will be played at the premises without a TENS licence in place. The club manager will implement a soft closure for the final 15 minutes before closure at 00:00 hours by gradually raising the lights and discretely informing patrons of the imminent closure of the premises. During the soft closure period, smoking outside the premises will be politely discouraged in order to prevent confusion between customers smoking and those leaving the premises.

As per the premises licence, alcohol will be strictly controlled and no patrons will be allowed to leave the premises carrying open or closed drinks containers, glasses or bottles. This will include patrons leaving the premises temporarily to smoke. Signage to this effect will be prominently displayed.

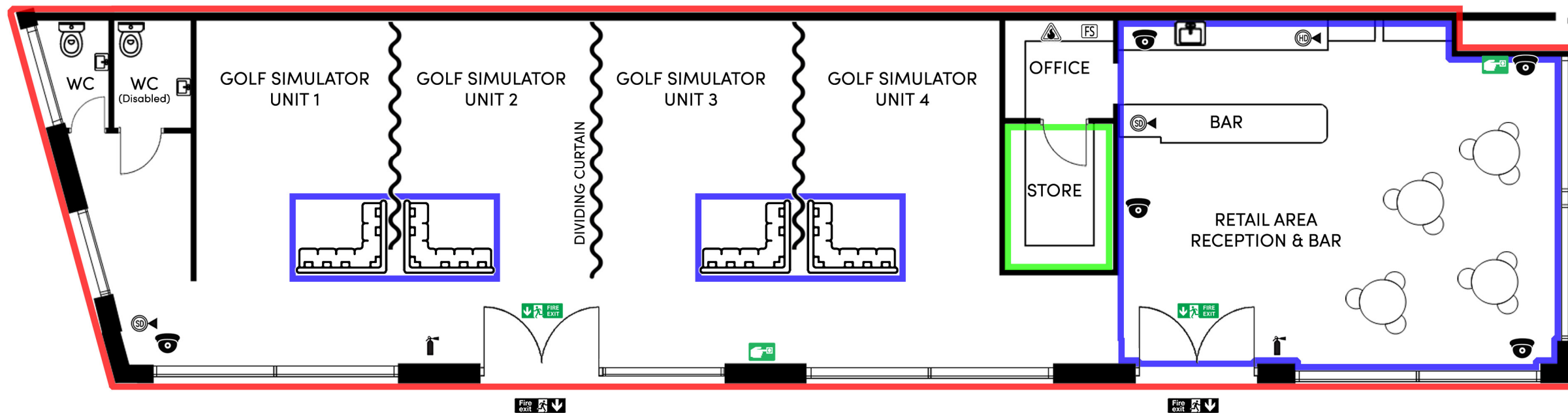
Patrons leaving at the end of the night will be thanked for their custom at the point of leaving and, if necessary, reminded of the requirement to respect local residents.

### **Complaints handling**

Any noise complaints from neighbours must be evaluated immediately by the duty manager or Designated Premises Supervisor and the neighbour's contact details requested. The nature of the complaint and neighbour's contact details must be passed on to a premises licence holder within 24 hours of the complaint occurring. Where possible, staff must respond to the neighbour's complaint in a respectful and helpful manner and deal with the noise issue raised.

All staff must be trained in the above dispersal procedures and must ensure that they have signed a staff record form to verify that they have been trained in these processes.

# PREMISES PLAN: Chelsea Golf Club, 29 Imperial Road, London, SW6 2FR



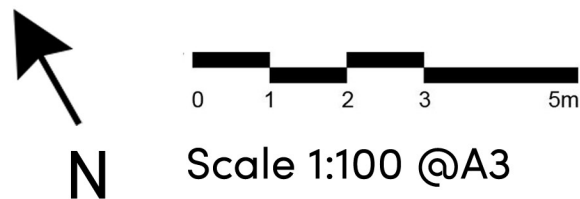
THURSTAN STREET

IMPERIAL ROAD

Page 55

### KEY

- CCTV camera
- Smoke detector/sounder
- Heat detector
- Fire exit
- Fire exit sign
- Fire safety information for staff
- Manual fire alarm call point
- Fire extinguisher
- Fire blanket
- Premise licence boundary
- Alcohol service and consumption areas
- Alcohol storage area



## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 12/03/2022 12:14 PM from Mr Tom Wardle.

**Application Summary**

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

**Customer Details**

Name: Mr Tom Wardle

---

Email:

---

Address: Lockside house London

---

**Comments Details**

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 12/03/2022 12:14 PM Anti - social behaviour from alcohol license till midnight

---

Kind regards



## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 12/03/2022 12:34 PM from Ulzhan Seitmurat.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Ulzhan Seitmurat

---

Email:

---

Address: Lockside House London

---

### Comments Details

Commenter Type: Residents Group

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 12/03/2022 12:34 PM Permitting to sell alcohol, open from 7am until midnight 7 days per week and show live sport under the residential building is totally unacceptable. This will lead to anti-social behaviour, increased noise level, and puts on risk well being of residents, children and pets. No one will be kept accountable since the visitors will all be from outside.

---

Kind regards

## Comments summary

Dear Sir/Madam,  
Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 12/03/2022 1:19 PM from Mr Denys Lutsenko.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Denys Lutsenko

---

Email:

---

Address: Lockside House Thurstan Street London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 12/03/2022 1:19 PM The noise levels are already high due to the local construction site. Our evenings are the only time when we have some calm. This project would mean that there will be noise every day until midnight which is unacceptable for us. We have a young baby and would appreciate if the place remained calm. Please take our objection into consideration.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 12/03/2022 5:01 PM from Miss Arys Persia.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss Arys Persia

---

Email:

---

Address: Lockside House Thurstan Street London

---

### Comments Details

Commenter  
Type: Petition

---

Stance: Customer objects to the Licensing Application

---

Reasons for  
comment:

Comments: 12/03/2022 5:01 PM As a flat owner of Lockside House, I would like to object to this listener application. The last think I'd like is my place of residency turning into a place of entertainment with alcohol induced traffic around the grounds late at night- especially being a young single female professional.  
Thank you

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 13/03/2022 9:14 AM from Miss amanda dixon.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss amanda dixon

---

Email:

---

Address: Lockside House Thurstan street London

---

### Comments Details

Commenter  
Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for  
comment:

Comments: 13/03/2022 9:14 AM Having experienced significant noise and disruption during the works on this site. I am concerned about continuing noise levels.  
As I have been disturbed during these works, I can't imagine they have adequate sound proofing to prevent them being a nuisance to neighbouring properties.  
As well as applying for a license to sell alcohol, this company plan to open from 7am until midnight 7 days a week and show live sport. This property is situated within a residential apartment block. I do not think that a licensed venue is appropriate and/or fair given the proposed opening times. I am concerned about noise levels and anti-social behaviour in a quiet residential neighbourhood.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 15/03/2022 2:47 PM from Dr James White.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Dr James White

---

Email:

---

Address: Thurstan Street Lockside House London

---

### Comments Details

Commenter  
Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for  
comment:

Comments: 15/03/2022 2:47 PM I am a father of two young children under 3, and part of a community at Chelsea creek if young professionals with young families.

I live directly above the premises on the 3rd floor. I already have a hard enough time explaining to my son why all the football coaches line up and offload hoards of fans that urinate openly in clear view of our balcony facing imperial road. Whilst I also have to explain the behaviour of these fans when they return from Stamford bridge.

Placing licensed premises beneath my families home will only further add to the noise that awakens my 6 month old daughter, the violence that takes place on imperial road, and the filthy rubbish we have to wade through the morning after.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 15/03/2022 3:34 PM from Dr shaun borstrock.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Dr shaun borstrock

---

Email:

---

Address: Lockside House Thurston Street LONDON

---

### Comments Details

Commenter Type: Residents Group

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 3:34 PM The potential of having an establishment that is sport and drinking focused is going to cause late night disruption and a huge amount of noise which is going to cause disruption and be unsettling to those who live on the building. This license is unacceptable in a residential development

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 17/03/2022 11:44 AM from Ms Anna Tonino.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Ms Anna Tonino

---

Email:

---

Address: lockside house London

---

### Comments Details

Commenter  
Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for  
comment:

Comments: 17/03/2022 11:44 AM I live directly above the site with a young family, I worry the opening of a licenced premise will result in noise and unruly disturbing behaviour. The buildings weren't designed to house restaurants/bars as there isn't any spacers or noise dampeners between the bar and the apartments directly above. The building works have already triggered a mouse infestation in the above apartments and having a bar below will only encourage them more as there will be food and rubbish left around for the mice.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 21/03/2022 3:56 PM from Miss Vanessa Lidgett.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss Vanessa Lidgett

---

Email:

---

Address: Lockside House Thurstan street London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 21/03/2022 3:56 PM My objection is less about the alcohol licence (although it is related). My objection is the noise of hearing the golf balls thud right underneath my flat (I live right above the premises).  
I had asked the owner if he would be putting in noise cancelling insulation, but I do not know if this has been actioned. It is very distressing to have this noise going on from circa 7.30am most morning until up until 11pm - all days of the week.  
I can only imagine if they have an alcohol licence it will last longer into the night. So I don't have an objection to an alcohol licence per se - but I do object to the noise unless the owner of the premises is able to outfit the premises with proper noise cancelling insulation

---

Kind regards



## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 15/03/2022 3:29 PM from Mr Gabor Cseh.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Gabor Cseh

---

Email:

---

Address: Lockside House London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for  
comment:

Comments: 15/03/2022 3:29 PM Very good idea this Golf Club but the alcohol licence till 11pm is not a great idea as there are so many problems with anti social behaviour in the area  
Please think it wisely

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 15/03/2022 8:01 PM from Miss Danielle Christmas.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss Danielle Christmas

---

Email:

---

Address: Lockside House Thurstan Street London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 8:01 PM I live in a flat above the new golf club, and am worried that an alcohol license would result in people gathering on the street outside the golf club (which would be directly below my flat.)

Noise travels extremely easily from Imperial Road into the flats in Lockside House, and I'm concerned that the potential noise from guests gathering and drinking outdoors, or with the doors open could be disruptive.

I wouldn't necessarily be against granting the license if there were conditions in place to ensure that no one can drink outside the club e.g. on imperial road, and that the doors to the club need to remain shut after e.g. 9pm to prevent any noise from disrupting the flats, especially in the summer months when our doors and windows in the flats will be open.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 15/03/2022 2:27 PM from Dr Pavan Karia.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Dr Pavan Karia

---

Email:

---

Address: Woodford House London

---

### Comments Details

Commenter Type: Residents Group

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 2:27 PM The implementation of an alcohol license will have a detrimental impact on the residents of Chelsea Creek. This is a residential development, and having drunk people wandering around the complex at all hours jeopardises our right to quiet enjoyment as well as our overall safety. Not to mention a lot people that live here have families or are professionals working in the city, so would be even more adversely impacted by noise and commotion that comes from drunk people.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 15/03/2022 2:23 PM from Miss Wan Hui Keoy.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss Wan Hui Keoy

---

Email:

---

Address: Woodford House, Thurstan Street London

---

### Comments Details

Commenter Type: Residents Group

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 2:23 PM Objecting to this because granting the alcohol license will lead to a rise in noise levels in the area and anti-social behaviour. The neighbours and I currently deeply value the peace and quiet at Chelsea Creek estates and sincerely implore LHBF council to reject this application. Thank you.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 16/03/2022 9:39 AM from Kambiz Rahnama.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Kambiz Rahnama

---

Email:

---

Address: Woodford House Thurstan Street London

---

### Comments Details

Commenter Type: Residents Group

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 16/03/2022 9:39 AM Hi,  
I would like to declare my objection for opening a golf club and selling alcohol in a residential development. Selling alcohol would not be appropriate in this residential area. There are so many families living here with small children who need peace and security during day and night. Selling alcohol and opening a golf club will bring a huge crowd and social anti social behaviour in this luxury development. People have paid fortune for their properties in these building and opening a golf club and selling alcohol under our properties will have a negative impact on our property value as well.

Many thanks and best regards,  
Kambiz

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 15/03/2022 2:36 PM from Mrs Sally Filsouf .

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mrs Sally Filsouf

---

Email:

---

Address: Woodford House Thurstan Street London

---

### Comments Details

Commenter Type: Residents Group

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 2:36 PM Hi,

This is the residential development with families with kids and selling alcohol until 11 at night would be appreciate just under the residential building. It will simply take away residence peace and safety and instead will bring a lot of noise and anti social behaviour where people are living with their families. On the other hand this is a luxury development which has people have paid quite high prices for their properties and opening a golf club and selling alcohol just under our residential flat will have a negative impact on our property values.

We are categorically against this.

Many thanks and best regards,  
Sally

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 24/02/2022 11:39 AM from Mr giuseppe nicolosi.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr giuseppe nicolosi

---

Email:

---

Address: Chelsea Creek Tower park street London

---

### Comments Details

Commenter Type: Residents Group

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 24/02/2022 11:39 AM The sale of alcohol in a residential estate would disturb the peace of the community. We have already experienced safety issues within the residential complex due to individuals who do not reside in this estate, but buy liquor from the supermarket nearby and use the gardens of the estate as urinals and toilets. A licensed premise on the residential estate would bring noise pollution, undesirable behaviour , and would put the safety of residents at risk.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 12/03/2022 11:59 AM from Narain Jashanmal.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Narain Jashanmal

---

Email:

---

Address: chelsea creek tower park street London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 12/03/2022 11:59 AM This is unreasonable in a residential block. We have children and have safety and noise control concerns about this.

---

Kind regards



## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 12/03/2022 4:11 PM from Miss Victoria Grayley.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss Victoria Grayley

---

Email:

---

Address: chelsea creek tower London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 12/03/2022 4:11 PM I do not support this application as a resident in the development. This is a family friendly development and the noise and anti social behvaoujr that licensing this premises bring is simply not welcome. There are many professionals living here who do not welcome a licensed bar opening until midnight. The noise it will create is not aligned to careers and lifestyle of those in the development. We have seen how social events have led to drunk fuel led damage and antisocial behavior which was threatening to me as a single female resident

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 13/03/2022 1:17 PM from Miss Jane Toiger.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

### Customer Details

Name: Miss Jane Toiger

Email:

Address: fairview house London

### Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 13/03/2022 1:17 PM To whom it may concern,

I have recently moved into the Chelsea Greek development. I chose this area as it's very beautiful, there's greenery and is a reputable place where to live. Paying a premium price for my flat, I am deeply concerned for this proposed alcohol license. Unrelated to the matter, this morning I witnessed five drunk men changing clothes near the little water passage and throwing rubbish into the water. That's the main reason why the residents object to this license as this would become a common sight.

There is no doubt that most of the residents concerned are objecting to the matter as it would turn the pleasant neighborhood into a destination for people to come to drink and ruin our greenery.

Kind regards

Jane Toiger

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 13/03/2022 3:13 PM from Dr Pouya Bagheri.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Dr Pouya Bagheri

---

Email:

---

Address: Fairview house Lockgate Road London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for  
comment:

Comments: 13/03/2022 3:13 PM I object to having a place selling alcohol in a residential area with long opening times operating which would contribute to anti-social behaviour.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 07/03/2022 4:17 PM from Hana Luheshi.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Hana Luheshi

---

Email:

---

Address: fairview house lockgate road London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 07/03/2022 4:17 PM Hello,  
I object to this idea as I'm worried about the potential effects in terms of noise and rowdiness as this is a quiet area and already there is sometimes disruption from young people. Please consider this heavily.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 04/03/2022 8:12 PM from Miss Ellie Gomery.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss Ellie Gomery

---

Email:

---

Address: Countess House Park Street London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 04/03/2022 8:12 PM Objection to this because we do not want all the problems which alcohol brings with it. These are things such as anti social behaviour, damage, rowdiness, loud noise, urination on the pavements, streets and in the complex. Disruption bought on by frequent deliveries to service this unit. Increased traffic flow. Our complex is a very quiet and tranquil place where a lot of people have invested in purchasing properties. We also do not want to devalue the development by all the problems this licence will bring.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 12/03/2022 7:29 PM from Clare Edgson .

### Application Summary

Address: 29 Imperial Road London SW6 2FR

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

### Customer Details

Name: Clare Edgson

Email:

Address: Countess House Park Street London

### Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 12/03/2022 7:29 PM This is a residential complex with people living above and next to this proposed establishment.  
This is in fact a sports bar in disguise as they state that they will be showing a variety of sports at all hours as well as golf simulation/lessons. When alcohol is involved it will cause antisocial behaviour and unacceptable noise levels. They say its a membership only club but members can bring in unlimited guests according to their website.  
To allow late night opening and an all day licence is not acceptable who will monitor numbers within the club, members and guests leaving or smoking outside? The residents living above will not be able to make use of theirs balconies or open windows. Definitely object.

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 15/03/2022 2:29 PM from Miss Dari cabacova.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss Dari cabacova

---

Email:

---

Address: countess house London

---

### Comments Details

Commenter Type: Residents Group

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 2:29 PM I do not support any alcohol being sold around residential area. We already have aggressive and drunk people walking around after football matches! This area becomes very unsafe and I am not happy with the current proposal!

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 21/03/2022 9:32 PM from Mr Shaun Rudge.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

### Customer Details

Name: Mr Shaun Rudge

Email:

Address: Countess House Park Street London

### Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 21/03/2022 9:32 PM Dear Sir/Madam

I am writing to formally object to the license application.

Firstly, the I don't think the commercial units at Chelsea Creek have been designed in a sensible way to avoid noise/smoke from the commercial development below (unlike the ones at Imperial wharf).

Chelsea Creek is predominantly a residential development, and the other commercial units are all fitting to this environment, all with normal opening hours.

Alcohol in this area will attract antisocial behaviour to a quiet development where sounds reverberates between the buildings. I've also noticed that the sound insulation on the windows/doors is not great, and I wouldn't want to situated directly above the commercial unit in question.

Lack of any refuse points to the rear of the unit will also mean that lorries and bins will need to be removed or of the front of the unit.

Ultimately I do not believe that a commercial unit with 11pm opening hours, serving alcohol will be beneficial to the development or the surrounding area.

Many thanks

Shaun Rudge

Kind regards

63



## REPRESENTATIONS OBJECTING

### Comments summary

Dear Sir/Madam,  
Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 24/02/2022 10:39 AM from Dr Niousha Yarandi.

#### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

#### Customer Details

Name: Dr Niousha Yarandi

---

Email:

---

Address: Doulton House, Park Street London

---

#### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 24/02/2022 10:39 AM As a resident of Chelsea Creek, I object to the selling of alcohol, this will bring nuisance, which we already struggle with every night even though there isnt a place sourcing it on the development. This proposal will impact our quality of life and when we made a purchase there was no mention of it, we were told that all the commercial units will be shops that work during working hours! I as well as many residents were not made aware of this proposal and that it would involve selling alcohol.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 08/03/2022 1:11 PM from Mr Luay Al Swaidi.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Luay Al Swaidi

---

Email:

---

Address: Doulton House, Park Street London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for  
comment:

Comments: 08/03/2022 1:11 PM Dear Sirs,

I have just been made aware of the Alcohol licence application and have to object in the strongest of terms.

Chelsea Creek is a residential area and issuing a licence will result in unnecessary disruption and noise for this quiet neighbourhood.

I am 94 years of age and when I purchased my property there were no restaurants / bars on the site and that was one of the main reasons I choose to live here.

Therefore on the above basis, I am completely against the granting of the alcohol licence.

Look forward to hearing that the licence has not been granted by the council.

Kind regards

Luay Al Swaidi

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 10/03/2022 2:29 PM from Mrs Spindrift Al Swaidi.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

### Customer Details

Name: Mrs Spindrift Al Swaidi

Email:

Address: Doulton House Park Street London

### Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 10/03/2022 2:29 PM Good afternoon,

I would like to strongly object to the Council granting an Alcohol Licence to this proposed club..

Chelsea Creek is a residential area and as such the opening of this new facility would increase the noise and tranquillity of the neighbourhood,

This estate also does not have the infrastructure to accommodate the additional traffic this new club facility would bring.

My elderly husband and myself choose to purchase our property for various reasons and one of those was to get away from the hustle and bustle of town.

I trust that you will take my views into consideration and that the Alcohol licence will not be given.

Thank you and kind regards

Spindrift Al Swaidi

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 15/03/2022 4:01 PM from Mrs Amy Bowman .

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mrs Amy Bowman

---

Email:

---

Address: Doulton House park street Fulham

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 4:01 PM This will be located next to my flat, I feel this will cause a huge amount of noise and disruption to the area. I work from home and feel this will disrupt both my work and sleep. I strongly object to providing this licence.

Kind regards,  
Amy & Julian Bowman

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 15/03/2022 4:28 PM from Mr Julian Bowman.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Julian Bowman

---

Email:

---

Address: Doulton House London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 4:28 PM There have been a few events with alcohol sold in the area which has always attracted a very rough crowd and behaviour which just leaves the residents of Chelsea creek very upset and angry. The thought of having a place which can constantly attract this crowd scares me so I am against this. A lot of the residence work from home and have young families too, and I'm sure this would be a concern for their productivity as well as their young ones' safety

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 16/03/2022 8:17 AM from Mrs sarah Jenkinson.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mrs sarah Jenkinson

---

Email:

---

Address: Jaeger House Chelsea

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 16/03/2022 8:17 AM Concerned about noise

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 15/03/2022 2:23 PM from Miss Megan Jenkinson.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss Megan Jenkinson

---

Email:

---

Address: Jaeger House Chelsea Creek London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 2:23 PM I object to allow a license due to the noise this will cause. We live in this area because of how quiet it is.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 04/03/2022 11:37 PM from Miss Laura Feeney.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss Laura Feeney

---

Email:

---

Address: Meadows House Park street London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 04/03/2022 11:37 PM Chelsea Creek is a quiet and peaceful development. Most of the flats have bedrooms with windows and balconies overlooking park street. On the occasion that a fellow resident or visitor is inconsiderate with noise, the acoustics of the tunnel formed by park street cause the sound to travel throughout and up to all flats and break the peace. Any premises that serves alcohol is inappropriate for this type of development and was certainly not in the plans when any resident purchased their home.

The owner(?) of the proposed venue actually accessed the residents forum and posted a message saying that any noise would be drowned out by the 'main road' this shows both an admission that the venue will create noise pollution and a total lack of awareness of the lack of noise created by the traffic in imperial Road (particularly since the introduction of the excellent traffic calming measures). No consultation with residents has taken place and no benefit to the area by a venue serving alcohol beneath our flats been proposed.

---

Kind regards



## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 05/03/2022 12:24 AM from Jane Auld.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Jane Auld

---

Email:

---

Address: Meadows House, Park Street Fulham, London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 05/03/2022 12:24 AM This is not suitable in such a crowded residential development like ours. You can hear every noise below you on the streets. people drinking would be just awful for the people above and around. This is simply NOT a suitable location for any drinking establishment. There are young children above trying to sleep from 6pm onwards. Drinking licenses have been refused here before, for very good and sound reasons.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 05/03/2022 7:56 AM from Miss Rachael Hinge.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss Rachael Hinge

---

Email:

---

Address: Meadows House London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 05/03/2022 7:56 AM I don't know if object is the right word - but it's actually super noisy here without a place with a late license - because the way Chelsea creek has been designed means noise echoes up - so even people having a marginally loud convo sounds like shouting, so I am quite nervous that then having a destination place open that late will increase noise levels dramatically.

However I do love the idea of something fun in the area - but just ideally not with a late license?

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 12/03/2022 12:39 PM from Mr Henry Armstrong.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Henry Armstrong

---

Email:

---

Address: Meadows House Park Street London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 12/03/2022 12:39 PM With regards to the fundamental idea of an indoor golf simulator is welcomed as it offers residents and nearby neighbours more to do in the local area. However, there is absolutely no need to close so late when accompanied by alcohol. As with the showing of Euro 2020 at Chelsea Creek, there was a significant level of anti-social behaviour which will no doubt reoccur. I noticed that a wine bar was to open in the development. If an alcohol license is to be approved, it should be to more civilised establishments - not, what will no doubt turn into a sports bar. Great idea, competley wrong location and residents should be seriously listened to.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 14/03/2022 9:43 AM from Omar Al-Shakarchi.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Omar Al-Shakarchi

---

Email:

---

Address: Meadows House London

---

### Comments Details

Commenter Type: Residents Group

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 14/03/2022 9:43 AM Dear LBHF,

I strongly object against the pending alcohol licence which once again has had no interaction with the residents community here at Chelsea Creek. The application to serve from 7am to midnight is highly concerning given the unsavoury events which took place during the Euros last year where the whole development had been littered.

This will not only increase foot traffic within a residential, peaceful development but also attract anti-social behaviour given the licence hours here on offer. It would be equitable to narrow the scope of the hours of serving alcohol as a starting point here.

Overall it would be ideal to engage in real dialogue on these matters as there is already a fair amount of anti social behaviour in the area and I fear this will only worsen with the arrival of a permitted alcohol licence for such long hours.

---

Kind regards

## Comments summary

Dear Sir/Madam,  
Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 15/03/2022 2:37 PM from Ms ALKETA PRIFTI.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Ms ALKETA PRIFTI

---

Email:

---

Address: DOCKSIDE HOUSE PARK STREET LONDON

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 2:37 PM Objecting this to sell alcohol, for a safer neighbourhood. It will be allocated in a residential block and noise level it will make our neighbourhood life hell plus drunk people in the streets.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 15/03/2022 3:45 PM from Mr Marwan Hayek.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Marwan Hayek

---

Email:

---

Address: Dockside House Park Street, Chelsea Creek London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 3:45 PM Kindly note that Chelsea Creek is a prime residential community and the selling of alcohol on the premisses as per the application of the commercial unit on the ground floor of Lockside House on Imperial Road may lead to crowding and drawing of non residents to the area and may cause unsocial behavior within the estate. I register my objection to such license.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 04/03/2022 9:03 PM from Miss Georgia Richards .

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss Georgia Richards

---

Email:

---

Address: Counter House Park Street London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 04/03/2022 9:03 PM This proposal will cause significant noise and anti-social behaviour in this residential area. I am strongly opposed to this suggestion as a local resident

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 15/03/2022 2:21 PM from Miss Kirsty Barnett.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Miss Kirsty Barnett

---

Email:

---

Address: Counter House Park Street London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 2:21 PM The use of alcohol will mean it will become a 'party' styled business as most of these indoor golf centers are, which is not in keeping with the current housing area which is primarily residential along with high profile stores offering home interior design services and homewear for residential homes.

---

Kind regards



## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 15/03/2022 6:56 PM from Mr Jingwei Song.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Jingwei Song

---

Email:

---

Address: Counter House London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 6:56 PM Concerned about noise and drunken behaviour

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 12/03/2022 12:38 PM from Mr Jonathan Ellis.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Jonathan Ellis

---

Email:

---

Address: Compass House Park Street London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 12/03/2022 12:38 PM Has all logic gone out the window? How can you even consider what would effectively be a pub in a multi million pound apartment complex? It's entirely unacceptable to have people consuming alcohol at all hours with people living 1 floor above. The inevitable noise and disturbance caused by drunks leaving the premises at night will destroy the quality of life of those living in that building and negatively impact all residents in the chelsea creek community. It brings absolutely no benefit to the area as a whole and will simply damage the calm and relaxed area the that residents of Chelsea Creek pay a premium for.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 05/03/2022 2:13 PM from Mr Abdullah Albaiz.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Abdullah Albaiz

---

Email:

---

Address: Fairwater House Chelsea Creek London

---

### Comments Details

Commenter Type: Petition

---

Stance: Customer made comments in support of the Licensing Application

---

Reasons for comment:

Comments: 05/03/2022 2:13 PM It may attract uncontrolled crowd

---

Kind regards

**From:** Abdullah Baiz

**Sent:** 07 March 2022 13:01

**To:** Dimitriou Maria: H&F

**Subject:** Re: Comments for Licensing Application 2022/00140/LAPR

Greetings **Maria Dimitriou;**

**I am objecting to the application, as it will cause** extra noise in the area.

Regards;

Abdullah

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 04/03/2022 8:08 PM from Mr Vadims Karjukovs.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Vadims Karjukovs

---

Email:

---

Address: Fairwater House Lockgate Road London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer made comments neither objecting to or supporting the Licensing Application

---

Reasons for comment:

Comments: 04/03/2022 8:08 PM Dear everyone,

I would like to ask you not to issue a licence that allows selling alcohol at this address, as this will affect the residents everyday lives. This will increase the noise level, and antisocial behaviour

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 12/03/2022 2:13 PM from Mr Vadims Karjukovs.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Vadims Karjukovs

---

Email:

---

Address: Fairwater House Lockgate Road London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for  
comment:

Comments: 12/03/2022 2:13 PM Dear All,

As the resident and the owner of the property at Chelsea creek, I do not want to see anti social behaviour and noise due to alcohol selling

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 12/03/2022 9:37 PM from Mr Marcus Williams.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Marcus Williams

---

Email:

---

Address: Fairwater House Lockgate Road London

---

### Comments Details

Commenter  
Type: Petition

---

Stance: Customer objects to the Licensing Application

---

Reasons for  
comment:

Comments: 12/03/2022 9:37 PM I am writing to object to the alcohol license for the chelsea golf club which is located under Lockside House in Chelsea Creek!

This is a residential complex and the addition of this business will attract the wrong energy and will cause disruption to peoples living.

I love living here and there is a respect amongst neighbours, I know the majority will not welcome the disruption this facility will attract... noise, cars (traffic), people, uninfluenced people, the Police.

Regards  
M

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 12/03/2022 9:40 PM from Ratika Arora.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Ratika Arora

---

Email:

---

Address: Fairwater house Lockgate Road London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 12/03/2022 9:40 PM The timing for this alcohol permit is too long. Weekdays and weekends of serving of alcohol should probably be maxed to 10pm as there are a lot of residents in the area, and any rowdy or loud guests of that premise may cause disturbance - since that area is already public with many non residents who already walk through and to the train station and smoke marijuana there, they already cause a disturbance.

Therefore having more people in the area until a late hour is very unappreciated as that location is semi-peaceful, this venue will now make it not a nice place to live - it's already expensive as it is, and it should be a calm place to be.

Please consider these times as it's not fair to introduce a new venue until late hours in a pre-established area where it's a safe and nice place.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 14/03/2022 10:06 AM from Mr Ross Gordon.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

### Customer Details

Name: Mr Ross Gordon

Email:

Address: Fairwater House London

### Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 14/03/2022 10:06 AM I would like to object to the alcohol licensing, live sport showing and opening hours. As a local resident there have already been issues with loud and drunken behaviour in the area as a result of nearby transport links and Chelsea Football Club grounds.

This is a residential area, and it is under a residential building. I do not have a problem with the concept, but 7am until 12pm, 7 days a week is excessive and will create noise and potential antisocial behaviour at times when residents are trying to sleep.

If it was 9am to 9pm opening times Monday to Saturday, and 10am to 6pm on Sundays (and similar alcohol service hours), and the provision that there would not be live sport and the associated potential drunken and antisocial behaviour and noise then I would withdraw my objection as a resident a couple of buildings over. However, I would imagine that any young family located in the building directly above would still strongly object.

This is an unsuitable usage for a space in a residential building. Any bar or restaurant with wide opening hours would generate noise to an unacceptable level at unacceptable hours for residents with children living above. Were this a shop or showroom with limited hours (like every other ground floor space in the Chelsea Creek development) that would be far more suitable.

But at the very least, please limit the hours, the sale of alcohol and the live sport as these cause the worst noises and behaviours at the worst times for residents.

Kind regards



## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 13/03/2022 4:27 PM from Mr Richard Flaxman.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr Richard Flaxman

---

Email:

---

Address: Musard Road LONDON

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 13/03/2022 4:27 PM Given the violence and disorder that was evident during the world cup screening in Chelsea Creek I find it hard to believe that another alcohol license would be granted in this area, particularly as families with children live in this complex.

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 15/03/2022 8:25 PM from Mr humberto escalona.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Mr humberto escalona

---

Email:

---

Address: Higham House london

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 15/03/2022 8:25 PM Alcohol and residential areas have not worked well. It will bring nuisance

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 16/03/2022 12:16 AM from Mrs Heidi Smith.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

### Customer Details

Name: Mrs Heidi Smith

Email:

Address: Park Street London

### Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 16/03/2022 12:16 AM Hello,

I think what would be more useful would be to open a breakfast / lunch or dinner venue. There is no local indoor food catering facility in Chelsea Creek or around. There is a Tesco local, a Tuesday Market, and a tiny not very welcoming, cozy etc..coffee shop near the Tesco.

Given the amount of locals, young adults etc.. and the now growing community (new development) next to Chelsea Creek where I live and have lived for the last three years renting my penthouse as well as owning two more.

A coffee shop, restaurant makes more sense. We all need to eat and most of us would like to have a coffee shop where one can grab a quick coffee, have lunch served indoors and/ or even dinner. Nothing like it exists here.

Most people don't care for playing in-door golf. As for the alcohol, you can buy it in the local Tesco and drink privately in 'our' expensive flats. Also given the current state of affairs in the economy (inflation) and the fear factor most people are more interested (around these parts) in not wanting to waste our money on indoor golf. Most people living in Chelsea Creek are affluent to very affluent, young city professionals and most of us work long hours Mon-Fri. The last thing we want is to play in-door golf and get drunk.

I suggest you survey the locals and actually ask them what they would like. I can safely say, and on behalf of most of the Chelsea Creek residents. We don't want an indoor golf-bar.

There is a residents only forum (online) most of the residents including myself, are against this golf-bar opening.

90

There are so many people living here with not much in terms of amenities, venues for food, breakfast or dinner indoors.

Is a golf bar really the best option for what is needed here, has someone seriously set their mind on this idea.

My husband plays golf himself and I have nothing against golfers, but really a golf bar? Let's be serious!

Sincerely I remain.  
Chelsea Creek Resident

---

Kind regards

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 12/03/2022 3:16 PM from Ms Bianca Fantacci.

### Application Summary

Address: 29 Imperial Road London SW6 2FR

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Maria Dimitriou

---

[Click for further information](#)

### Customer Details

Name: Ms Bianca Fantacci

---

Email:

---

Address: Thurstan Street London

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 12/03/2022 3:16 PM A license to sell alcohol is not suitable or appropriate given that the club's location is within a residential apartment block.

An alcohol license would lead to anti-social behavior, nuisances, increased noise levels, and disruption to the peace and quiet enjoyment of the premises which every resident of the Chelsea Creek apartment complex is entitled to.

---

Kind regards

**From:** keith

**Sent:** 15 March 2022 17:27

**To:** Licensing HF: H&F

**Subject:** Objection to: 2022/00140/LAPR 29 Imperial Road London SW6 2FR

Hi,

I tried to log my objection online with the H&F Portal but the received a system error message. Please accept this email as my objection to Licence Application **2022/00140/LAPR 29**. I would be grateful if you can acknowledge receipt of this.

**I wish to object to this Licence Application for the following reasons:**

The proposed premises are directly below residential units. The entrance door to the premises is proposed to be inches away from a residential apartment bedroom window. Given the proximity of the premises it is not possible for the proposal not to cause significant nuisance to residents as customers come to and from the premises.

As a new build building no mitigation measures have been included within the design to mitigate against the impact of a licence premises. Similar new build properties have a double height commercial space at ground floor level to mitigate the impact with an overhanging colonnade or similar horizontal structure to act as a direct barrier between the licence premises and residential units. No details of the steps taken to prevent noise and vibration escaping the premises has been included within the application. The commercial unit appears not to have been designed with the intent of being occupied by a licence premises. Residents should not have to suffer due to poor design and planning in a new build property. The Private Members Club should rent an appropriate unit within the community should they wish to open a licenced premises.

No operating plan has been included with the application to show how they intend to prevent nuisance arising, prevent disturbance and protect amenity. No proposed measures to remove or effectively manage the potential for public nuisance and anti-social behaviour is included with the application.

The licence premises customers are likely to gather and smoke etc... outside the premises creating a further nuisance. The premises is directly below opening first floor windows in to residential properties which again will create a significant nuisance to occupants.

The Estate Management at Chelsea Creek has required residents to pay for security patrols due to ongoing anti-social behaviour and crime. The presence of a licenced premises, albeit a member's club will invite further anti-social behaviour and disturbance on to an estate that has a recognised problem already. Will this bar provide additional security during their opening hours, particularly on match days?

I would also object to the late hours of operation. Given the proximity to resident's bedrooms, an 11pm licence would be far too late. Many residents work in key sectors undertaking shift work. The late opening hours proposed would be a significant nuisance to key workers.

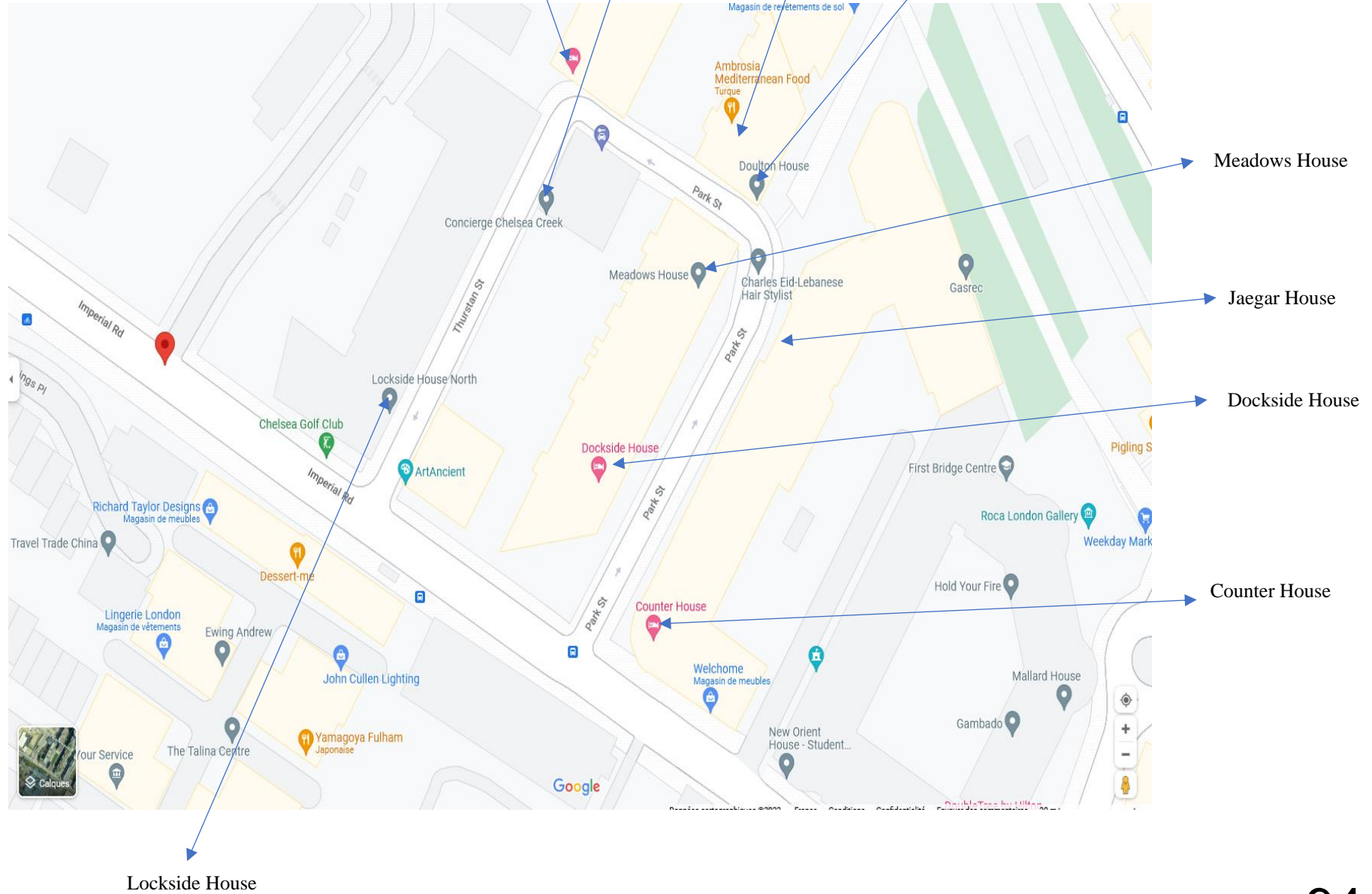
There are no other retail or licenced premises of this type within the immediate vicinity of the application premises so their proposals will cause a significant change to the environment enjoyed by residents and neighbours.

As a private members club the proposals offer no benefits to residents or members of the public. Residents should not be expected to suffer nuisance when the proposals offer no tangible benefits to their community.

I am further not satisfied that the proposed location is directly below affordable housing that are occupied by the people that would not be able to afford to join an exclusive private members club.

Best regards,  
Keith

Chelsea Golf Club – 29 Imperial Road and environs



### Google streetmap

Distances between the proposed Premises Licence at 29 Imperial Road and the residences of locals objecting:-

Lockside House, Thurston Street	10-34m away
Woodford House, Thurston Street	39m away
Chelsea Creek, Park Street	130m away
Fairview House	160m away
Countess House	160m away
Doulton House	170m away
Jaeger House	170m away
Meadows House	170m away
Dockside House	110m away
Counter House	160m away
Fairwater House	160m away
Dockside House	110m away



Further afield:-

Musard Road                    1.6 miles away

Higham House                    1 mile away