

Licensing Sub-Committee

Supplementary Agenda C

Wednesday 23 July 2025 at 6.30 pm

This meeting will be held remotely

Watch the meeting live: [youtube.com/hammersmithandfulham](https://www.youtube.com/hammersmithandfulham)

MEMBERSHIP

Administration:	Opposition:
Councillor Callum Nimmo (Vice Chair) Councillor Patrick Walsh	Councillor Dominic Stanton

CONTACT OFFICER: Amrita White
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](https://www.youtube.com/hammersmithandfulham)

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

Date Issued: 22 July 2025

Licensing Sub-Committee Agenda

23 July 2025

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Agenda Item 3a

From: Alun Thomas <Athomas@tandtp.com>

Sent: 18 July 2025 08:16

To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>

Subject: Re: [IMP.12.1] 2025/00574/LAPR - Imperial College White City Innovation District H1 Building Wood Lane London (Notice of Hearing)

Dear Matt

Please find attached some additional material for circulation prior to the hearing.

Thanks.

Alun

IMPERIAL COLLEGE
H1
WHITE CITY,
LONDON, W12 0BZ

SUMMARY OF PROPOSALS



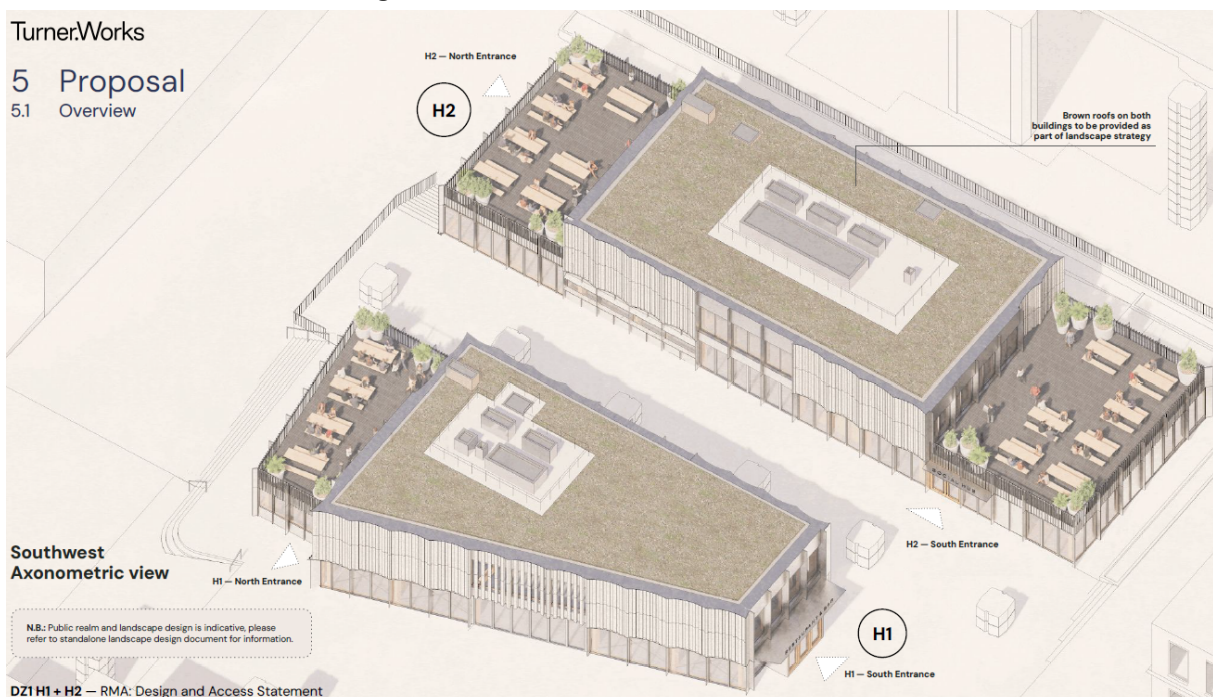
THOMAS & THOMAS PARTNERS LLP
38A MONMOUTH STREET
LONDON
WC2H 9EP

Introduction

1. Imperial College White City is planning a significant expansion, as part of its White City Campus Masterplan, aiming to enhance public accessibility including a new food and beverage operation at unit H1.



Unit H1 is at the bottom of the images below:



Location:

- Entry points are zoned to North and South that will allow the building to respond to the changing environment of the Campus. The eventual main entrance to the South is double height and setback from the edge of the plot to emphasise the entry point. Due to the intended third-party operation of the building, Imperial is intending to deliver H1 as shell and core with a tenant operator completing the fit out.



- H1 has been designed around the concept of a food & beverage (F&B) offer. The building has been zoned with a kitchen area to the North and a two-story seating area in the main mass of the building. There is a terrace with seating with regulated entertainment limited to midnight to as to ensure no public nuisance.
- Imperial College London as the university is the applicant. Upon construction, the building will likely be let to a third-party occupier, though the university might decide to operate it themselves. If let to a third party, it will be under a commercial lease and the premises licence will be transferred to the tenant. The lease will contain the usual landlord controls on use, hours of operation, compliance with Imperial's relevant policies etc.
- The premises are within the college campus directly under the Westway, where the background noise level is very high due to the passing traffic. The use will be for students, local businesses and visitors.

Pre-application advice

- Pre-application advice and a site meeting have taken place with the Licensing Authority and Noise Team a copy of which is below. The application is on the same terms as that Advice. There have been no representations from the Responsible Authorities.

Representations

7. There is one representation from an interested party who has been written to with no reply.

Dispersal

8. The following map gives a rough indication of the property, with the nearest tube stations being White City and Wood Lane.



9. Due to the premises' location, there are ample options for dispersal to the nearby transport hubs.

Pre Application Advice Report

To : Mr Alun Thomas - Thomas and Thomas Solicitors

From: Licensing - London Borough of Hammersmith and Fulham

Licensing Act 2003

Premises Licence Number: TBC

Premises Name: Imperial College, White City Campus

Premises Address: H1 and H2 Buildings, Wood Lane, W12

Mr Alun Thomas (Solicitor for Thomas & Thomas solicitors) made a request for pre-application advice in relation to a proposal for a new licence to cover buildings H1 and H2 which are yet to be built. It is intended that the premises will form part of Imperial College's campus and would be used as a social / learning hub for students.

On Thursday 20th March 2023 a pre-application site visit was held at the site of the new development. The following parties attended the meeting:

Council Officers:

- Mr Adrian Overton (Licensing Service Manager)
- Mr Chima Umunnakwe (Environmental Protection Team Leader)

The Applicant:

- Mr Alun Thomas (Head of Licensing – Thomas & Thomas Solicitors)

The Premises

This building has not yet been constructed and is currently unlicensed.

Proposed new licence

The applicant is proposing to apply for new premises licence with the following licensable activities being sought:

Sale of Alcohol - On the Premises

- Sunday – 11:00 to 00:00
- Monday to Tuesday – 11:00 to 01:00
- Wednesday – 11:00 to 02:00
- Thursday to Saturday – 11:00 to 03:00

Regulated Entertainment – Recorded Music

- Sunday – 11:00 to 00:00
- Monday to Tuesday – 11:00 to 01:00
- Wednesday – 11:00 to 02:00
- Thursday to Saturday – 11:00 to 03:00

Late Night Refreshment – Indoors only

- Sunday – 23:00 to 00:00
- Monday to Tuesday – 23:00 to 01:00
- Wednesday – 23:00 to 02:00
- Thursday to Saturday – 23:00 to 03:00

Licensing Officer's comments

Mr Overton explained that the Licensing Authority would welcome such an application, which would be in accordance with the Council's business friendly approach to new licensed premises in non-residential areas. As such, in its current form, the authority would not consider making make a representation.

However, to try and minimise any possibility of noise escape from the roof terrace later in the evening, Mr Umunnakwe and Mr Overton suggested that regulated entertainment in this area should end at midnight.

Mr Overton also asked that the Council's pool of conditions were referred to before the application was submitted. The following conditions in relation to safeguarding and management procedures were recommended to Mr Thomas:

- A refusals book shall be kept at the premises to record details of all refusals to sell alcohol. This book shall contain the date and time of the incident, a description of the customer, the name of the staff member who refused the sale, and the reason the sale was refused. The book shall be made available to the police and authorised council officers on request.
- An incident log shall be maintained by the premises that details incidents of note that occur in the premises. This shall include any incidents of disorder and ejections as a minimum and shall be available for inspection at any reasonable time by an authorised officer of the licensing authority.
- The Premises shall have a policy to ensure the welfare and safeguarding of vulnerable patrons. Staff shall be able to support and assist people who feel unsafe, vulnerable or threatened. Should

customers approach the venue for assistance, these incidents shall be recorded in the incident log. This policy shall be made available to police or authorised officers of the Licensing Authority upon request.

- All staff shall be trained in the welfare and safeguarding of vulnerable patrons policy. Training documents shall be signed and dated, and training records be made available to police and authorised council officers on request. The records shall be retained for at least 12 months"

Officers' Advice

1. Any application for a new premises licence would need to be submitted to this Licensing Authority. Please click on the following link to apply for a premises licence / variation by post or online [Premises licences applications and guidance notes](#). The application should be submitted with plans showing the proposed layout of the new licence. Details regarding the information required when submitting plans can be found via the above link under 'Guidance for applicants – Site plan requirements'.
2. Applications for a new premises licence must be advertised as follows :

Site Notice

By displaying a notice in at least one place at or on the site of the premises concerned for not less than **28 consecutive days** starting on the day following the submission of the application to the Council's Licensing Team. The notice must contain the following information:

- Details of the new area and the hours for the licensable activities sought in this area.
- Ensure that it is clear which type of application is being made by marking on the notice whether it is a new grant, variation, or provisional statement. Please note that the site notice must be printed on light blue paper of at least A4 size. The text on the notice must remain in a Size 16 font Times New Roman or similar.

A copy of the site notice should be submitted as part of your application to ensure the correct information is being displayed. Please be advised that if the notice is checked and found to contain errors, or if it is not displayed, you will be asked to make the relevant amendments and restart the 28 day consultation period.

The site notice template can be found here - [Public Notice](#)

Newspaper advertisement

You must publish a notice in a local newspaper circulating in the Hammersmith and Fulham area on at least one occasion during the period of 10 working days starting on the day after the day on which the application was submitted to this department.

A link to the newspaper advert template can be found as follows:

https://www.lbhf.gov.uk/sites/default/files/section_attachments/newspaper_advert.pdf

A newspaper advert can be placed in the following paper:

Ealing Gazette - 01895 45100 -

<http://www.trinitymirrorsouthern.co.uk/contact-us/>

Thank you for meeting with me, I hope the above is of assistance.

A handwritten signature in black ink, appearing to read 'A. Overton', with a long horizontal flourish extending to the right.

Adrian Overton
Licensing Service Manager

Disclaimer

The advice given is from the Council's Licensing Team, acting in their role as a Responsible Authority under the provisions of Section 13 of The Licensing Act 2003.

This pre-application advice will not give applicants any exemptions from the licensing process. Responsible Authorities, including the Licensing Team, may still make a representation against the application and the case may still need to be heard at Licensing Sub-Committee for a decision to be made.

The advice given does not include views from other responsible authorities such as the Police, Fire Authority, etc. Determining any application that is subject to representations will be the function of the Licensing Sub-Committee who will consider the application and the representations on its own merits and determine the application accordingly on the basis of whether it promotes the licensing objectives.

From: [REDACTED]
Sent: 21 July 2025 13:54
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Cc: [REDACTED]

Subject: Kaspas, additional evidence to support our representations 385 North End Road 2025_00470_LAPR

Attachments:

PDF of receipt

PDF of screenshot (website showing hours)

Or, PDF, 2 pages of receipt and screenshot (if easier to use)

Dear Matt

I have [REDACTED] permission to use his name as below, as [REDACTED] is in meetings. I've cc:d [REDACTED]. This email is my submission of evidence to further support the Representation I made on behalf of BarclayRoadResidents (pages 93-94 of the Agenda Pack for the 23 July hearing).

I'd like to explain to the Licensing Committee what we are doing as residents to try to help potential premises licence holders to understand the basic requirements of licensing, as well as planning.

We are their customers!

We are determined to support local businesses who find the licensing process very difficult to comprehend, let alone implement properly.

Fulham Together, is the action group of several road associations as well as individual residents who support developing a healthy licensing sector in Fulham's densely residential neighbourhoods.

Below is an excerpt of our efforts vis a vie the Kaspas shop @385 North End Road:

The Situation

Local Fulham Residents are aware that for some time now Kaspas Desserts (KD) 385 North End Road have been operating after 23:00 without a license for late night refreshment. They sell hot drinks and heated crepes amongst other items. Certain

online sites confirm the late-night opening times. Pls see screen shot of today Monday 21 July just after 11am.

What we experienced visiting Kaspas on several occasions over the past several months

A FulhamTogether resident [REDACTED] — [REDACTED] Representation for [REDACTED] Tournay Road Residents is on pages 91-92 of the Agenda Pack) reported to our group, as follows:

1 I have spoken to the director, Mr Danyal Ahsan and he admits that they have for a very long time opened every night until 12 midnight (possibly later according to some residents) and provided hot food and drink to members of the public as defined within the Licensing Act;

2 I have been in touch with Mr Tucker (Interim Licensing Policy and Administration Team Leader) at LBHF Licensing and he has also recently spoken to the owners. KD are currently applying for a license (2025_00470_LAPR);

3 I understand from Mr Tucker and from my conversation, that KD understand and know that selling hot food and/or hot drinks is classed as late-night refreshment and that they must have a license to do that. I emphasised to them that, if they were to trade without such licence (as they admit they have been doing), this would prompt Enforcement action. They told me and Mr Tucker in the strongest terms that they would not trade after 23:00 and that they would absolutely want to avoid enforcement action;

4 from these discussions I had very much hoped that KD would resolve the matter; however

5 it transpires that KD's words were less than genuine. Please see attached the invoice timed at 23:18 on Friday 20th June. It was obtained at a time when KD were making no attempt to close the shop. My conclusion is that they have no intention, despite multiple reassurances (including to an officer of LBHF), of complying with the Act and the rules.

Conclusion

6 I do not think that they have taken seriously the official warning notices served to them on 2 February 2025 (Agenda Pack for 23 July hearing, pages 178-180). They apparently need more time to learn about licensing (as well as planning) and their obligations before they should be allowed a licence after 23:00.

.....

FulhamTogether

Formed in early 2025, our ad hoc Action Group works together with Fulham residents and local premises in matters of licensing and related planning matters.

We are working together to protect and enhance our densely residential Fulham streetscape by supporting and promoting a healthy licensing sector in Fulham.

Barclay Road Residents

[REDACTED]

[REDACTED]

Barclay Road Conservation Area Neighbourhood Watch SW6 1EJ/EH works with our local Met Police to reduce crime in our Fulham Broadway neighbourhood whilst enhancing our historic Victorian streetscape

The screenshot shows the Kaspas website's Fulham location page. The browser's address bar displays `kaspas.co.uk/location/fulham/`. The navigation bar contains links for **OUR MENU**, **LOCATIONS**, **ORDER ONLINE**, **FRANCHISE**, and **OUR STORY**. The main content area features the heading **FULHAM** and the text **Open for dine-in, takeaway & delivery**. The address is listed as **385 North End Rd London SW6 1NP** with a phone number **020 7671 9803**. A table of opening hours shows **Monday** through **Sunday**, all from **11am - 12am**. A call to action states **Click & collect with Kaspas's app or order from one of our delivery partners.** Below this are buttons for **deliveroo**, **Uber Eats**, and **JUST EAT**. On the right, a map shows the location of Kaspas's Fulham at 385 North End Rd, London SW6 1NP, with a 4.1-star rating and 64 reviews. The map also shows nearby streets like North End Rd, Sedlescombe Rd, and Haldane Rd, and other businesses like The Gym Group London Fulham and McDonald's.

OUR MENU **LOCATIONS** **ORDER ONLINE** **FRANCHISE** **OUR STORY**

FULHAM

Open for dine-in, takeaway & delivery

385 North End Rd London SW6 1NP 020 7671 9803

Monday	11am - 12am
Tuesday	11am - 12am
Wednesday	11am - 12am
Thursday	11am - 12am
Friday	11am - 12am
Saturday	11am - 12am
Sunday	11am - 12am

Click & collect with Kaspas's app or order from one of our delivery partners.

deliveroo **Uber Eats** **JUST EAT**

Kaspas's Fulham
385 North End Rd, London SW6 1NP
4.1 ★★★★★ 64 reviews
[View larger map](#)

The Gym Group London Fulham
McDonald's
Haldane Rd
Tournay Rd
Epirus Rd
North End Rd
Sedlescombe Rd
Halford Rd
Ar...
Far...

Keyboard shortcuts Map data ©2025 G

KASPA'S

★ DESSERTS ★

Fulham
385 North End Road
London
SW6 1NF
Tel: 020 7671 9803

Date: 20/06/25
Time: 23:18:19

Take Out 39
Trans ID: 88033118
User: Daniyal
Station: FULHAM ST1

1 x Pistachio Kunafa Crepe £11.95

Total: £11.95

VAT included in total: £1.99

Card: £11.95

MID: M:520334511537284
TID: 06535618
Card Name: VISA CREDIT
AID: A0000000031010
PAN: *****8674
REF:
SEQ: 00

Sale: £11.95

Auth Code: 004527
Waved

VAT Reg No:

The definition of ‘late night refreshment’, as set out in Sections 3.12 to 3.20 of the Section 182 Guidance (the Guidance), which can be found at <https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>:

Late night refreshment

- 3.12 Schedule 2 to the 2003 Act provides a definition of what constitutes the provision of late night refreshment. It involves the supply of ‘hot food or hot drink’ between the hours of 23.00 and 05.00 to the public for consumption on or off the premises. It includes the supply of hot food or hot drink between those hours on premises to which the public has access. Under Schedule 2, food or drink is considered to be ‘hot’ if, before it is supplied, it has been heated on the premises or elsewhere for the purpose of enabling it to be consumed at a temperature above the ambient air temperature and at the time of supply it is above that temperature; or after it is supplied, may be heated on the premises for the purpose of enabling it to be consumed at a temperature above the ambient air temperature.
- 3.13 Shops, stores and supermarkets selling only cold food and cold drink, whether it is immediately consumable or not, from 23.00 are not licensable as providing late night refreshment. The 2003 Act affects premises such as night cafés and takeaway food outlets where people may gather to purchase hot food or hot drink at any time from 23.00 and until 05.00. In this case, supply takes place when the hot food or hot drink is given to the customer and not when payment is made. For example, supply takes place when a table meal is served in a restaurant or when a takeaway is handed to a customer over the counter.
- 3.14 Some premises provide hot food or hot drink between 23.00 and 05.00 by means of vending machines. The supply of hot drink by a vending machine is not a licensable activity and is exempt under the 2003 Act provided the public have access to and can operate the machine without any involvement of the staff.
- 3.15 However, this exemption does not apply to hot food. Premises supplying hot food for a charge by vending machine are licensable if the food has been heated on the premises, even though no staff on the premises may have been involved in the transaction.
- 3.16 It is not expected that the provision of late night refreshment as a secondary activity in licensed premises open for other purposes such as public houses, cinemas or nightclubs or casinos should give rise to a need for significant additional conditions.
- 3.17 The supply of hot drink which consists of or contains alcohol is exempt under the 2003 Act as late night refreshment because it is licensed by the provisions relating to the sale or supply of alcohol.
- 3.18 The supply of hot food or hot drink free of charge is not a licensable activity. However, where any charge is made for either admission to the premises or for some other item in order to obtain the hot food or hot drink, this will not be regarded as “free of charge”. Supplies by a registered charity or anyone authorised by a registered charity are also exempt.
- 3.19 Supplies made on moving vehicles (for example boats, trains or coaches) are also exempt. However supplies made from a vehicle which is permanently or temporarily parked, such as from a mobile takeaway van, are not exempt (see section 3.34 below for more detail on provisions for ‘Vessels, vehicles and moveable structures’).

3.20 Supplies of hot food or hot drink from 23.00 are exempt from the provisions of the 2003 Act if there is no admission to the public to the premises involved and they are supplies to:

- a member of a recognised club supplied by the club;
- persons staying overnight in a hotel, guest house, lodging house, hostel, a caravan or camping site or any other premises whose main purpose is providing overnight accommodation;
- an employee of a particular employer (for example in a staff canteen);
- a person who is engaged in a particular profession or who follows a particular vocation (for example, a tradesman carrying out work at particular premises);
- a guest of any of the above.