

Licensing Sub-Committee

Supplementary Agenda A

Tuesday 9 September 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 Wesley Harcourt	Councillor Jose Afonso

CONTACT OFFICER: Amrita White
Committee Co-ordinator
Governance and Scrutiny
Tel: 07776 672945
E-mail: Amrita.White@lbhf.gov.uk

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: 08 September 2025

Licensing Sub-Committee Supplementary Agenda A

9 September 2025

Item

Pages

- 4. BLACK BULL, 257 KING STREET, LONDON, W6 9LU -
ADDITIONAL INFORMATION**

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Overton Adrian: H&F

From: Christian Shaafiek: H&F
Sent: 04 September 2025 11:53
To: Overton Adrian: H&F
Cc: Koosyial Shriya: H&F; Souster Graham: H&F; Tucker Matt: H&F
Subject: The Black Bull – 257 King Street (New Premises Licence Application)/ Supporting Document for Licensing Sub Committee – Withdrawal of Public Safety Objection.
Attachments: Re: Black Bull: Notification of raising an objection on the grounds of Public Safety.

Dear Licensing Sub-Committee Members –

RE: The Black Bull – 257 King Street (New Premises Licence Application)/ Supporting Document for Licensing Sub Committee – Withdrawal of Public Safety Objection.

As you will see from the correspondence between us and the Applicant uploaded on the Council's website (Appendix 6, pages 48 - 66), we as a Public Safety Team objected on 14 July 2025, owing to the ongoing failure of the Applicant to provide evidence of the following public safety measures:

- **Confirmation of adequate fire safety arrangements with all necessary measures in place to prevent fire and evacuate people safely if fire does occur.**
- **Measures and policy pertaining to safety and admittance for disabled customers within the premises.**
- **Confirmation that checks on equipment are carried out at specified intervals, e.g., gas safety checks and Portable Appliance Testing.**
- **Confirmation that standards are maintained, e.g., Fixed electrical installations to comply with British Standards and carried out in the required timescales.**
- **Confirmation that Health and Safety risk assessments, accident reporting procedures and staff training protocols are in.**

In the lead up to the hearing, on 02 September 2025, the Applicant (Gaston Baldoncini) provided the Local Authority with statutory compliance records, including Fixed Electrical Wiring record, Gas/boiler safety record, PAT testing records, fire detection and fire fighting equipment records.

A site visit was carried out on 03 September 2025 to the Black Bull, which was facilitated by Mr Bashar Gregorian. The condition of the premises structure, including floors, walls, lighting and electrical plug sockets appeared to be in a satisfactory condition. This was further supported by reviewing of the statutory compliance records provided. It is on this basis that the Objection based on Public Safety has been withdrawn.

It must however be formally noted that the applicant has indicated that the Fire Risk Assessment will only be completed and handled by the new tenant once the premises is leased.

Please note that it is critical that a Fire Risk Assessment be completed by a competent Fire Risk Assessor with significant findings addressed (where identified) before the premises is allowed to open to the Public.

As mentioned above, this representation is hereby withdrawn, but I will be available for the first hour of the hearing on 09 September 2025 for any questions that may arise in relation to the Public Safety element of this application.

Sincerely.

Shaafiek Christian

Environmental Health Practitioner

Public Protection and Regulatory Services

Place Department

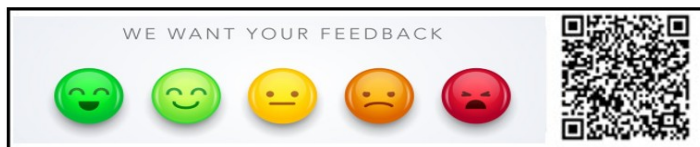
Hammersmith & Fulham Council

07551680516

Shaafiek.christian@lbhf.gov.uk

www.lbhf.gov.uk/business

Hammersmith & Fulham – Environmental Health and Public Protection Customer Satisfaction Survey



From:

Sent: 29 August 2025 16:23

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

Subject: Re: Notice of Hearing - The Black Bull

Hi Matt,

Please could I request a speaking slot for this hearing. I can confirm that I still strongly object to this application and would like it denied in its entirety. Please find below the reasons for my objection:

1. Prevention of Crime and Disorder

Late-night pubs correlate directly with alcohol-related crime. King Street is not a late-night economy zone but a residential and mixed-use area. Selling any alcohol, especially until midnight would:

- Increase the risk of violent incidents, with national figures showing over 60% of weekend night assaults linked to alcohol.
- Attract people seeking “one last drink,” leading to anti-social behaviour at closing time.
- Place strain on local policing, particularly in an area without the infrastructure of central nightlife hubs.

When the Black Bull originally opened, the surrounding area was not residential. Offices and commercial uses dominated, meaning there were fewer risks to neighbours. That is no longer the case. The context has changed fundamentally, and what might once have been tolerated cannot now be justified.

2. Public Safety

Safety risks include:

- Drunk patrons leaving onto the busy road and cycle lane which already has a lot of accidents (King Street).
- Strain on emergency services at late hours, when resources are limited.
- A compromised sense of safety for Premier Inn guests and residents in Ravilious House. Ravilious House residents are metres away from the Black Bull courtyard with no form of segregation between the courtyard and their front doors, creating an increased feeling of insecurity for the residents.

The Metropolitan Police originally objected, only withdrawing after demanding strict new conditions such as CCTV, incident logs, and door staff risk assessments. The fact that such conditions were required at all is proof that this site poses significant safety concerns if alcohol is sold late into the night.

3. Prevention of Public Nuisance

This is the most acute issue:

- **Ravilious House bedrooms** are only metres away from the pub's single-glazed frontage. Music, chatter, and dispersal noise will be unavoidably intrusive.
- The WHO advises outdoor night noise should not exceed 40 dB, yet normal pub operations easily exceed this threshold. Prolonged sleep disruption is linked to cardiovascular disease, mental health decline, and chronic stress.
- The pub's **large forecourt** encourages outdoor congregation and late-night smoking, amplifying nuisance.
- Guests at the Premier Inn next door will also be disturbed, undermining both amenity and local reputation.

When the pub was first licensed, there were no adjacent residential properties to disturb. Today, it sits in the heart of a family-friendly neighbourhood, where noise carries directly into homes. No signage or conditions can realistically mitigate this.

4. Protection of Children from Harm

- **Sleep disruption:** Children in nearby homes will suffer disturbed nights, which WHO research shows directly harms learning and cognitive development.
- **Exposure to disorder:** Children risk witnessing late-night drunken behaviour or its aftermath (vomit, litter, public urination) in the morning.
- **Community wellbeing:** Families deserve a calm, safe environment. Extending alcohol sales into the night undermines this, exposing children to harm in their own neighbourhood.

Conclusion

When the Black Bull was last licensed, the local context was commercial, not residential. The area has since transformed, with homes, a hotel, and families now in immediate proximity. What might once have been acceptable is no longer compatible with the licensing objectives.

- Crime and disorder will increase.
- Public safety will be compromised.
- Public nuisance is inevitable.
- Children's wellbeing will be harmed.

No conditions can sufficiently address these risks. The only responsible decision, consistent with the Licensing Act 2003, is to refuse the application in its entirety.

Kind Regards

Overton Adrian: H&F

Subject: The Black Bull - 257 King Street London W6 9LU (New Premises Licence Application)

From: Swift Adam: H&F <Adam.Swift@lbhf.gov.uk>

Sent: 08 September 2025 12:10

To: Piers Warne <Piers.Warne@TLT.com>; Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Overton Adrian: H&F <Adrian.Overton@lbhf.gov.uk>

Subject: RE: The Black Bull - 257 King Street London W6 9LU (New Premises Licence Application)

Hi Piers,

Thank you for confirming in writing.

On the basis recorded music will not occur after 23:00 all week, I withdraw my objection.

Kind regards,

Adam Swift
Environmental protection nuisance investigator
Place Department
Hammersmith & Fulham Council
Landline: 0208 753 3748
Mobile: 07920 285 600
Email: adam.swift@lbhf.gov.uk

<https://www.lbhf.gov.uk/environment/noise-and-nuisance>

[Hammersmith & Fulham – Environmental Health and Public Protection Customer Satisfaction Survey](#)

From: Piers Warne <Piers.Warne@TLT.com>

Sent: 08 September 2025 12:03

To: Swift Adam: H&F <Adam.Swift@lbhf.gov.uk>; Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Overton Adrian: H&F <Adrian.Overton@lbhf.gov.uk>

Subject: Re: The Black Bull - 257 King Street London W6 9LU (New Premises Licence Application)

You don't often get email from piers.warne@tlt.com. [Learn why this is important](#)

Hi Adam

We agree 11pm end of recorded music for Friday and Saturday as discussed.

Kind regards

Piers

Sent from [Outlook for iOS](#)

From: Swift Adam: H&F <Adam.Swift@lbhf.gov.uk>
Sent: Saturday, August 30, 2025 8:00:26 PM
To: Piers Warne <Piers.Warne@TLT.com>; Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: RE: The Black Bull - 257 King Street London W6 9LU (New Premises Licence Application)

Dear Piers,

Apologies for the delay responding to you.

Are you available to discuss the application on Thursday 06 September at 18:00?

Kind regards,

Adam Swift
Environmental protection nuisance investigator
Place Department
Hammersmith & Fulham Council
Landline: 0208 753 3748
Mobile: 07920 285 600
Email: adam.swift@lbhf.gov.uk

<https://www.lbhf.gov.uk/environment/noise-and-nuisance>

[Hammersmith & Fulham – Environmental Health and Public Protection Customer Satisfaction Survey](#)

From: Piers Warne <Piers.Warne@TLT.com>
Sent: 14 August 2025 10:02
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Swift Adam: H&F <Adam.Swift@lbhf.gov.uk>
Subject: RE: The Black Bull - 257 King Street London W6 9LU (New Premises Licence Application)

You don't often get email from piers.warne@tlt.com. [Learn why this is important](#)

Hi Matt thanks for the chase. When do you need to finalise the report?

@Swift Adam: H&F do you have a moment today to finalise this? Ideally I would like to write an accompanying letter to go to the residents and in the report. It would be great if we could put in there that we have agreed amendments to the application with you and the police.

Matt, I can get you a letter today?

Kind regards

Piers

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