

Licensing Sub-Committee

Supplementary Agenda A

Monday 26 February 2024 at 6.30 pm

This meeting will be held remotely

Watch the meeting live: youtube.com/hammersmithandfulham

MEMBERSHIP

Administration:	Opposition:
Councillor Paul Alexander (Vice-Chair) Councillor Genevieve Nwaogbe	Councillor Dominic Stanton

CONTACT OFFICER: Charles Francis

Committee Co-ordinator Governance and Scrutiny

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Public Notice

This meeting will be held remotely. Members of the press and public can watch the meeting live on YouTube: youtube.com/hammersmithandfulham

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

Date Issued: 22 February 2024

Licensing Sub-Committee Supplementary Agenda A

26 February 2024

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Agenda Item 3a

From:

Sent: Wednesday, February 14, 2024 5:17 PM **To:** Licensing HF: H&F < <u>licensing@lbhf.gov.uk</u>>

Subject: Parsons House Nursery

Dear Lorna,

Thank you so much for your very detailed and comprehensive email concerning this matter. I really appreciate it. It has thrown greater light on the whole thing. Thank you, in particular, for the copy of the initial application, which I had not seen.: I hope that you will take my comments in the spirit in which they are made, ie to find the path to an optimum outcome for all. Businesses need support from residents and businesses need to care for local residents' wellbeing, that way everybody wins.

Firstly, for the purposes of this correspondence and the process of objection or registered comments, I know you will agree that I am ONLY dealing with comments on the conditions of license of Parsons House Nursery. I am taking my lead from your remarks in your emails of 21st December 2023 which stated that "Each application is considered on its own merits whilst premises may be linked we cannot accept comments made against another application". I understand that to mean that there is more than one application for this project, indeed, it is my belief that the other part of the project has yet to be up and running or even fully built, or inspected by the relevant authorities whereas the Applicant's solicitor states that the nursery premises have been inspected by the police and by relevant authorities and is currently open for business..

I also understand your wish to come to some mutually agreed conclusion. My comments on the Nursery application are therefore as follows:

OPENING HOURS

According to the initial application, the premises in question, a nursery, would be open to the public from 07:00 to 23:30 Listing these as:

- sales of **alcohol** will be from **10:00 23:00**
- exhibition of films from **08:00 to 23:00**
- opening times to the public 07:00-23:30

Request condition: that opening hours for Parsons House nursery be from 08-00 - 18:00. Since Mr Wallsgrove offered Jaego's House as an "identical" project for Parsons Green residents' reassurance, and the private members there have reciprocal rights at both premises so therefore accustomed to an 8am start and a 18:00 close. The nursery caters to children up to the age of five years who are unlikely to need to be on the premises after 18:00. As a compromise, in my view, if the nursery is appropriately set up for all day childcare under OFSTED regulations, then it could be acceptable to have an opening time of 07:00 to cater for working parents and breakfast clubs, At the very least, the Nursery opening hours should fall in line with the previous childcare establishment (CUPCAKE) at this location.

SALE OF ALCOHOL -

The initial application for these premises states that licensing for alcohol would be **from 10:00 -** 23:00 seven days a week Licensing hours similar to those of a public house. It also states that all "sales of alcohol for consumption off the premises must not be consumed on the premises". Can a nursery act like an "off-license" or is it to stop members bringing in alcohol? Will staff have sufficient authority to constrain people leaving the premises under the influence of alcohol but carrying alcohol to drink elsewhere? The local pubs have very little control over street drinking.

- For OFSTED inspected nursery catering to children up until the age of five, there is the question how sales of alcohol from early morning until late at night can be consistent with children's safeguarding..
- How do these conditions of licensing compare to similar, high standard, nurseries in the same area? Can alcohol be sold on nursery premises? Who has all day access, parents and staff?

Request condition: Prevent all sales of alcohol at the NURSERY or sale of takeaway alcohol.

CCTV RECORDINGS - safeguarding of children/ privacy for residents

- As the application states that CCTV recordings will be made and kept for 31 days within the premises, does this meet all the requirements that have to be followed of access to recordings of children to prevent harm to them or inappropriate use of recordings?
- With clear windows and doors, there is a potential privacy issue for those resident's homes with sightlines through the building and into adjoining homes and vice versa.

Request condition: With or without CCTV, All plain glass doors and windows should incorporate coverings which block sightlines through the building as well as blackout window dressings to be used in hours of darkness.

NOISE & PUBLIC DISORDER

The original application states that:

- there would be an incident log for cases when members of the public (or private members) are ejected for some reason (age related or refusal to serve). If the alcohol license were to be upheld with pub opening hours for this nursery, who will ensure that those ejected or even leaving of their own accord) behave with consideration to neighbours. The application states that there will be a dispersal policy. It is situated in an enclosed area and groups could linger in the narrow alley that is Heathman's Road during opening and after closing hours. With frequent reports of drug dealing in nearby parks, this would be a tempting place to deal or party on. What security staff, (bouncers) are envisaged at this nursery to maintain public order once the children are gone? The police do not patrol the area and could not enter and leave easily in cars in such confined conditions. Police are only called for stabbings or extreme violence which have taken place in nearby pubs or during match days
- "no noise generated on the premises or by associated plant and equipment shall emanate from the premises". NO noise is an absolute. How is this guaranteed? Air conditioning plant, air extraction and/or energy efficient heat pumps for that size of building will make noise.
- **no licence** is needed for the playing of amplified or live music on these premises which is situated in highly populated area. Our residents have plenty of experience of noise from small private parties in our confined spaces being a nuisance on an *ad hoc* basis. With a limit of 500 people able to attend potential events on the premises every day/night of the week, the possibility of noise pollution is very high.

Request condition: The Applicant's solicitor has offered "non-opening" windows to mitigate noise. Since that cannot be guaranteed and may even be against public health and safety, it would be good to require full soundproofing of the premises and that windows/doors be double or preferably triple glazed to mitigate noise pollution for neighbours living in close proximity around the nursery and limit the loss of energy to the greatest extent possible.

ESG COMPLIANCE

Even if not set out in the details of the formatted licensing application process, it is incumbent on the applicant company to be ESG compliant at all times. From an environmental, socially beneficial and inclusive governance perspective, it is clear that there are some outstanding issues which need to be resolved before adjoining residents can agree that this nursery is of benefit to all concerned.

As stated, I am only commenting on the application for a license for Parson's House Nursery, which should cover the particularities of these premises as a childcare centre as well as a business establishment catering for young children, their parents and guardians.

From:

Sent: Sunday, February 18, 2024 10:31 PM
To: Licensing HF: H&F < licensing@lbhf.gov.uk>

Subject: For Lorna ref 2023/01935/LAPR hearing 26th Feb '24. PHOTOS 11/A in support of objection

for distribution to attendees

Hi Lorna

Please let me know if these photos in support of objection regarding Parsons House Nursery at 11 Heathman's Rd are are legible, if not I will try to resend.

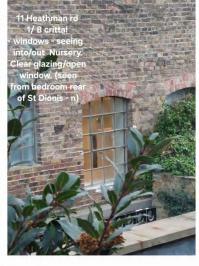
I have others to collate & send regarding Jesse's @ 8-10.

ALSO..residents signatures, which I will supply on a custom made list. You haven't advised of any particular form required, so I have done my best. Half term has caused delay, with neighbours away. The last day for additional submissions I think is Thursday morning, kindly confirm. I will re-check if it would be helpful to write anything in elaboration, or wait to speak at the hearing. Kindly clarify the above is all in order.

Many













On Mon, 19 Feb 2024, 9:14 pm , < > wrote: Dear Lorna

I do not have the facility to scan & send the 2 page form.

Instead please accept this photograph of residents signatures on this rudimentary form.

These residents, in the main, live on the North side of St Dionis Rd who would experience ongoing noise disturbance from No 11 now...Parsons House Nursery.

I will be representing these signaturies listed as stated also at the concurrent hearing for Little Houses Group's Licensing application at nos 8-10 Heathmans Rd. For which they should suffice. Reiterating concern for noise disturbance over such extended periods Mon -Sun til 11.00, whether from alcohol induced behaviour or live/recorded music emissions.

All the above based on 'lived experience' from Wills Art Warehouse events and also those of The Worx, on the same site (albeit differently internally configured).

A separate 'further comments' will be sent to you soonest possible in time for inclusion at the Hearings on Monday 26th. Thank you for your continued patience. Just out for the rest of the day... to be continued this evening.

Regards

From:

Sent: Wednesday, February 21, 2024 9:54 AM **To:** Licensing HF: H&F < licensing@lbhf.gov.uk>

Subject: FAO: LORNA _26th Feb '24 - Licensing Hearings 11, 8-10 Heathman's Rd - information for

inclusion.

Dear Lorna,

My apologies for the <u>missing 1st page</u> – regarding the Resident's signatures. PAGE ONE scroll down this email to view.

The names/emails from Page 1 below have now been deleted, correctly, as they were never intended for the 'public domain'.

Note please that the signatories consent & are supportive of points raised so far in my initial letters/comments to Licensing in December '23, for both No 11 and also Nos 8-10. Incidentally, there have not been discussions with more recently arrived residents, who have no

'lived experience' which seems correct procedure, as No 11 ceased trading as Cupcakes during Covid, so childrens parties and entertainers/musicians impacting the residents – During their hours as noted on their planning application. The Worx 8 – 10 ceased trading over two years ago also, so no licensed events since. Both cancelled their Licences as far as can be ascertained.

There are $\underline{\text{more photos to collate/follow}}$ regarding Nos 8 – 10 and $\underline{\text{a few more salient points which}}$ have surfaced from residents.

These will be with you later today, so that they meet the criteria for inclusion for the Hearings on Mon $26^{\text{th Feb}}$

Because I have very little actual voice today (I am grounded!)... so, please if only absolutely necessary do call to ensure I am on both: time, in line.

Thank you again for your continued guidance.

Regards



From:

Sent: Thursday, February 15, 2024 7:11 PM

To:

Subject: Heathman's Road - developments/Licensing Hearing - Residents supporting

form/signatures.....

Hello all,

Licensing Hearing ${f s}$ for the development ${f s}$ in Heathman's Road (Nos 8 – 10 + 11)approaches.

Further information below with links to sites....

Please call me OR.... Just call by to No

As you may have already intimated in conversation that you might wish to **sign (the paper) form** for me to represent you at the hearing, or may wish to know more, or wish to ask your neighbours also to sign whose contact details I don't have.

I must collect signatures by next Monday.

There is a lot of further info if you would like to see it.

In brief I am endeavouring to get the application revised from: 7 days a week 10.00 – 23.00 hours alcohol licence /music/film "Conditioned" at Nos 8 - 10 Restaurant (84 covers)open onto a Terrace (50 covers) + Café in a courtyard + events rooms (at nursery No 11) the potential for rowdy overspill noise is concerning/perhaps safety of children. There is event space at the Nursery. Lived Experience would be an inidicator of previous distruptions.

NB : From Licensing Dept

Your representation (i.e. mine) has been accepted in capacity as yourself as a individual resident.

If you wish to submit further supporting evidence, and propose to as an unregistered residents association, then any submission would require the full names, address and consent of any other individuals.

We the undersigned Residents Consent for to represent us

At the hearings of LBHF LICENSING DEPT on Monday 26th February 2024

Licensing APPLICATIONS being made by Solicitor for Little Houses Group:

www.littlehousesgroup.com, https://www.jaegoshouse.co.uk/ in respect of TWO premises at No.11 (Parsons House Nursery) & Nos 8-10 (Jesse's House) in Heathman's Road SW6 4TJ – a private Members Club, for families only with minimum of one child, between 3months (nursery) – 13yrs. This would exclude a lot of residents who might be impacted by the proposals within the application.

FIRSTLY: A

11 Heathman's Road, SW6 4TJ: Parsons House Nursery 2023/01935/LAPR at 18.30 www.jesseshouse.co.uk (Contains

information on Parsons House Nursery)

Licensing Act - Premises Licence application number: 2023/01935/LAPR

Premises name: Parson's House Nursery

Premises address: 11 Heathman's Road London SW6 4TJ

The agenda has been published and can be viewed online here:

(Public Pack)Agenda Document for Licensing Sub-Committee, 26/02/2024 18:30 (lbhf.gov.uk)

The hearing will be held via Zoom on the 26th February 2024.

THEN :B

8-10 Heathman's Road, SW6 4TJ: Jesse's House: 2023/01939/LAPR at 20.00 approx

<u>Licensing Act - Premises Licence application number:</u> 2023/01939/LAPR

Premises name: Jesse's House www.jesseshouse.co.uk
Premises address: 8 Heathman's Road London SW6 4TJ

The agenda has been published and can be viewed online here:

(Public Pack)Agenda Document for Licensing Sub-Committee, 26/02/2024 18:30
(lbhf.gov.uk)

And this hearing also will be held via Zoom on the 26th February 2024 following on from the previous on above

MORE INFORMATION LBHF Planning Application website:

https://www.lbhf.gov.uk/planning/planning-applications

A combined Planning Application for both sites: 2022/03904/FUL (granted May 2023)

Currently: Two Licence Applications – details above.

Applied for : 7 days a week - Mon - Sun. Closed week of Christmas/New Year

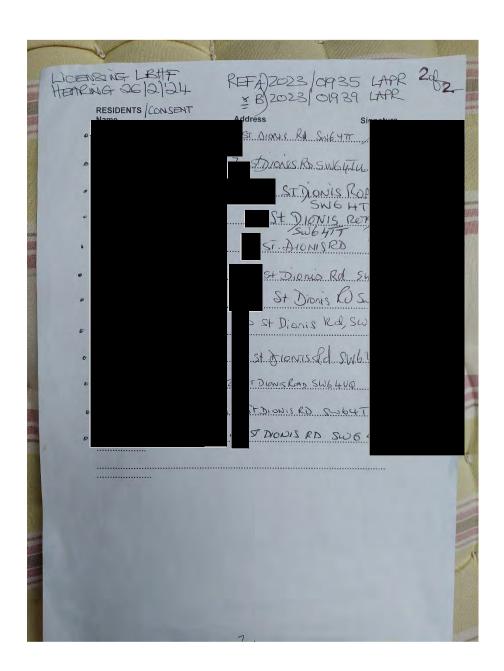
Licensing : alcohol 10.00 – 23.00 hrs on/off the premises Licences : Music : Recorded & Live showing of Films

Page 2 RESIDENTS Name e	Address	Signatuı

Sent: Tuesday, February 20, 2024 9:04 AM
To: Licensing HF: H&F < licensing@lbhf.gov.uk>

Subject: For Lorna signatures both Lic meetings 26th Feb

Sorry not sure that was attached to last email.



From:

Sent: Wednesday, February 21, 2024 5:24 PM **To:** Licensing HF: H&F < licensing@lbhf.gov.uk>

Subject: Attn: Lorna - Ref Hearing Mon 26th '24 re 11 Heathman's Rd - Parsons House NUrsery -

Further residents comments

Dear Lorna, Herewith the last piece of paper. Can you confirm receipt please.

I understand that you will send me a link for the Hearings on Monday.

Thank you again for helping to understand better the Licensing procedure.

REF: 11 Heathman's Road, SW6 4TJ Licensing Application – Hearing Monday 26th February '24

Further condensed comments from residents

Public Nuisance – if the application is successful.

Lived experience of noise nuisance over several years (Cupcakes Nursery closed over Covid). Raised loud voices/guitar music/childrens magicians/entertainers emanating from/through the 8 x single glazed windows, occasionally left open (Worst effect at the rear of the building) overlooking the gardens of the homes along St Dionis Rd. See Photographs (no video!). The windows of the building side alleyway & front, where the 'workout studios' located, noise still heard, not as acutely. The applicant could considerably dull/mitigate nuisance (as suggested by objections in Dec '23). Can a good reason be provided as to why not? Is this because the Nursery continues to be bound by the current hours of the planning legislation - so nights/weekends are not available without stepping outside the current licensing laws?

Residents have the right to enjoy renewed quiet, which we have enjoyed for more than the past two years, since Cupcakes closed.

Prevention of Harm to Children / Noise/Alcohol/Safety

Parsons House Nursery has now been open for a month.

The suggestions made to protect children & residents nearby remain – visual overlooking Any workman, or adjacent resident can see into the premises at the rear owing to the single paned clear glazed windows, use of blinds for their/our privacy infrequently utilised. Lights left on overnight. There is no evidence of secondary glazing being installed to mitigate any potential for noise nuisance.

The window panes could easily be broken by a 'cross' child throwing something.

The old 'swing' crittal windows are not secure, can be pushed open from outside or inside. Why should/shouldn't alcohol be served within these Nursery premises? There is a risk of a broken shard of glass from a bottle or a drinking glass hurting a child. Alcohol presumably stored elsewhere

& delivered to site?

The 'Outdoor Nursery Garden' has to be accessed via a narrow road, there is no pavement, the lighting along Heathman's Road is reliant on individual premises. Vehicles by necessity have to reverse from the dead end at the top of Heathman's Road past the doors to The Nursery and The Nursery Garden situated at No 8-10. Within the garden there is noted cycle storage, which could easily be a hazard for a fleet footed child.

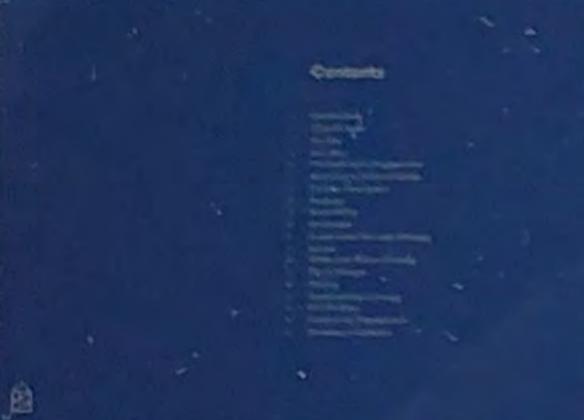
There seems to be a 'potential location' for installation of a fire escape stair shown on plans dated 6/2/23, (see photo) but not installed. Safe evacuation, offering an alternative route for a child/adult from the premises is seemingly not paramount, whether adults are partying with children or indeed imbibing.

Page 70 of the documents indicates that Public Safety Matters are seemingly still outstanding. Would assume if otherwise that documents would have been provided.

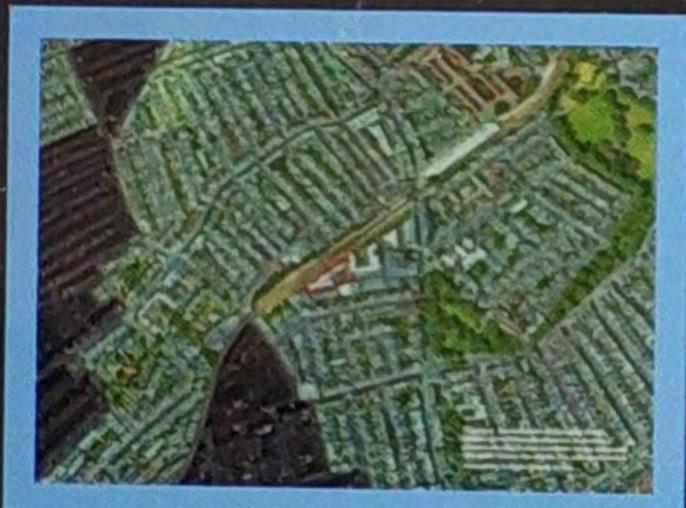
These premises at No 11, is therefore currently bound by the previous planning conditions? The reciprocal nature of Club Membership means there is an unknown potential footfall within this premises, excepting baby/children numbers anticipated at the Nursery. The plans requested to facilitate better understanding of the Nursery helpfully noting Children within each allotted area.

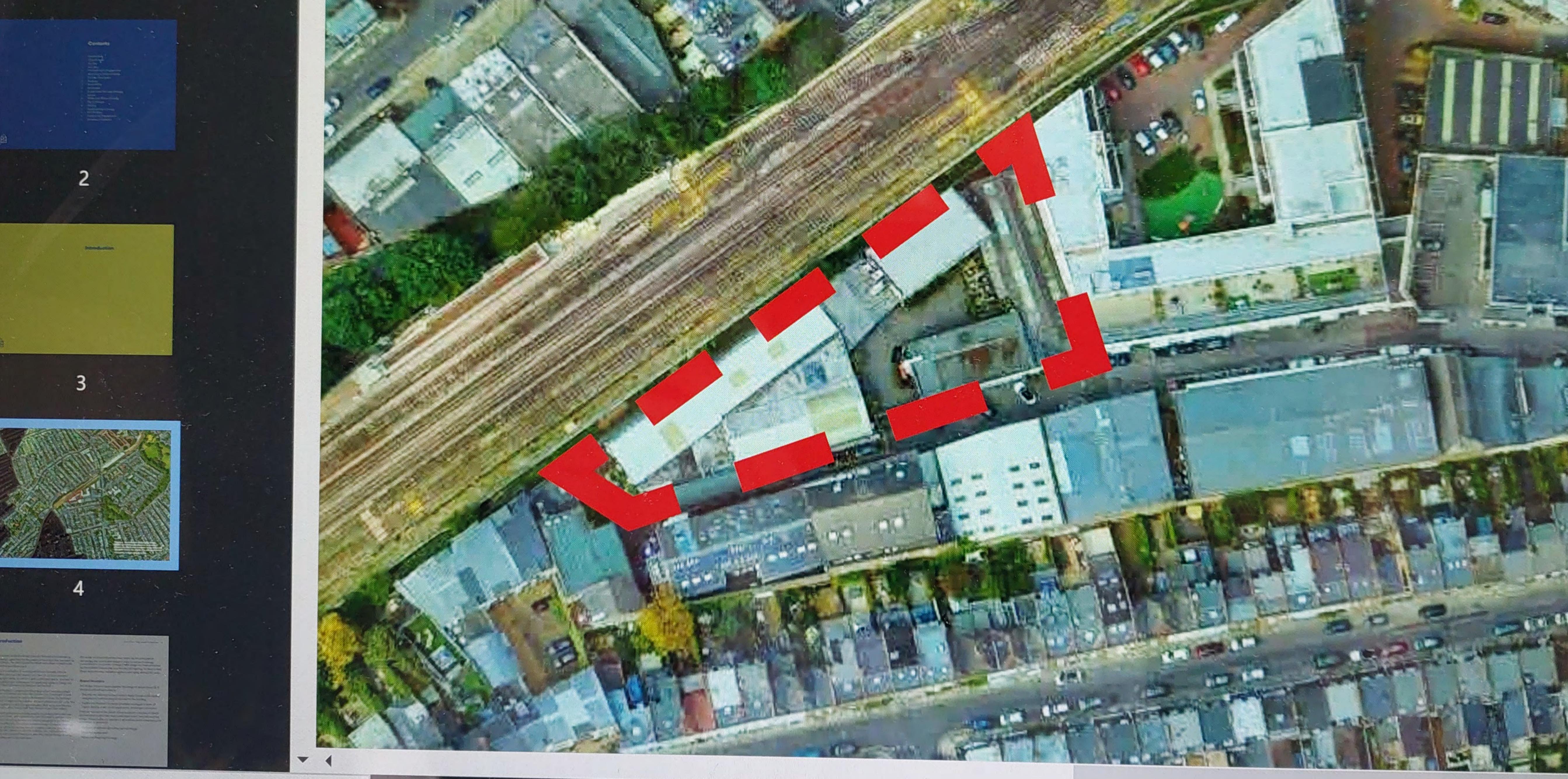
The excellent publicity material provided by Little Houses, Jaego's, Kensal House Nursery, Parsons House Nursery & Jessies have given excellent background information/visualisations about this family Club and how it is envisaged to run in Fulham whilst showing what you have achieved in North London, which you should be congratulated on. Instagram and social media have been most helpful. Thank you.

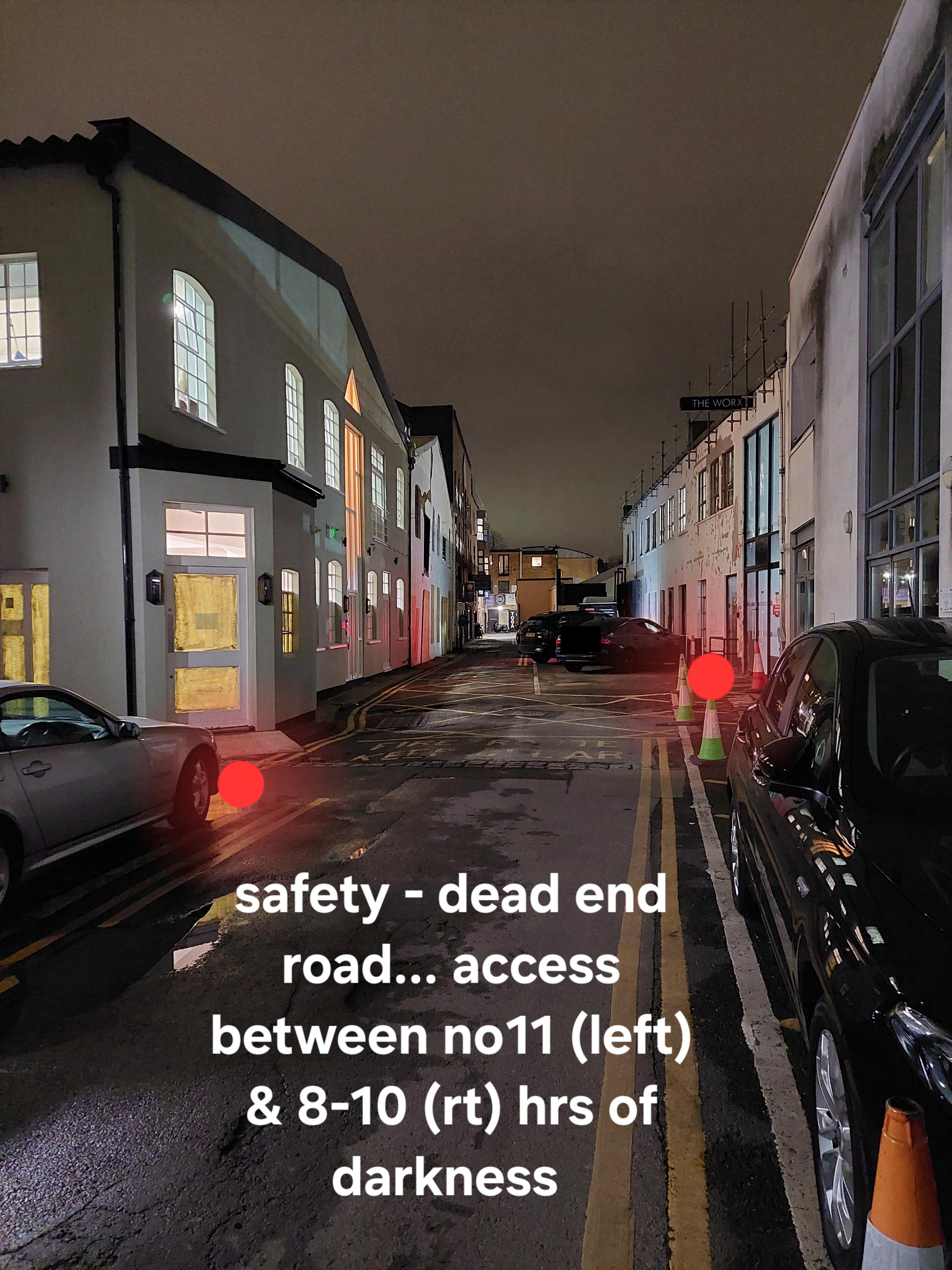


















Agenda Item 3b

From: Jon Wallsgrove

Sent: Monday, February 19, 2024 11:40 AM

To: Mckenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>

Subject: Parsons Nursery and Jesses House

Dear Lorna

Further to the hearings for the above two applications please find attached written representations and a presentation brochure to provide the Licensing sub-committee with a bit more information. I have combined the written representations to avoid duplication as the majority of what is written would apply equally to both.

Regards

Jon Wallsgrove

Partner

Parsons House and Jesse's house

SUBMISSIONS OF THE APPLICANT

- 1. We acknowledge that each of the applications must be dealt with on their own individual merits but for expediency we submit these representations for the Licensing subcommittee to consider as most of the points made relate to both applications.
- 2. The applications are for the grant of a premises licence in respect of Parsons House Nursery, 11 Heathman's Road, London and Jesse's House, 8-10 Heathman's Road. The details of the licensable activities and hours being applied in respect of Parson's House Nursery are set out at paragraph 1.1 of Page 4 of the Agenda and at paragraph 1.1 on Page 74 for Jesse's House.
- **3.** The Little Houses Group sought pre-application advice and met with the Licensing Officer, Police Licensing Officer and Environmental Health Officer on site during the building works. All spoke very positively about the development.
- 4. They currently operate a "mirror" business at Jaego's House, 557 Harrow Road, London which provides the same facilities as proposed at these two locations. It is positioned closer to residential properties that Parsons Nursery and in fact has an Apartment as its immediate neighbour. There has not been any complaints of any nature since opening. It too is licensed for the same hours and activities across it's member club facilities and nursery building.
- **5.** We invite the Councillors to read the letter sent by this firm to residents dated the 5th January which sets out some information regarding the use of these facilities and the correlation of the licensable activities applied for. In addition we also invite the Councillors to read the appended document which hopefully assists with some visuals on what the premises will look like.
- **6.** Please note however, that the offer to amend the application within the letter to the interested parties is withdrawn. That offer was made specifically with a view to avoiding the delay and expense of a committee hearing. For the reasons set out in this representation there is no basis on which an application for the activities and hours originally applied for should not be granted by the Licensing sub-committee.
- **7.** There are 2 representations from interested persons but notably none from any of the Responsible Authorities.
- 8. It is a source of considerable frustration that the 2 interested parties have failed to engage with the Applicant, despite the offer to meet and discuss their concerns further. It was evident in their representation that they had misunderstood what was being proposed.
- **9.** The sale and consumption of alcohol on the premises is very much an ancillary part of the "offer" in both premises. In the Nursery it will only be very occasionally at a children's party and in the café again infrequently given the principle purpose of those

- premises is as a family members club with a health focus. This not based on simple projections but the experience of operating at their first venue, Jaego's House.
- 10. The Secretary of State's Guidance issued under section 182 Licensing Act states that licensing authorities should look to the Police as the main source of advice on crime and disorder (para 2.1). Further para 9.12 of that guidance states: "each responsible authority will be an expert in their respective field and in some cases, it is likely that a particular responsible authority will be the main source of advice in relation to a particular licensing objective." The interested parties raise the issue of public nuisance and of course your own Environmental Health Officer would be the appropriate expert to refer to on such matters.
- 11. We would therefore respectfully invite the Sub-Committee to attach considerable weight to that fact, not least given there is no other tangible evidence put forward by the 2 Interested Parties which outweighs or contradicts the views of those experts. Indeed, the representations are, in this respectful submission, nothing more than an expression of fear of what might happen but without any credible foundation for having that fear, given the nature and character of the premises and the complete lack of engagement to discuss their concerns.
- **12.** The conditions offered in the application follow the pre-application advice received and are appropriate and proportionate in reassuring the Sub-Committee the licensing objectives will be promoted. The conditions are very similar to the premises licence in place for Jaego's House, which is a "tried and tested" premises, albeit we accept in a different location.
- 13. The Sub-Committee are invited to consider these conditions alongside the nature and character of the premises and the clientele that the premises will attract. The sale of alcohol at Parson's House Nursery is only intended to take place when parents book the venue for their children's party and they wish to provide a glass of wine or beer to the parents. The "off sale" requirement is to allow those parents to take home the remaining unconsumed alcohol. This must be preferable to the alternative which is people feeling as though they have to consume all the alcohol at the end of the party because they have paid for it.
- **14.** Likewise, the sale of alcohol in Jesse's House is very much ancillary to the main purpose of the building. It will be sold in the restaurant and again may include private functions or conferences in the other available rooms. Similarly, the off sale provision is only intended to allow someone who has purchased a bottle of wine and has not finished it to be permitted to take it home with them.
- **15.** It is a unique premises which must be considered in that context rather than simply viewing it as a premises which sells alcohol. Entirely different considerations must, in our respectful view, be in play than if we were applying for a premises licence for say a bar.
- **16.** In our respectful submission there can be no concern for showing Films in either premise. In the nursery this is only intended to show age-appropriate recorded programmes and films whilst children are attending nursery. It is not intended to

- operate "cinema" style. In Jesse's House, there is a dedicated room for families (members of course) to relax in and watch films. Again, it is not akin to going to the cinema.
- 17. In relation to regulated entertainment in Jesse's House it is most likely that it is not even needed given the music that is going to be played will be accompanying fitness classes and accordingly could be argued to be incidental and not regulated. Our client, however, has taken the responsible position of including it on the premises licence to avoid any potential "grey area."
- 18. In the unlikely event the Sub-Committee has any outstanding concerns, rather than going on to refuse the application, I respectfully invite you to consider whether those concerns can be resolved by imposing other conditions to address those concerns. Were you minded to impose other conditions, we would welcome the opportunity to discuss those prior to the decision being announced.
- 19. There is no assertion by either interested party that the applicant is not "fit and proper" nor that the establishment would not be well managed. Their comments appear to have no credible evidential basis and respectfully we invite the Committee to conclude they are no more than expression of their opinion, a fear of what might happen. We also invite the Committee to accept they are not linked to the licensable activity and are more general, in wanting to control the opening hours due to potential noise or light pollution. Those are matters for the Planning Authority.
- **20.** Were the licence to be refused these two premises would still operate and the concerns of noise, light pollution, parking would still exist for the interested parties. Their only assertion directly linked to the licensable activities is drunken behaviour but that cannot be taken seriously in light of matters set out within these representations.
- **21.** In any event is incumbent on the Committee to attach the greatest weight to the expert opinions of the responsible authorities, none of whom object to this application.

Conclusion

22. The Licensing Act 2003 was intended to be a permissive Act. To allow responsible operators to flourish and to be prohibitive or restrictive to those who were not. The protection the Government introduced in the Act to promote that underlying principle was the ability for anyone to review a premises licence at any time. It is a quick and easy remedy for interested parties and responsible authorities to get a Sub-Committee to review a decision to grant a licence. It is on such an application that evidence can be tested properly of the impact of the premises, rather than the position we have here, which is an expression of fear of what might happen.

23. Given that:

- i) planning permission has been granted for these premises to be used as described
- ii) no Responsible Authority has made a representation.

- iii) no credible evidence has been adduced by the interested parties.
- iv) the interested parties failed to engage in the process.
- v) All licensable activities are an ancillary part of the reason why someone would go to either premises.

And

vi) the conditions proposed are both proportionate and appropriate.

we invite the Committee to grant the application in original terms set out in the Licensing Officers report without further amendment or additional conditions.

Jon Wallsgrove

John Gaunt & Partners

Solicitors for the Applicant

TLE HOUSES GROUP Family Clubs & Ofsted Registered Nurseries With A Purpose





Little Houses Group are a collection of accessible and inclusive family member's clubs and Ofsted registered nurseries.

Our family clubs are spaces where kids can be kids in all their messy and noisy glory, and where grown ups can work, workout, and unwind.

Our family-focused nurseries represent the pinnacle of Early Years Education, a place where children can develop and grow with the help of our passionate team of educators.

An Introduction From Our Founder

The idea for Little Houses Group came to me in 2019, when I was with my first son Jaego in a pretty rubbish soft play in Notting Hill. There were crisps and coffee all over the mats, it was filthy, lacking in atmosphere and thoroughly unenjoyable for me...the parent!

At the time Jaego was 8 months old and I was mid running Incipio Group. I was often on childcare duty in the afternoons whilst my wife worked, and we didn't have regular childcare. So I was always on the lookout for kid friendly activities to keep him entertained.

I became quickly amazed and disappointed at the quantity and quality that was on offer in one of the world's leading cities! There was very little available that served the purpose for both Jaego AND myself.

After a huge amount of research and exploring, it was very obvious that there was a gap in the market, and I wanted to build something that suited both the child and the adult equally.

Fast forward 10 months and I stepped down from Incipio's day-to-day to start Little Houses Group

Over 18-month I spoke to around 300 parents to gather feedback and research, and what you see today is the sum of that work. This is I why I truly believe we have struck a chord with parents; we really are creating a new space they didn't know they needed until now.

I know first hand what it's like to juggle life and work with three young kids, so value and convenience are very important to me. What we're building must be a necessity and not a luxury. Here, you can drop your kids off at nursery and then head next door to our clubs, where with just one cost effective membership, we cover gym, co-work, design led living spaces, treatment rooms, crèche, cinema, fitness classes, kids classes, and more.

Jaego's House and Kensal House Nursery were the first on the block, opening in November 2022. Jesse's House and Parsons House Nursery are coming in Spring and January 2024 respectively, and we're already working on our third location for Orly's House and Nursery for 2025.

Charlie Gardiner Founder, Little Houses Group



Our Aim

To build a high quality collection of community led spaces that make a difference in family life through support, education, and enjoyment.



Page 27

Our Experienced Senior Leadership Team



Charlie Gardiner FOUNDER





MANAGING DIRECTOR, Sam Wignell MANAGING DIRECTOR, CLUBS

Olivia Rostron

NURSERIES



HEAD OF

Victoria Fellowes HEAD OF

Rosie Moss

HEAD OF

MARKETING

PROPERTY



Jo Barrett CHIEF FINANCIAL OFFICER



Hannah Cheston MEMBERSHIP





Samantha Danison **DIRECTOR OF EDUCATION**



Our Clubs

New adventures around every corner of our family clubs, for little ones from newborn to pre-teen.

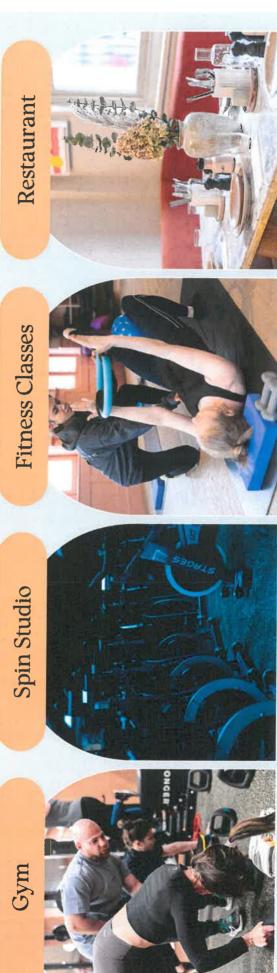




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Our Clubs

Where grown ups can find space to breath and work, workout, and unwind. Beautifully designed and thought through spaces, created by parents, for parents.





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Our Nurseries



Little House Nurseries provides an excellent foundation on which every child can begin and build upon their learning journey. They learn within a secure, nurturing and stimulating environment where they feel included, valued and safe.

Through a programme of learning, underpinned by warm and respectful relationships, our experienced Nursery teams celebrate the cultures, interests and abilities of each individual child.

The Nurseries inspire our children to be curious, adventurous, imaginative, and creative developing lifelong love of learning. We achieve this by tailoring our curriculum to the individual needs of our children.

Each room designed for specific age groups and named after birds.

Four Key Values: Kindness, Independence, Individuality, and Fun. Daily outdoor play in the nursery's outdoor garden.

Children enjoy freshly prepared food and snacks, in partnership with Lune & Wild.

Children receive freshly prepared food and snacks, in partnership with Lune & Wild.



JAEGO'S HOUSE

Opened November 2022 557 HARROW ROAD, LONDON W10 4RH



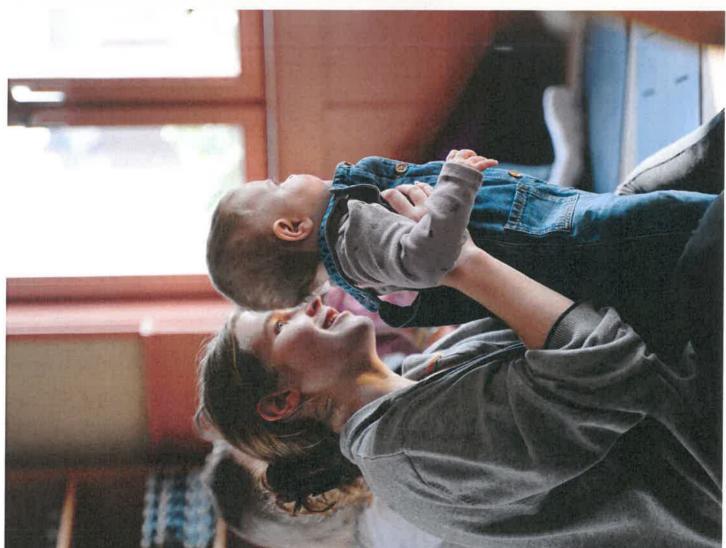
20,000 sq. ft. & 1,200 member capacity

FOR KIDS

Jungle Gym & Soft Play | 3 Kids Class Studio Rooms Creche & Kids Club | Outdoor Playground | Kids' Cinema Holiday Camps

FOR ADULTS

Waterside Restaurant & Cafe | Pizza Terrace Gym | 2 Fitness Class Studio Rooms | Spin Studio Living Room & Snug | Study & Co-Workspace



KENSAL HOUSE

557 HARROW ROAD, LONDON W10 4RH Opened September 2022



xxxxx sq. ft. & xxxx capacity

Separate nursery kitchen and food prep space Situated in a Grade II listed building 6 nursery rooms separated by age Includes an outdoor play area Ofsted registered



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JESSES

Opening Late Spring 2024 8 - 10 HEATHMAN'S ROAD, LONDON SW6 4TJ



30,000 sq. ft. & 1,500 member capacity

FOR KIDS

Indoor & Outdoor Swimming Pools | 3 Kids Class Studio Rooms | Jungle Gym & Soft Play | The Den | MUGA Pitch Creche & Kids Club | Kids' Cinema | Holiday Camps

FOR ADULTS

Lucy's Restaurant | Courtyard Cafe | Creche & Kids Club 3 Fitness Class Studio Rooms | Spin Studio | Gym Living Room | Study & Co-Workspace | Treatment Room

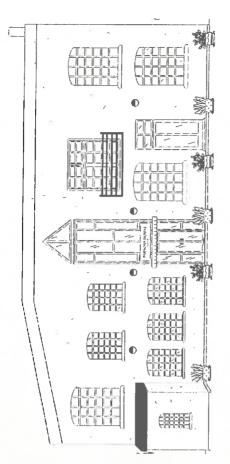


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PARSONS HOUSE

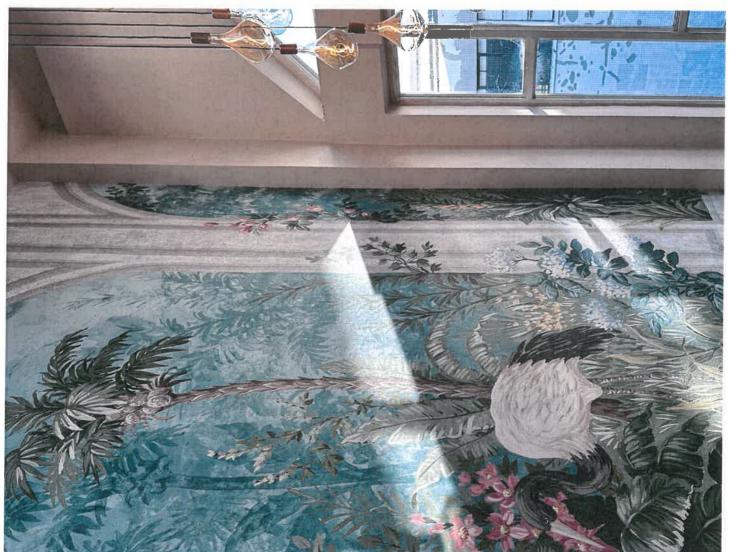
NURSERY

Opening January 2024 11 HEATHMAN'S ROAD, LONDON SW6 4TJ



xxxxx sq. ft. & xxxx capacity

Situated in a Grade II listed building
Ofsted registered
6 nursery rooms separated by age
Includes an outdoor play area
Separate nursery kitchen and food prep space



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ability to find everything for my has been missed and I can say from home! It's so easy to stay things on offer. Not one detail What a special place that has already changed my life (and children under one roof rather than trawl the internet to find It really is like a home away child endless entertainment, around as well as give your with an amazing variety of here all day and just potter nothing like this that exists. without hesitation there is things to do with them).

~ Jess, Bertie, Albie (4), Felix (3), & Mara (0)



As a mum to a 4-year-old and a 1-year-old, the Club has become the supportive village I never knew I needed.

I can't recommend this place enough. A haven of safety with a nurturing environment for kids and an invaluable support in my parenting journey.

~ Rana, Sherif, Sophia (4), & Issa (1)

It has all our needs under one roof...there's always something for us to do.

The kids love the soft play, and all the classes on offer.

Having a workspace locally has been invaluable, the gym and fitness classes help keep me motivated throughout the

it really has been a lifesaver for us, particularly over the colder months.

~ Jade, Kyle, Taylor (4), & Louie (2)



Jaego's House has made a significant, positive difference to our quality of life.

Having a welcoming and comfortable environment, which has so many activities on offer, makes it so much easier for us as new parents.

~ Andy, Samira, & Isaac



There is no shortage of things to do at Jaego's House, whatever your mood. If I'm feeling energised, it's time for spin, or if I feel like nestling in, an Oolong tea accompanied with jazz music in the Living Room is always the ticket.

WFH' never felt so good!

~ Emily, Sam, & Aria (1)



Jaego's House has been an amazing addition to mine and my children's lives. I'm able to go to spin classes and leave them in very safe hands at the Kids' Club, which they love!

The Living Room is so welcoming and relaxing and full of great toys for the kids.

Excellent food, coffee and wine makes it a place I want to spend time and the large soft play doesn't get boring for the kids. The whole place feels like a second home for us.

~ Nicola, Simon, Finlay (4), & Kit (2)



I look after my son full time and having to go from one playgroup to another library to classes scattered all over the city was exhausting. It left very little energy for the actual joy of parenting.

By the time my daughter was born, Jaego's had opened its doors and the whole experience of mothering was transformed.

I have a place I can go to where everyone is kind, welcoming and helpful, with a space that is so thoughtfully organised around the whole family...it's hard most days to tell who enjoys it more – my eldest whose 8, my daughter whose 2, or my husband and I.

~ Gabi, Oscar, Elena (2), & Raphael (8)



Hear it direct from our families...



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Agenda Item 4a

From:

Sent: Wednesday, February 21, 2024 9:54 AM **To:** Licensing HF: H&F < licensing@lbhf.gov.uk>

Subject: FAO: LORNA 26th Feb '24 - Licensing Hearings 11, 8-10 Heathman's Rd - information for

inclusion.

Dear Lorna,

My apologies for the <u>missing 1st page</u> – regarding the Resident's signatures. PAGE ONE scroll down this email to view.

The names/emails from Page 1 below have now been deleted, correctly, as they were never intended for the 'public domain'.

Note please that the signatories consent & are supportive of points raised so far in my initial letters/comments to Licensing in December '23, for both No 11 and also Nos 8-10.

Incidentally, there have not been discussions with more recently arrived residents, who have no 'lived experience' which seems correct procedure, as No 11 ceased trading as Cupcakes during Covid, so childrens parties and entertainers/musicians impacting the residents – During their hours as noted on their planning application. The Worx 8-10 ceased trading over two years ago also, so no licensed events since. Both cancelled their Licences as far as can be ascertained.

There are <u>more photos to collate/follow</u> regarding Nos 8-10 and <u>a few more salient points which</u> have surfaced from residents.

These will be with you later today, so that they meet the criteria for inclusion for the Hearings on Mon $26^{th \, Feb}$

Because I have very little actual voice today (I am grounded!)... so, please if only absolutely necessary do call to ensure I am on both: time, in line.

Thank you again for your continued guidance.

Regards



Here follows Page 1.....

From:

Sent: Thursday, February 15, 2024 7:11 PM

To:

Subject: Heathman's Road - developments/Licensing Hearing - Residents supporting form/signatures.....

Hello all,

Licensing Hearing**s** for the development**s** in Heathman's Road (Nos 8 - 10 + 11) approaches. Further information below with links to sites....

Please call me OR.... Just call by to No

As you may have already intimated in conversation that you might wish to **sign (the paper) form** for me to represent you at the hearing, or may wish to know more, or wish to ask your neighbours also to sign whose contact details I don't have.

I must collect signatures by next Monday.

There is a lot of further info if you would like to see it.

In brief I am endeavouring to get the application revised from: 7 days a week 10.00 – 23.00 hours alcohol licence /music/film "Conditioned" at Nos 8 - 10 Restaurant (84 covers)open onto a Terrace (50 covers) + Café in a courtyard + events rooms (at nursery No 11) the potential for rowdy overspill noise is concerning/perhaps safety of children. There is event space at the Nursery. Lived Experience would be an inidicator of previous distruptions.

NB : From Licensing Dept

Your representation (i.e. mine) has been accepted in capacity as yourself as a individual resident.

If you wish to submit further supporting evidence, and propose to as an unregistered residents association, then any submission would require the full names, address and consent of any other individuals.

We the undersigned Residents Consent for to represent us

At the hearings of LBHF LICENSING DEPT on Monday 26th February 2024

www.littlehousesgroup.com, https://www.jaegoshouse.co.uk/ in respect of TWO premises at No.11 (Parsons House Nursery) & Nos 8-10 (Jesse's House) in Heathman's Road SW6 4TJ – a private Members Club, for families only with minimum of one child, between 3months (nursery) – 13yrs. This would exclude a lot of residents who might be impacted by the proposals within the application.

FIRSTLY: A

11 Heathman's Road, SW6 4TJ: Parsons House Nursery 2023/01935/LAPR at 18.30 www.jesseshouse.co.uk (Contains

information on Parsons House Nursery)

<u>Licensing Act - Premises Licence application number: 2023/01935/LAPR</u>

Premises name: Parson's House Nursery

Premises address: 11 Heathman's Road London SW6 4TJ

The agenda has been published and can be viewed online here:

(Public Pack)Agenda Document for Licensing Sub-Committee, 26/02/2024 18:30 (lbhf.gov.uk)

The hearing will be held via Zoom on the 26th February 2024.

THEN:B

8-10 Heathman's Road, SW6 4TJ: Jesse's House: 2023/01939/LAPR at 20.00 approx

<u>Licensing Act - Premises Licence application number:</u> 2023/01939/LAPR

Premises name: Jesse's House www.jesseshouse.co.uk
Premises address: 8 Heathman's Road London SW6 4TJ

The agenda has been published and can be viewed online here:

(Public Pack)Agenda Document for Licensing Sub-Committee, 26/02/2024 18:30 (lbhf.gov.uk)

And this hearing also will be held via Zoom on the 26th February 2024 following on from the previous on above

MORE INFORMATION LBHF Planning Application website:

https://www.lbhf.gov.uk/planning/planning-applications

A combined Planning Application for both sites: 2022/03904/FUL (granted May 2023)

Currently: Two Licence Applications – details above.

Applied for: 7 days a week - Mon - Sun. Closed week of Christmas/New Year

Licensing: alcohol 10.00 – 23.00 hrs on/off the premises Licences: Music: Recorded & Live showing of Films

RESIDENTS Name e	Address	Signatuı

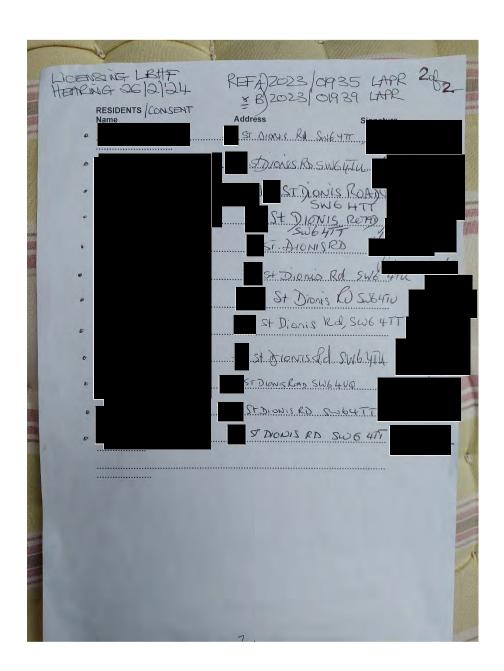
From:

Page 2

Sent: Tuesday, February 20, 2024 9:04 AM **To:** Licensing HF: H&F < licensing@lbhf.gov.uk>

Subject: For Lorna signatures both Lic meetings 26th Feb

Sorry not sure that was attached to last



From:

Sent: Wednesday, February 21, 2024 2:14 PM **To:** Licensing HF: H&F < licensing@lbhf.gov.uk>

Subject: Lorna: Licensing for Jesse's House - 8 - 10 Heathman's Rd. - further viewpoints residents

Hi Lorna

Have tried to precis include best way possible the various residents input/concerns reiterated. One overlaps another, and the 'octopus' of the policies /two sites.

Apologies if these are duplicates of previous comments from any resident. Duty bound to include here.

ApologiesIt is seemingly impossible for me to send photos via my computer, so will have to rely on the mobile.

Thank you for making this information available for the Hearing on Monday.

Kind regards and more thanks.

Licensing: 2023/01939/LAPR regarding: 8 - 10 Heathman's Rd, SW6 4TJ

Site: Jesse's house (Part of Little Houses Group)
Residents viewpoints/concerns amalgamated

Little Houses Group publicity material states:

This (Jesse's House) will be a families only club (similar to Jaego's) – opening June '24, once current building works are completed.

The Two sites couldn't be more dissimilar.

See photos Referenced: B/1, - to follow – Jaego's B/2 – to follow Jesse's Night/day

Jesse's is only open, & exclusively to a membership who have at least one child between the ages of 3months and 13years, together with guests/bolt on family/guardians. In addition Members from their North London Jaego's House Club can opt to pay/access Jesse's House.

1. NOISE

Maybe commercial reasons do not divulge the number of Members however it is understood & reassuring that numbers/timing of access can be conditioned according to 'Local pool of Licence conditions', these would also cover Noise issues: external doors/windows kept closed, so would seek assurance that this includes courtyard within site due to its in/out layout. Avoiding a statutory nuisance, by conditioning preventable measures/ restrictions would likely benefit all neighbouring residents, relieve the authorities of 'action' required to remediate.

No noise Management Plan has been offered/seen/revised for the revamped layout of the two intertwined premises.

The proposal offers no respite in their schedules for this site, only No 11 (Parsons House Nursery).

This Members Club precludes a great many of the Parsons Green in particular, but also the wider Borough residents from joining. So the Licensing applied for is ,were a ratio, to be applied not benefitting the majority of residents, versus those who can uptake membership, the minority of residents. This is very disparate considering the :

2 . PUBLIC SAFETY – as per Agenda – (Pg s120 – 122)- in particular proposes site visit closer to opening time i.e. 3^{rd} June '24

See photos referenced: B/3

The Certificate of Lawfulness for The Worx, previously on this site: relates to Dwgs 900 002 RevC...appended 2008 ... the applicant has supplied new/varied drawings. These have changed somewhat since those Granted Planning – In May '23

A 'new' Certificate will be forthcoming presumably.....

NOTE: Plans had to be requested by JO, since not accessible on the Licensing website. 31st January plans sent via Lorna do not have Plan Reference only XXXX T4 & dated 6/6/'23 – (noted as Planning dwgs: 073-150-100-100- Rev PL3 Grnd Flr dated 10/1/23 & 073-150-100-100- Rev PL1 Grnd Flr dated 12/10/22 these plans GRANTED 2022/03004/FUL 11/5/23)

Concern for the state of the Road/Potholes/Poorly lit at night/ dead end road, vehicles reverse as no turning spaces for most of the time: (See Photos Ref B/3)....

Therefore these raise safety concerns/ exacerbated if someone is inebriated/unruly.

ALCOHOL:

The extensive hours within the applicants proposal are unlike previously on this site, not a daily occurrence but where occasional Events were held. Possibly some were TENS. There has not been an "associated site" requiring movement across this narrow Road, so this coupled with another (co-joined) application for No 11 require unique consideration.

The potential for rowdy alcohol induced behaviour throughout the day and into the late (for many) evenings. Is of concern to those who work from home, use the amenity of their gardens, in the main all previously enjoyed. The 'lived experience' of noise ricocheting over the buildings

Those unable to uptake membership, who live in the adjacent roads are those most likely to be affected by any noise disturbance/rowdy behaviour, noise from any events/corporate/Birthday Parties more numbered congregations, for private parties.

Few people mind residential parties undertaken with consideration to others, day or evening as these are few and far between. Our immediate locality has a 'party code of behaviour' notifying adjacent neighbours in a timely manner of anticipated duration. Most residents don't mind the sound of laughter, children enjoying themselves on occasions, even raised imbibed voices from their Neighbours in particular.

There is NO social benefit if it is commercial intrusive/background unwanted disturbance.

The applicant has not provided any specific methods to mitigate potential noise from :playground/courtyard/cafe/swimming pool/Terrace with doors into a Restaurant. All these activities might be possible to lessen/mitigate.

The Planning hours granted Differ: See Condition 6/7 – So Hours = useage of site presumably – clearing up/out time would need to be factored into this timeframe?

Dispersal Noise – residents on St Dionis in particular, a one way Road, may be adversely affected by : footfall/car parking will likely if a member is travelling in hours of darkness/bad weather.

From:

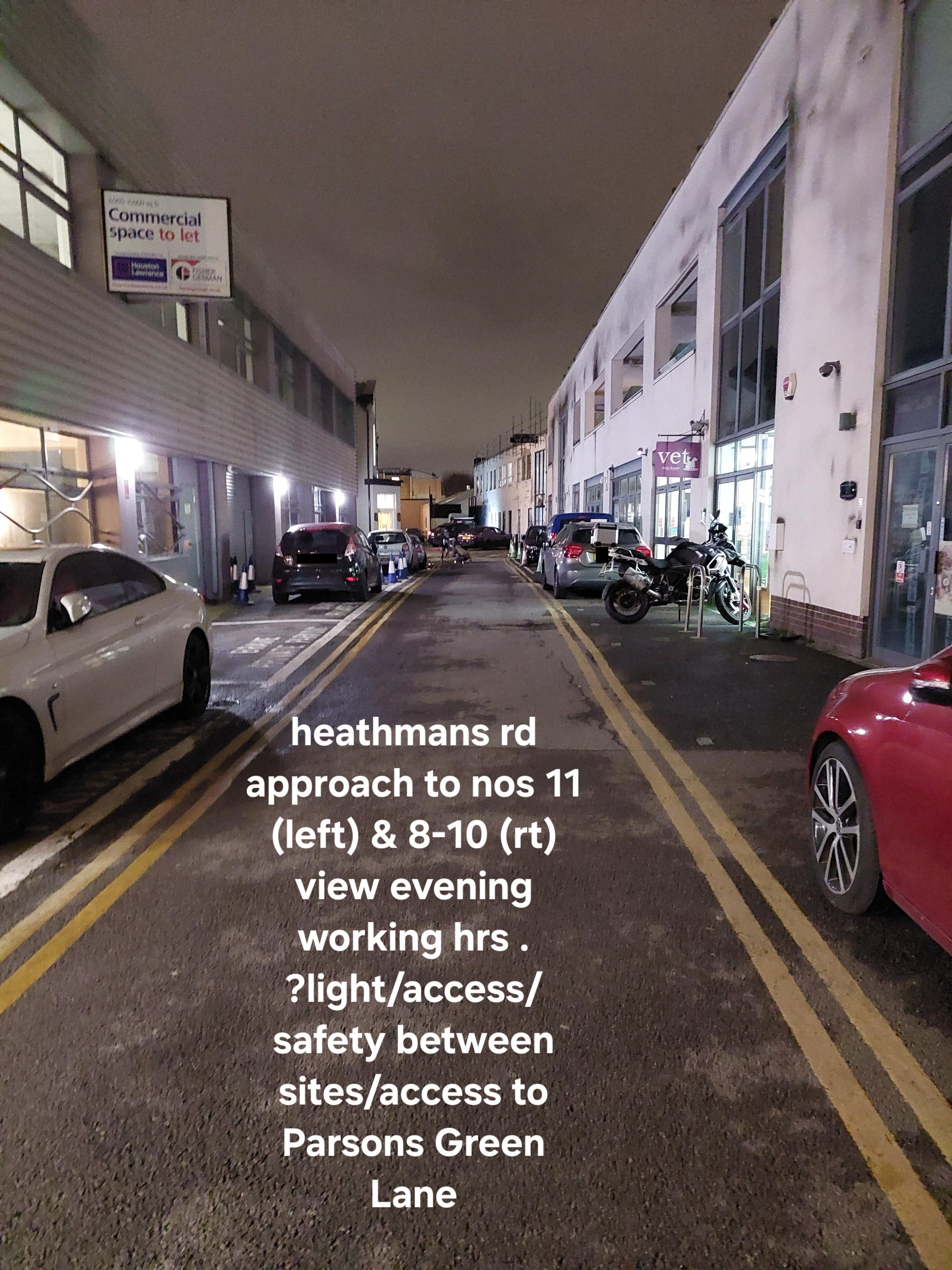
Sent: Wednesday, February 21, 2024 2:18 PM
To: Licensing HF: H&F < licensing@lbhf.gov.uk>
Subject: RE Photos B/1 - Hearing 8-10 Heathmans Rd

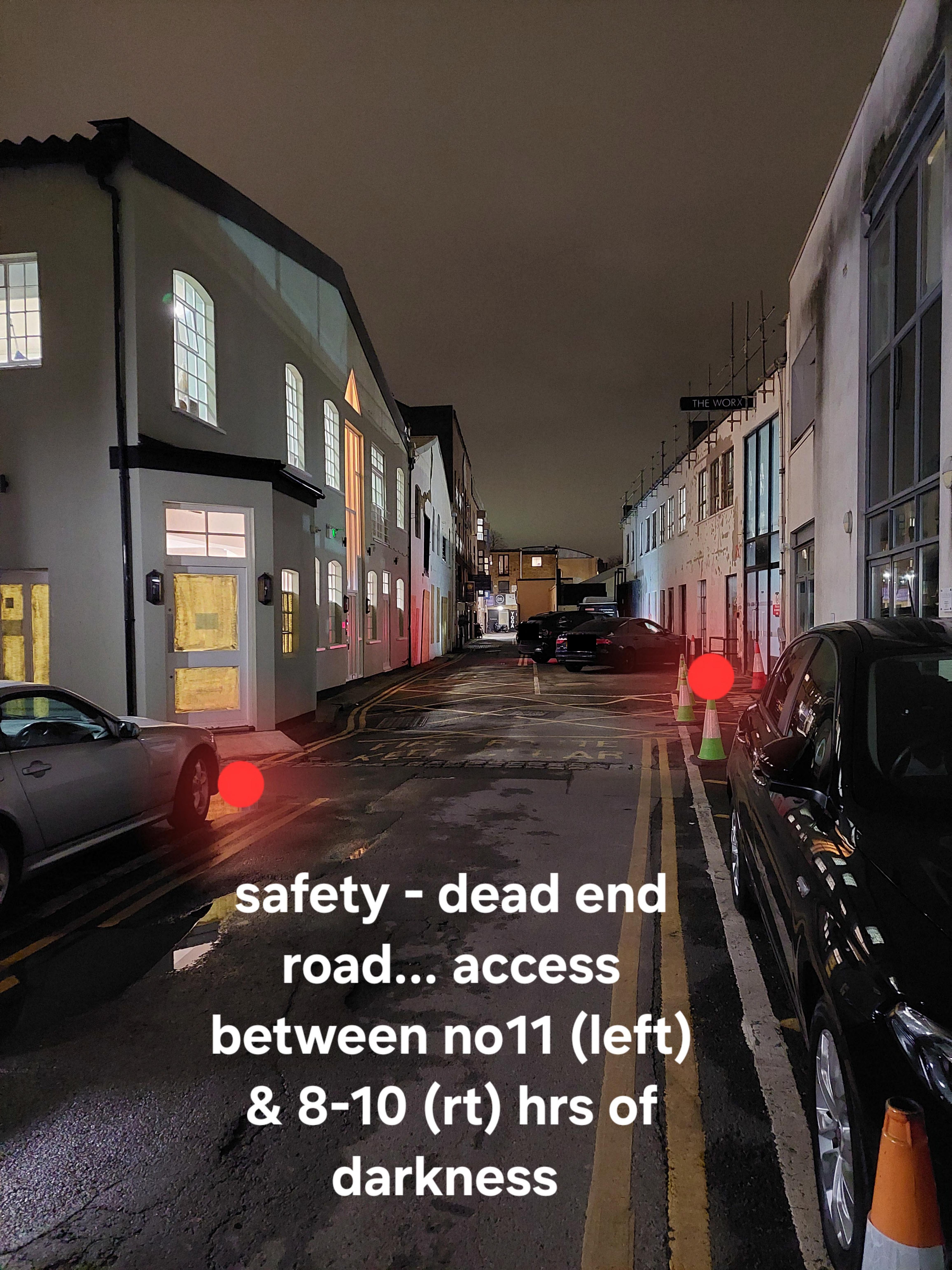
Herewith photos - hope they're legible.

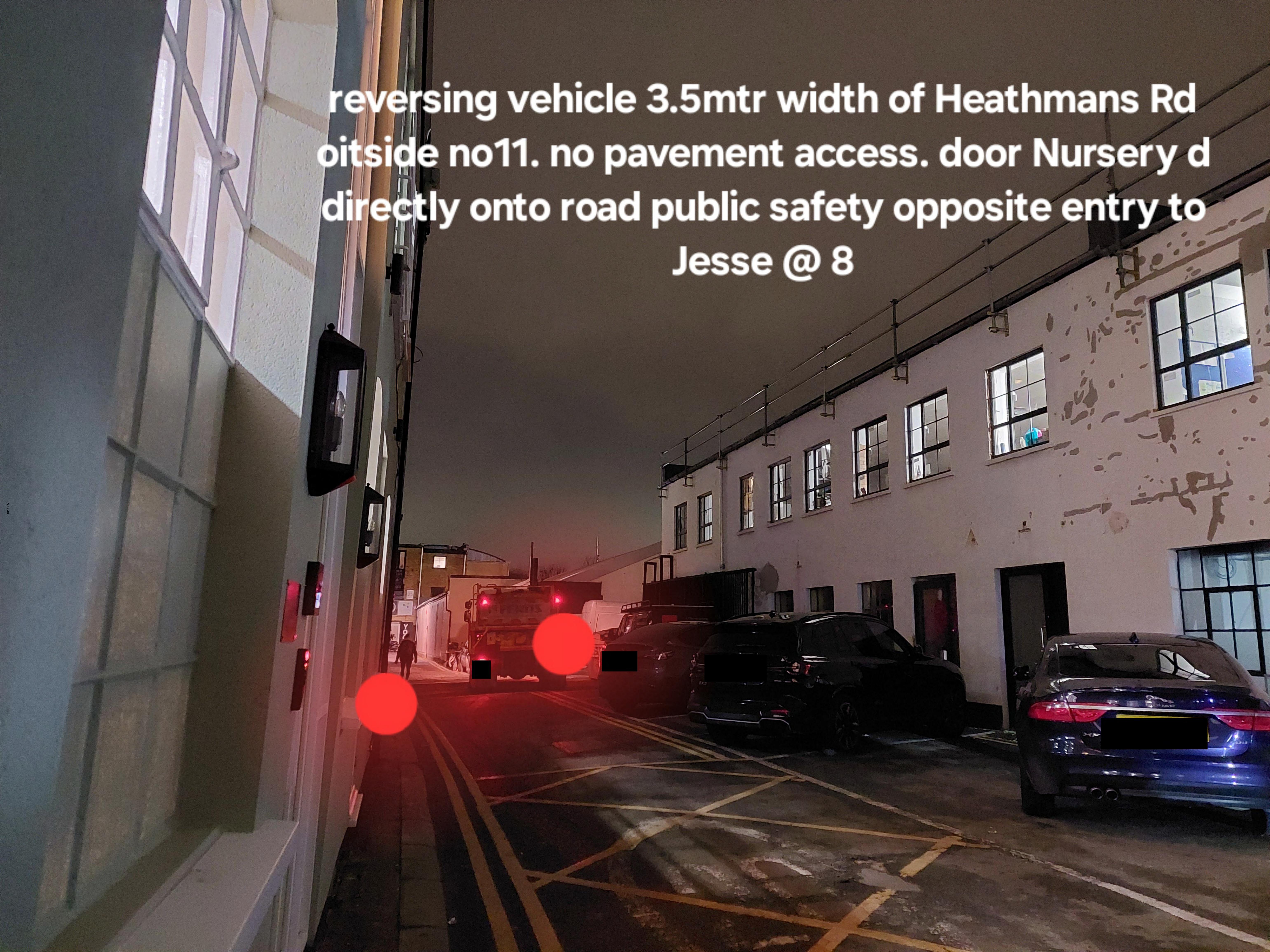
Taken from Little House info in part available via the Web.

Pls confir. Receipt. Tha k you Lorna.













Agenda Item 4b

From: Jon Wallsgrove

Sent: Monday, February 19, 2024 11:40 AM

To: Mckenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>

Subject: Parsons Nursery and Jesses House

Dear Lorna

Further to the hearings for the above two applications please find attached written representations and a presentation brochure to provide the Licensing sub-committee with a bit more information. I have combined the written representations to avoid duplication as the majority of what is written would apply equally to both.

Regards

Jon Wallsgrove

Partner

Parsons House and Jesse's house

SUBMISSIONS OF THE APPLICANT

- 1. We acknowledge that each of the applications must be dealt with on their own individual merits but for expediency we submit these representations for the Licensing subcommittee to consider as most of the points made relate to both applications.
- 2. The applications are for the grant of a premises licence in respect of Parsons House Nursery, 11 Heathman's Road, London and Jesse's House, 8-10 Heathman's Road. The details of the licensable activities and hours being applied in respect of Parson's House Nursery are set out at paragraph 1.1 of Page 4 of the Agenda and at paragraph 1.1 on Page 74 for Jesse's House.
- **3.** The Little Houses Group sought pre-application advice and met with the Licensing Officer, Police Licensing Officer and Environmental Health Officer on site during the building works. All spoke very positively about the development.
- 4. They currently operate a "mirror" business at Jaego's House, 557 Harrow Road, London which provides the same facilities as proposed at these two locations. It is positioned closer to residential properties that Parsons Nursery and in fact has an Apartment as its immediate neighbour. There has not been any complaints of any nature since opening. It too is licensed for the same hours and activities across it's member club facilities and nursery building.
- **5.** We invite the Councillors to read the letter sent by this firm to residents dated the 5th January which sets out some information regarding the use of these facilities and the correlation of the licensable activities applied for. In addition we also invite the Councillors to read the appended document which hopefully assists with some visuals on what the premises will look like.
- **6.** Please note however, that the offer to amend the application within the letter to the interested parties is withdrawn. That offer was made specifically with a view to avoiding the delay and expense of a committee hearing. For the reasons set out in this representation there is no basis on which an application for the activities and hours originally applied for should not be granted by the Licensing sub-committee.
- **7.** There are 2 representations from interested persons but notably none from any of the Responsible Authorities.
- 8. It is a source of considerable frustration that the 2 interested parties have failed to engage with the Applicant, despite the offer to meet and discuss their concerns further. It was evident in their representation that they had misunderstood what was being proposed.
- **9.** The sale and consumption of alcohol on the premises is very much an ancillary part of the "offer" in both premises. In the Nursery it will only be very occasionally at a children's party and in the café again infrequently given the principle purpose of those

- premises is as a family members club with a health focus. This not based on simple projections but the experience of operating at their first venue, Jaego's House.
- 10. The Secretary of State's Guidance issued under section 182 Licensing Act states that licensing authorities should look to the Police as the main source of advice on crime and disorder (para 2.1). Further para 9.12 of that guidance states: "each responsible authority will be an expert in their respective field and in some cases, it is likely that a particular responsible authority will be the main source of advice in relation to a particular licensing objective." The interested parties raise the issue of public nuisance and of course your own Environmental Health Officer would be the appropriate expert to refer to on such matters.
- 11. We would therefore respectfully invite the Sub-Committee to attach considerable weight to that fact, not least given there is no other tangible evidence put forward by the 2 Interested Parties which outweighs or contradicts the views of those experts. Indeed, the representations are, in this respectful submission, nothing more than an expression of fear of what might happen but without any credible foundation for having that fear, given the nature and character of the premises and the complete lack of engagement to discuss their concerns.
- **12.** The conditions offered in the application follow the pre-application advice received and are appropriate and proportionate in reassuring the Sub-Committee the licensing objectives will be promoted. The conditions are very similar to the premises licence in place for Jaego's House, which is a "tried and tested" premises, albeit we accept in a different location.
- 13. The Sub-Committee are invited to consider these conditions alongside the nature and character of the premises and the clientele that the premises will attract. The sale of alcohol at Parson's House Nursery is only intended to take place when parents book the venue for their children's party and they wish to provide a glass of wine or beer to the parents. The "off sale" requirement is to allow those parents to take home the remaining unconsumed alcohol. This must be preferable to the alternative which is people feeling as though they have to consume all the alcohol at the end of the party because they have paid for it.
- **14.** Likewise, the sale of alcohol in Jesse's House is very much ancillary to the main purpose of the building. It will be sold in the restaurant and again may include private functions or conferences in the other available rooms. Similarly, the off sale provision is only intended to allow someone who has purchased a bottle of wine and has not finished it to be permitted to take it home with them.
- **15.** It is a unique premises which must be considered in that context rather than simply viewing it as a premises which sells alcohol. Entirely different considerations must, in our respectful view, be in play than if we were applying for a premises licence for say a bar.
- **16.** In our respectful submission there can be no concern for showing Films in either premise. In the nursery this is only intended to show age-appropriate recorded programmes and films whilst children are attending nursery. It is not intended to

- operate "cinema" style. In Jesse's House, there is a dedicated room for families (members of course) to relax in and watch films. Again, it is not akin to going to the cinema.
- 17. In relation to regulated entertainment in Jesse's House it is most likely that it is not even needed given the music that is going to be played will be accompanying fitness classes and accordingly could be argued to be incidental and not regulated. Our client, however, has taken the responsible position of including it on the premises licence to avoid any potential "grey area."
- 18. In the unlikely event the Sub-Committee has any outstanding concerns, rather than going on to refuse the application, I respectfully invite you to consider whether those concerns can be resolved by imposing other conditions to address those concerns. Were you minded to impose other conditions, we would welcome the opportunity to discuss those prior to the decision being announced.
- 19. There is no assertion by either interested party that the applicant is not "fit and proper" nor that the establishment would not be well managed. Their comments appear to have no credible evidential basis and respectfully we invite the Committee to conclude they are no more than expression of their opinion, a fear of what might happen. We also invite the Committee to accept they are not linked to the licensable activity and are more general, in wanting to control the opening hours due to potential noise or light pollution. Those are matters for the Planning Authority.
- **20.** Were the licence to be refused these two premises would still operate and the concerns of noise, light pollution, parking would still exist for the interested parties. Their only assertion directly linked to the licensable activities is drunken behaviour but that cannot be taken seriously in light of matters set out within these representations.
- **21.** In any event is incumbent on the Committee to attach the greatest weight to the expert opinions of the responsible authorities, none of whom object to this application.

Conclusion

22. The Licensing Act 2003 was intended to be a permissive Act. To allow responsible operators to flourish and to be prohibitive or restrictive to those who were not. The protection the Government introduced in the Act to promote that underlying principle was the ability for anyone to review a premises licence at any time. It is a quick and easy remedy for interested parties and responsible authorities to get a Sub-Committee to review a decision to grant a licence. It is on such an application that evidence can be tested properly of the impact of the premises, rather than the position we have here, which is an expression of fear of what might happen.

23. Given that:

- i) planning permission has been granted for these premises to be used as described
- ii) no Responsible Authority has made a representation.

- iii) no credible evidence has been adduced by the interested parties.
- iv) the interested parties failed to engage in the process.
- v) All licensable activities are an ancillary part of the reason why someone would go to either premises.

And

vi) the conditions proposed are both proportionate and appropriate.

we invite the Committee to grant the application in original terms set out in the Licensing Officers report without further amendment or additional conditions.

Jon Wallsgrove

John Gaunt & Partners

Solicitors for the Applicant

TLE HOUSES GROUP Family Clubs & Ofsted Registered Nurseries With A Purpose





Little Houses Group are a collection of accessible and inclusive family member's clubs and Ofsted registered nurseries.

Our family clubs are spaces where kids can be kids in all their messy and noisy glory, and where grown ups can work, workout, and unwind.

Our family-focused nurseries represent the pinnacle of Early Years Education, a place where children can develop and grow with the help of our passionate team of educators.

An Introduction From Our Founder

The idea for Little Houses Group came to me in 2019, when I was with my first son Jaego in a pretty rubbish soft play in Notting Hill. There were crisps and coffee all over the mats, it was filthy, lacking in atmosphere and thoroughly unenjoyable for me...the parent!

At the time Jaego was 8 months old and I was mid running Incipio Group. I was often on childcare duty in the afternoons whilst my wife worked, and we didn't have regular childcare. So I was always on the lookout for kid friendly activities to keep him entertained.

I became quickly amazed and disappointed at the quantity and quality that was on offer in one of the world's leading cities! There was very little available that served the purpose for both Jaego AND myself.

After a huge amount of research and exploring, it was very obvious that there was a gap in the market, and I wanted to build something that suited both the child and the adult equally.

Fast forward 10 months and I stepped down from Incipio's day-to-day to start Little Houses Group

Over 18-month I spoke to around 300 parents to gather feedback and research, and what you see today is the sum of that work. This is I why I truly believe we have struck a chord with parents; we really are creating a new space they didn't know they needed until now.

I know first hand what it's like to juggle life and work with three young kids, so value and convenience are very important to me. What we're building must be a necessity and not a luxury. Here, you can drop your kids off at nursery and then head next door to our clubs, where with just one cost effective membership, we cover gym, co-work, design led living spaces, treatment rooms, crèche, cinema, fitness classes, kids classes, and more.

Jaego's House and Kensal House Nursery were the first on the block, opening in November 2022. Jesse's House and Parsons House Nursery are coming in Spring and January 2024 respectively, and we're already working on our third location for Orly's House and Nursery for 2025.

Charlie Gardiner Founder, Little Houses Group



Our Aim

spaces that make a difference in family life through support, collection of community led education, and enjoyment.

To build a high quality

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Our Experienced Senior Leadership Team



Charlie Gardiner FOUNDER



Sam Wignell MANAGING DIRECTOR, CLUBS



MANAGING DIRECTOR, Olivia Rostron NURSERIES



Jo Barrett CHIEF FINANCIAL OFFICER



HEAD OF



MEMBERSHIP



Victoria Fellowes HEAD OF

Rosie Moss

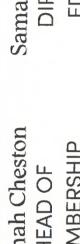
HEAD OF

MARKETING

PROPERTY



Hannah Cheston





Our Clubs

New adventures around every corner of our family clubs, for little ones from newborn to pre-teen.



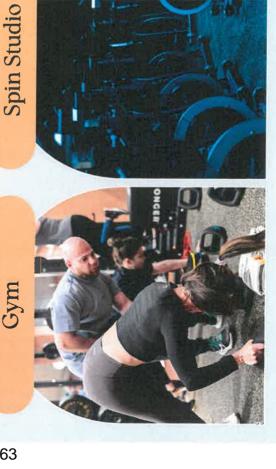


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Our Clubs

Where grown ups can find space to breath and work, workout, and unwind. Beautifully designed and thought through spaces, created by parents, for parents.

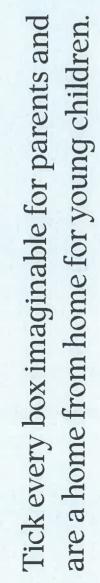






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Our Nurseries



Little House Nurseries provides an excellent foundation on which every child can begin and build upon their learning journey. They learn within a secure, nurturing and stimulating environment where they feel included, valued and safe.

Through a programme of learning, underpinned by warm and respectful relationships, our experienced Nursery teams celebrate the cultures, interests and abilities of each individual child.

The Nurseries inspire our children to be curious, adventurous, imaginative, and creative developing lifelong love of learning. We achieve this by tailoring our curriculum to the individual needs of our children.

Each room designed for specific age groups and named after birds.

Four Key Values: Kindness, Independence, Individuality, and Fun. Daily outdoor play in the nursery's outdoor garden.

Children enjoy freshly prepared food and snacks, in partnership with Lune & Wild.

Children receive freshly prepared food and snacks, in partnership with Lune & Wild.



JAEGO'S HOUSE

Opened November 2022 557 HARROW ROAD, LONDON W10 4RH



20,000 sq. ft. & 1,200 member capacity

FOR KIDS

Jungle Gym & Soft Play | 3 Kids Class Studio Rooms Creche & Kids Club | Outdoor Playground | Kids' Cinema Holiday Camps

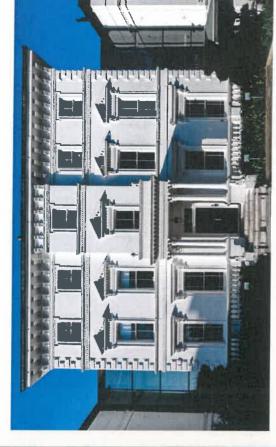
FOR ADULTS

Waterside Restaurant & Cafe | Pizza Terrace Gym | 2 Fitness Class Studio Rooms | Spin Studio Living Room & Snug | Study & Co-Workspace



KENSAL HOUSE

557 HARROW ROAD, LONDON W10 4RH Opened September 2022



xxxxx sq. ft. & xxxx capacity

Separate nursery kitchen and food prep space Situated in a Grade II listed building 6 nursery rooms separated by age Includes an outdoor play area Ofsted registered



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JESSES

Opening Late Spring 2024 8 - 10 HEATHMAN'S ROAD, LONDON SW6 4TJ



30,000 sq. ft. & 1,500 member capacity

FOR KIDS

Indoor & Outdoor Swimming Pools | 3 Kids Class Studio Rooms | Jungle Gym & Soft Play | The Den | MUGA Pitch Creche & Kids Club | Kids' Cinema | Holiday Camps

FOR ADULTS

Lucy's Restaurant | Courtyard Cafe | Creche & Kids Club 3 Fitness Class Studio Rooms | Spin Studio | Gym Living Room | Study & Co-Workspace | Treatment Room

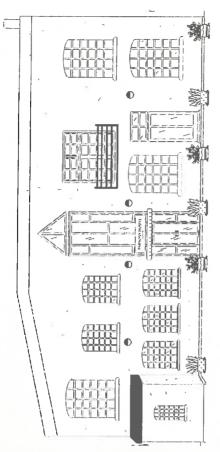


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PARSONS HOUSE

NURSERY

Opening January 2024 11 HEATHMAN'S ROAD, LONDON SW6 4TJ



xxxxx sq. ft. & xxxx capacity

Situated in a Grade II listed building
Ofsted registered
6 nursery rooms separated by age
Includes an outdoor play area
Separate nursery kitchen and food prep space



99

ability to find everything for my has been missed and I can say from home! It's so easy to stay things on offer. Not one detail What a special place that has already changed my life (and children under one roof rather than trawl the internet to find It really is like a home away child endless entertainment, around as well as give your with an amazing variety of here all day and just potter nothing like this that exists. without hesitation there is things to do with them).

~ Jess, Bertie, Albie (4), Felix (3), & Mara (0)



As a mum to a 4-year-old and a 1-year-old, the Club has become the supportive village I never knew I needed.

I can't recommend this place enough. A haven of safety with a nurturing environment for kids and an invaluable support in my parenting journey.

~ Rana, Sherif, Sophia (4), & Issa (1)

It has all our needs under one roof...there's always something for us to do.

The kids love the soft play, and all the classes on offer.

Having a workspace locally has been invaluable, the gym and fitness classes help keep me motivated throughout the

It really has been a lifesaver for us, particularly over the colder months.

~ Jade, Kyle, Taylor (4), & Louie (2)



Jaego's House has made a significant, positive difference to our quality of life.

Having a welcoming and comfortable environment, which has so many activities on offer, makes it so much easier for us as new parents.

~ Andy, Samira, & Isaac



There is no shortage of things to do at Jaego's House, whatever your mood. If I'm feeling energised, it's time for spin, or if I feel like nestling in, an Oolong tea accompanied with jazz music in the Living

~ Emily, Sam, & Aria (1)

Room is always the ficket.

WFH' never felt so good!



Jaego's House has been an amazing addition to mine and my children's lives. I'm able to go to spin classes and leave them in very safe hands at the Kids' Club, which they love!

The Living Room is so welcoming and relaxing and full of great toys for the kids.

Excellent food, coffee and wine makes it a place I want to spend time and the large soft play doesn't get boring for the kids. The whole place feels like a second home for us.

~ Nicola, Simon, Finlay (4), & Kit (2)



I look after my son full time and having to go from one playgroup to another library to classes scattered all over the city was exhausting. It left very little energy for the actual joy of parenting.

By the time my daughter was born, Jaego's had opened its doors and the whole experience of mothering was transformed.

I have a place I can go to where everyone is kind, welcoming and helpful, with a space that is so thoughtfully organised around the whole family...it's hard most days to tell who enjoys it more – my eldest whose 8, my daughter whose 2, or my husband and I.

~ Gabi, Oscar, Elena (2), & Raphael (8)



Hear it direct from our families...

