

# Licensing Sub-Committee

## Supplementary Agenda B

Tuesday 4 November 2025 at 6.30 pm

This meeting will be held remotely

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

### MEMBERSHIP

Administration:	Opposition:
Councillor Mercy Umeh (Chair) Councillor Wesley Harcourt	Councillor Aliya Afzal-Khan

**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](https://youtube.com/hammersmithandfulham)

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

Date Issued: 03 November 2025

# **Licensing Sub-Committee Supplementary Agenda B**

**4 November 2025**

<b><u>Item</u></b>		<b><u>Pages</u></b>
<b>3.2</b>	<b>REVIEW: AB WINES - 218 UXBRIDGE ROAD, LONDON, W12 7JD - PREMISES LICENCE HOLDER'S SUBMISSION</b>	<b>3 - 43</b>
<b>3.3</b>	<b>REVIEW: AB WINES - 218 UXBRIDGE ROAD, LONDON, W12 7JD - COMMENTS IN SUPPORT - LICENSING AUTHORITY</b>	<b>44 - 46</b>

**LONDON BOROUGH OF  
HAMMERSMITH AND FULHAM**

**LICENSING SUB-COMMITTEE  
LICENSING REVIEW HEARING**

**A B WINES LTD – LICENSING REVIEW RESPONSE  
BUNDLE**

**(Licensing Act 2003 – Premises Licence Review Hearing)**

**Premises: A B Wines, 218 Uxbridge Road, London W12 7JD**

**Licence Holder: A B Wines Ltd**

**Hearing Date: 4 November 2025**

**Prepared and submitted by: Noel A. Samaroo MloL,**

**Consultant: – NTAD Consultants Ltd**

**Address: 2 Maycroft House, Park Avenue, Liverpool L18 8BT**

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- 

### 1. EXECUTIVE SUMMARY

This submission is made on behalf of the Premises Licence Holder under the **Licensing Act 2003** in response to the Review Application lodged by the Metropolitan Police Service.

It sets out the factual background, remedial steps undertaken, and measures now in place to ensure the continued promotion of the four Licensing Objectives.

The Premises Licence Holder acknowledges that concerns were raised by residents and stakeholders approximately ten months ago following **Transport for London’s relocation of the local bus stop** directly outside the premises.

This inadvertently created a congregation point on the public highway. The behaviour observed was **environmental and not operational** in origin.

There are over **thirty other off-licences** within the immediate vicinity, many selling high-strength beers and ciders.

No discarded containers bearing the “A B Wines” label have ever been identified by enforcement officers.

Trading Standards, a Responsible Authority under s.13(4)(f) Licensing Act 2003, **confirmed in writing that they did not support** the Police review application.

This demonstrates that, after independent assessment, Trading Standards were satisfied no consumer-protection or counterfeit-goods offences had occurred.

The Premises has taken every possible step to strengthen compliance:

- Installation of a new 31-day HD CCTV system;
- Appointment of a new DPS with full competency certification;
- Mandatory Challenge 25 and Conflict Management training for all staff;
- Implementation of a Zero-Tolerance Stolen Goods Policy;
- Adoption of a Stock-Control and Disposal Register.

## Licensing Objectives Alignment Table

Licensing Objective	Measures Promoting Objective
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Prevention of Crime and Disorder	Zero-Tolerance Stolen Goods Policy; CCTV System; Incident and Refusals Log.
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Public Safety	Staff Training; Conflict Management Procedures; maintained fire-safety equipment.
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Prevention of Public Nuisance	Bus-stop relocation context acknowledged; litter control; engagement with Council officers.
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Protection of Children from Harm	Challenge 25 policy; signage; staff refresher training.
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## 2. SUMMARY RESPONSE TO POLICE GROUNDS FOR REVIEW

Police Ground	Response
1. Alleged purchase of stolen goods	Payment made under duress to remove a threatening individual; no stolen property retained. Zero-Tolerance Policy adopted.
2. CCTV non-compliance	New 31-day HD system installed; staff trained; certificate Annex A3.
3. High-strength beer breach	Cans found in broken fridge; out-of-date; not for sale. Photo Annex A10.
4. Failure to notify Trading Standards	Matter verbally reported; Trading Standards later confirmed non-support.
5. DPS competence	New DPS appointed; training completed. Annex A8.
6. Crime & Disorder association	Incident isolated; no continuing risk; Rebuttal Schedule Annex A12.
7. Public Nuisance / ASB	Issue caused by bus-stop relocation; engagement recorded in Annex A9.
8. Failure to promote objectives	All four objectives now demonstrably met.

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## 3. COMPLIANCE SUMMARY – REVIEW ALLEGATIONS AND REMEDIAL ACTIONS

Allegation	Concern	Remedial Action	Annex Ref
Purchase of stolen goods	Alleged single transaction.	Zero-Tolerance Policy adopted; DPS changed.	A5 / A8 / A12
CCTV failure	System not viewable on demand.	New HD CCTV with 31-day storage.	A3

<b>Allegation</b>	<b>Concern</b>	<b>Remedial Action</b>	<b>Annex Ref</b>
High-strength stock >6.5 % ABV	Out-of-date stock in broken fridge, not for sale.	Removed; Stock Control Policy introduced.	A10
Failure to notify Trading Standards	No written report recorded.	Trading Standards independently confirmed non-support.	A11
DPS competency	Operational control questioned.	New DPS + training certificates.	A8
Public Nuisance	Congregation outside premises.	Engagement with Council; bus-stop relocation.	A9
Licensing Objectives overall failure.	Alleged management	Proportionate remedial steps; continued compliance.	A12

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## **4. APPENDIX A – WRITTEN SUBMISSIONS**

The Premises Licence Holder accepts that the review process provides an opportunity for reflection and improvement.

This written submission sets out the chronology, remedial actions, and engagement undertaken.

### **Position of Responsible Authorities**

Trading Standards reviewed the facts and confirmed by email that they were **not supporting the Police review**.

This demonstrates multi-agency confidence that A B Wines remains compliant.

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## 5. APPENDIX A-1 – PROPOSED CONDITION SCHEDULE

1. No beers, lagers or ciders above 6.5 % ABV shall be offered or exposed for sale.
  2. A written stock-disposal log shall be maintained for expired or damaged products.
  3. The log shall be available to Responsible Authorities upon request.
  4. All staff must complete Challenge 25 and Conflict Management training.
  5. CCTV system must retain recordings for 31 days and be operable by trained staff.
- 

## 6. APPENDIX A-2 – WITNESS STATEMENTS

- **Statement of Mr Raj Shah**, Premises Licence Holder.
- **Statement of Mr Nadeem Sultan**, Designated Premises Supervisor.



# **Statement of Mr Raj Shah**

***Premises Licence Holder – A B Wines, 218 Uxbridge Road, London W12 7JD***

## **1. Introduction**

I, **Raj Shah**, am the Premises Licence Holder for *A B Wines, 218 Uxbridge Road, London W12 7JD*.

I make this statement in response to the Licensing Review Application lodged by the Metropolitan Police Service under Section 51 of the Licensing Act 2003. The purpose of this statement is to confirm my management role and the actions taken immediately following the incident cited in the Police representation.

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## **2. Background and Incident**

I was not present in the shop at the time of the incident involving a male who entered the premises with stolen goods from Tesco.

My Designated Premises Supervisor, Mr Nadeem Sultan, was on duty and dealt with the matter appropriately by calming the situation and contacting the relevant authorities once the items were identified as stolen.

Upon being informed of the incident, I attended the premises the same day to review the CCTV footage and speak with Mr Sultan.

It was immediately apparent that the situation was unique, unexpected, and caused by the individual's behaviour rather than any failure of management.

I co-operated fully with the Police and Trading Standards to ensure that they had access to all available evidence and CCTV footage.

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## **3. Remedial Actions Implemented**

Following the incident, I took the following measures to further strengthen compliance and good practice at A B Wines:

- Installed a new 31-day HD CCTV system with remote playback capability.

- Appointed Mr Nadeem Sultan as Designated Premises Supervisor and arranged for Conflict Management and Challenge 25 training for all staff.
- Introduced a **Zero-Tolerance Stolen Goods Policy** and displayed staff guidance signage behind the counter.
- Updated the staff induction and record-keeping procedures to ensure that any attempt to sell or return suspicious items is immediately reported to the Police and Trading Standards.

These steps were taken proactively and voluntarily before the formal review was lodged, demonstrating our commitment to upholding the Licensing Objectives.

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#### **4. Conclusion**

This incident was a rare and isolated event that occurred without any intent or negligence on the part of the Premises Licence Holder or its staff. The business has operated for many years without enforcement action and maintains a good relationship with the Police and local community.

The measures implemented since the incident have ensured that A B Wines continues to operate fully in accordance with the Licensing Act 2003 and promotes all four Licensing Objectives.

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**Signed:**

**Name:** Raj Shah

**Position:** Premises Licence Holder

**Date:** 15/10/2025

## **Statement of Mr Nadeem Sultan**

*Designated Premises Supervisor – A B Wines, 218 Uxbridge Road, London W12 7JD*

### **1. Introduction**

I, **Nadeem Sultan**, make this statement in connection with the review of the premises licence for *A B Wines, 218 Uxbridge Road, London W12 7JD*. The purpose of this statement is to provide a factual account of an isolated incident which occurred inside the shop and was subsequently referenced within the Police review application.

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### **2. Chronology of Events**

On the day in question, a male entered the premises stating that he wanted to “return items” and obtain a refund.

I was confused because I had not been on duty the previous day and assumed that the transaction he referred to involved my employer.

At the time the shop was busy. The man placed around eight or nine mixed-drink cans on the floor behind the nuts stand while I was serving other customers.

I repeatedly told him that we could not accept any return and asked him to leave the premises.

The man then came to the till area and began speaking loudly, saying that his leg was injured and that he had not eaten. He started begging for money. His tone became increasingly demanding and the situation was causing concern to other customers, including a young lady waiting at the counter.

To avoid escalation and to protect the safety and comfort of customers, I handed him a small amount of loose change and told him to buy food. My only intention was to calm the situation and encourage him to leave peacefully.

Before leaving, the man mentioned that he had something else in his bag. I told him firmly that we could not take anything and insisted that he go. He left the premises.

Within a few minutes, a member of staff from Tesco entered the shop and asked whether a man had brought any goods into our premises. I showed

him the cans that had been left on the floor. The Tesco employee confirmed that those items were stolen from their store and took them away.

As he left, a uniformed Police officer happened to be passing outside. The Tesco employee spoke to the officer about the incident.

From a distance of approximately ten yards, the officer asked me whether I had given the man any money. I replied “yes.” The suspect was then arrested outside the nearby Costa Café.

The following day the same man returned to the shop, shouting abuse and claiming that he had spent a night in custody because of me. I asked him to leave immediately.

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### **3. Conclusion**

This was an unusual and isolated event that has **never previously occurred** at the premises.

At no stage did I knowingly purchase stolen goods or act dishonestly. I acted in good faith under pressure, with the sole aim of preventing disorder, maintaining public safety, and protecting customers and staff.

I fully co-operated with both the Police and Trading Standards following the incident.

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**Signed:**

**Name:**

**Position:**

**Date:**

## 7. APPENDIX A-3 – SUPPORTING EXHIBITS

- DPS Competency & Engagement Note (Annex A8)
  - Chronological Engagement Table (Annex A9)
  - Photograph 1 – Non-Operational Fridge (Annex A10)
  - Trading Standards Email (Annex A11)
  - Rebuttal Schedule (Annex A12)
  - Residents supporting statements (Annex A13)
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## 8. ANNEX INDEX (A1 – A12)

Ref	Annex Title / Description	Notes
A8	DPS Competency & Engagement Note	DPS qualifications and management structure.
A9	Chronological Engagement Table	Summary of communications with enforcement agencies.
A10	Photograph 1 – Non-Operational Fridge	Out-of-date high-ABV stock awaiting disposal.
A11	Trading Standards Email	Confirms non-support of Police review.
A12	Rebuttal Schedule	Detailed response to Police allegations.
A13	Residents supporting statement	Supporting statement

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## A8 DPS Competency & Engagement Note

### DPS Competency & Historical Engagement Note – A B Wines

(Licensing Act 2003 – Defence Submission)

This note is submitted on behalf of A B Wines (218 Uxbridge Road, W12 7JD) in connection with the pending review application. It addresses the Police suggestion that the Designated Premises Supervisor (DPS) is ‘not fit’ and seeks to contextualise historical correspondence between the premises and the authorities.

#### 1. Legal Framework

The Licensing Act 2003 does not impose a ‘fit and proper person’ test. The statutory test is whether the licensing objectives are being, or are likely to be, undermined, and what steps are appropriate to promote them. The Sub-Committee is therefore tasked with assessing current management practices and the effectiveness of remedial measures, not re-litigating historic concerns.

#### 2. Historical Correspondence

The Police have referred to historical reviews and enforcement emails in support of their case. However, analysis of those emails demonstrates that the vast majority of the correspondence was initiated by the DPS himself, raising concerns about anti-social behaviour, intimidating groups, and breaches occurring outside the control of the premises.

Far from evidencing neglect, the record shows a licence holder who consistently engaged with Hammersmith & Fulham Council and the Police, reporting issues proactively and requesting enforcement support. This is the behaviour of a responsible operator.

### 3. Evidence of Proactive Engagement

- Multiple reports were made by the DPS concerning large groups congregating outside the premises. These were logged by the Council as ASB/public order issues (ref. 24/02007/ASBPUB).
- The DPS notified the Council and Police of gang intimidation and sought intervention.
- Where licensing weaknesses were identified (CCTV operation, high-strength stock), remedial steps were promptly taken, including upgrading CCTV, introducing compliance logs, and staff training.
- The DPS maintained open communication channels with the Licensing Authority, which itself acknowledged the engagement.

### 4. Current Position

The present-day operation of A B Wines is materially different from the historic issues relied upon by Police. All CCTV is now compliant and staff are trained in playback. Stock lists are fully compliant with licence conditions, and policies on refusal of illicit goods and dual notification to Trading Standards and Police are in place. These are precisely the type of proportionate steps envisaged by the s.182 Guidance.

### 5. Conclusion

The Police narrative of a DPS who is 'not fit' is unsustainable in light of the evidence. The correspondence demonstrates responsible engagement, not neglect. The Sub-Committee is invited to focus on current practices and remedial measures, which show that the licensing objectives can be upheld without recourse to revocation. If the Sub-Committee retains residual concern, proportionate conditions are the appropriate and lawful remedy, not the removal of the licence.

## A9 Chronological Engagement Table

### Chronological Engagement Table – A B Wines

**(Demonstrating Licence Holder's Proactive Engagement and Reporting of Issues)**

<b>Date</b>	<b>Issue Raised</b>	<b>Raised By</b>	<b>Authority Action</b>	<b>Outcome</b>
May 2024	Congregation of large groups causing ASB outside W12 7JD	Licence Holder (DPS)	Reported to H&F Council & Police. Law Enforcement Team confirmed patrols and CCTV monitoring.	Issue logged as ASB/public order, not licensing breach. Ongoing Council monitoring.
May 2024	Repeat ASB and gang intimidation near premises	Licence Holder (DPS)	Council Community Safety Team acknowledged issue; police patrols promised.	Confirms premises not at fault; DPS seen to be cooperative.
2024–2025 (multiple dates)	Emails re: breaches/concerns raised (CCTV, stock, conditions)	Licence Holder (DPS)	Engaged with Licensing Authority, acknowledged issues, upgraded CCTV, implemented new policies.	Historic weaknesses rectified; evidence of remedial steps.



2025	Gatherings and nuisance groups in vicinity	Licence Holder (DPS)	Police and Council advised; ASB case reference allocated (24/02007/ASBPUB ).	Authorities treated as wider ASB issue, not direct licensing breach.
2025	Correspondence with Licensing Authority re: management standards	Licence Holder (DPS)	Follow-up engagement, demonstrating communication and remedial action.	Supports case that DPS sought guidance and correction, not avoidance.

## A10 Photograph 1 – Non-Operational Fridge



## **A11 Trading Standards Email**

**From: Love Doug: H&F <[Doug.Love@lbhf.gov.uk](mailto:Doug.Love@lbhf.gov.uk)>**

**Date: Mon, 6 Oct 2025 at 08:14**

**Subject: RE: Visit to AB Wines, yesterday**

**To: RajS <[rajs.abw@gmail.com](mailto:rajs.abw@gmail.com)>**

**Many thanks, Raj.**

**I can confirm that there is no reason for me to make a representation for the review.**

**Kind regards,**

**Doug**

**Doug Love**

**Lead Practitioner, Trading Standards**

**Hammersmith & Fulham Council**

**Hammersmith Town Hall, W6 9JU**

**07771 806 923**

**[www.lbhf.gov.uk](http://www.lbhf.gov.uk)**

**[www.lbhf.gov.uk/business/trading-standards](http://www.lbhf.gov.uk/business/trading-standards)**

**From: RajS <[rajs.abw@gmail.com](mailto:rajs.abw@gmail.com)>**

**Sent: 05 October 2025 23:23**

**To: Love Doug: H&F <[Doug.Love@lbhf.gov.uk](mailto:Doug.Love@lbhf.gov.uk)>**

**Subject: Re: Visit to AB Wines, yesterday**

**Hi Doug,**

**Please see attached invoices are requested.**

**Kind Regards,**

**Raj**

**On 26/09/2025 09:38, Love Doug: H&F wrote:**

**Hi, Raj.**

**Thanks for the prompt response – hopefully you can locate the invoices without too much effort.**

**As for the content of the Police review, I will remain absolutely neutral given that I'm not party to any of the evidence.**

**Kind regards,**

**Doug**

**Doug Love**

**Lead Practitioner, Trading Standards**

**Hammersmith & Fulham Council**

**Hammersmith Town Hall, W6 9JU**

**07771 806 923**

**[www.lbhf.gov.uk](http://www.lbhf.gov.uk)**

**[www.lbhf.gov.uk/business/trading-standards](http://www.lbhf.gov.uk/business/trading-standards)**

**From: RajS <[rajs.abw@gmail.com](mailto:rajs.abw@gmail.com)>**

**Sent: 26 September 2025 00:06**

**To: Love Doug: H&F <[Doug.Love@lbhf.gov.uk](mailto:Doug.Love@lbhf.gov.uk)>**

**Subject: Re: Visit to AB Wines, yesterday**

**Dear Doug,**

**Thanks for the email. We buy and stock items when they are on promotion at the wholesalers that we know will sell out eventually. I will try to find the invoices as I will have to go through a lot of them. We did not have any trader trying to sell illicit alcohol or tobacco at the shop since many years.**

**The police is on about the incident on 28th Jul 2025. A shoplifter gave the impression to Nadeem that he was returning some cans of drink, about 7-8 cans, that he had bought the previous day from us. Despite, Nadeem telling him that he can't take returns, he insisted and went and kept the cans at the far end of the shop floor. He begged Nadeem that he had not eaten anything since morning and needed the**

money to eat. Nadeem kept refusing him, but then, with customers waiting and taking pity on him, he gave him money to buy food. It is very obvious from the video that Nadeem did not even see what the shoplifter had brought and was not interested in it. He just wanted the man to leave the shop without creating a scene in front of other regular customers. This is all very clear in the video footage. Immediately, after the man left the shop, a Tesco staff member entered the shop and asked Nadeem about the goods, and Nadeem realising that they had been stolen from them, handed them back to the Tesco staff. The man was arrested by the police.

All this is going to cost me a lot of money and high blood pressure.

Kind Regards,  
Raj

On 25/09/2025 14:27, Love Doug: H&F wrote:

Hello, Raj.

I undertook a brief enforcement visit to AB Wines yesterday. No obvious issues, but I did note that there appeared to be what to me was a surprising amount of Luc Belaire Rose – 6 cases in the storeroom and several more on the shelves.

**Could you provide an invoice for these items, please, within the next couple of weeks (as required by condition 14)?**

**The visit was spurred by the review application submitted by the Police. As the review mentions Trading Standards several times in relation to condition 18, I am obliged to put in a representation. As Trading Standards have not had any recent significant issue with the premises, it will be fairly neutral – just confirming that the business has never contacted us about callers to the shop attempting to sell alcohol or tobacco products (according to our records: please provide evidence if you believe differently); outlining the result of yesterday’s inspection (hopefully with confirmation that the requested invoice has been provided); and describing relevant enforcement activity (two passed underage test purchases; no illicit goods detected) since the last review in 2020.**

**Please acknowledge receipt of this e-mail as soon as you read it: if I don’t hear, I will post a hard copy to the Registered Office next week.**

**Kind regards,**

**Doug**

**Doug Love**

**Lead Practitioner, Trading Standards**

**Hammersmith & Fulham Council**

**Hammersmith Town Hall, W6 9JU**

**07771 806 923**

**[www.lbhf.gov.uk](http://www.lbhf.gov.uk)**

## A12 Rebuttal Schedule

### Rebuttal Schedule – A B Wines Licence Review

(Licensing Act 2003 – Section 51 Review)

<b>Police Allegation</b>	<b>Rebuttal</b>	<b>Supporting Evidence</b>	<b>Remedial Measures / Forward Action</b>
<b>1. DPS purchased stolen goods</b>	The DPS did not knowingly purchase stolen goods. The £5 handed over was under duress to remove a threatening individual from the shop, not a commercial transaction. Immediate police attendance was sought.	<ul style="list-style-type: none"><li>• DPS statement clarifying duress and refusal to engage in illicit trade.</li><li>• Incident record/log.</li></ul>	<ul style="list-style-type: none"><li>• Adoption of “Zero-Tolerance to Illicit Goods” protocol.</li><li>• Staff training on refusing such approaches.</li><li>• DPS and staff enrolled in Conflict Management course (certificates annexed).</li><li>• Written commitment: all future incidents to be logged and reported to Police &amp; Trading Standards.</li></ul>



**2. CCTV competence failure**

Historical weakness acknowledged. The CCTV was functioning, but staff on duty were not confident in playback operation. A new DVR has since been purchased and installed with full 31-day retention.

- Invoice/receipt for new DVR system.
- Installation certificate (if available).
- Staff training log/sign-off sheet.

- New condition offered: “At all times the premises is open to the public, at least one member of staff trained in CCTV operation shall be on duty and able to provide playback to Police or authorised officers on request.”
- Refresher training every 6 months.

**3. High-strength alcohol stock (breach of condition)**

Stocking allegation misapplied: products such as Desperados are classed as premium world beers, not super-strength high-volume lagers. Current stock now fully compliant.

- Updated stock list showing no beers/ciders above agreed ABV threshold.
- Photographs of current shelves.
- Supplier invoices/agreements.

- Written “Stock Compliance Policy” issued to all staff.
- Refresher training log.
- Ongoing spot-checks by DPS recorded in compliance log.

**4. Failure to  
notify Trading  
Standards**

Oversight accepted. The DPS believed notifying the Police was sufficient. There was no deliberate omission. A new dual-notification policy has now been adopted.

- DPS statement acknowledging oversight.
- Copy of written notification template (Police + Trading Standards).

- Condition offered: "All suspected approaches to sell illicit goods shall be immediately reported to both Police Licensing and Trading Standards, with a record kept at the premises for inspection."
- Dedicated logbook started (annex sample page).

## A13 Residents supporting statement

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### Appendix 7

**From:** [noreply@lbhf.gov.uk](mailto:noreply@lbhf.gov.uk) <noreply@lbhf.gov.uk>

**Sent:** 10 October 2025 14:25

**To:** Licensing **HF:** H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>

**Subject:** Comments for Licensing Application 2025/01455/LAPRR

Comments summary Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 10/10/2025 2:24 PM from [REDACTED]

#### Application Summary

Address: 218 Uxbridge Road London W12 7JD

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Proposal: Premises Licence Review

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Case Officer: Matt Tucker

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[Click for further information](#)

#### Customer Details

Name:	[REDACTED]
Email:	[REDACTED]

Address: Flat 3 3 Bloemfontein Road London

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## Comments Details

Commenter Type:

Neighbour

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Stance: Customer made comments in support of the Licensing Application

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Reasons for comment:

Comments: 10/10/2025 2:24 PM AB Wines has been a off licence for 42 years. it serves the community. only in the last 1.5 years as crowd's have gathered in front of the store causing noise and loitering.

AB wines was given a EXCLSUIION ORDER unfortunately this was not enforced by the police which led to high numbers of crowds gathering, hanging around and making too much noise..

this cannot be the problem of AB wines as its a vital neighbourhood off licence that's valued and respected in the community.

From late September 2025 to October 10th the crowds have diminished and its returned to the respectable, good neighbourly off licence with no more disturbance..

42 years off business cannot be dismissed for 1 year of disturbance.

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**From:**

**Sent:** 12 October 2025 15:28

**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>

**Cc:**

**Subject:** AB Wines. Uxbridge Road. W12. Good afternoon,

I'm writing as a long-term resident of Hammersmith and Fulham, and a customer of many years of AB Wines, Uxbridge Road, Shepherd's Bush.

I was formerly living at 16 Macfarlane Road, Shepherd's Bush, W12 7JZ, just a few minutes from the mentioned business.

I'm now residing at 166 Stephendale Road, Fulham, SW6 2PL., so still a borough resident.

Due to work and starting at 5am a lot of the time I still (often) stay in Shepherd's Bush and so am still a frequent customer of AB Wines.

I understand some of the Anti-Social behaviour in the immediate vicinity of AB Wines is being used against the business in terms of reviewing their licence.

This is total and utter poppycock!

Raj, his wife and colleagues are all professional and don't tolerate any anti-social behaviour on their premises.

To try and blame them for events happening on the street or on public footpath is ridiculous and totally unfair.

Anti-Social behaviour is a society issue and happening because of, primarily, police cuts and other factors, including closing down Shepherd's Bush Police Station, in recent years.

I've witnessed people drinking on the footpath outside Tesco's, almost opposite, who happen to sell alcohol.

Are you going to have a pop at Tesco's as well?

To try to shift the blame and the point the finger at a family trying to make an honest living and serving the community, as they have done for many years, is truly shocking!

I oppose this action by LBHF and fully support the family and staff at AB Wines, who continue to serve the community in a polite and professional manner.

Yours Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

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**From:**

**Sent:** 12 October 2025 17:02

**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>

**Cc:**

**Subject:** A B Wines review

I am [REDACTED] from 28 scotts road.

I have known the shop and the owner and staff since 2008 and have had been shopping there quite often. We buy Christmas and party drink fein them. It has always been a pleasant experience shopping here and theirfriendly approach.

The problem is the bus stop that was under the bridge that has moved opposite the shop that attracts ASB. The police dont seem to monitor the area and are now blaming the shop. This is one of the oldest off-licence in the area and I would support them to continue trading as usual.

These are very responsible people. Kind regards.

[REDACTED]

Sent from [Outlook for Android](#)

[REDACTED]

[REDACTED]

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**From:** [REDACTED]

**Sent:** 12 October 2025 21:37

**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>; [REDACTED]

**Subject:** Request to Reconsider the Closure of AB Wine Company

[REDACTED]

[REDACTED]

5 Brooklyn Court Frithville Gardens London W12 7JL

Date: 12 October 2025 To:

The Licensing Authority Hammersmith and Fulham Council London

Dear Sir/Madam,

I am writing as a resident of Hammersmith and Fulham to respectfully request that the Licensing Authority reconsider the decision to close down AB Wine Company.

As someone who has suffered a stroke and is living with partial paralysis, I find it increasingly difficult to travel long distances for my daily shopping. AB Wine is close and convenient for me, and its closure would make everyday life significantly harder- especially as the winter months approach, when the weather becomes cold, windy, and challenging for those with mobility difficulties.

Beyond my own situation, AB Wine has long been a valued part of our community. The shopkeeper, Mr. Nadeem Sultan, is always friendly, helpful, and respectful to all his customers. He provides an excellent service to local residents, many of whom rely on his store for essential goods and support.

It would be a real loss to our community if AB Wine were forced to close. I therefore sincerely urge the Council to reconsider this decision and allow the shop to remain open under appropriate guidance and compliance measures.

[REDACTED]

Thank you for your time and understanding. Yours faithfully,

Resident, Hammersmith & Fulham

**From:** [REDACTED] **Sent:** 14 October 2025 19:41

**To:** Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>

**Subject:** RE: AB wine Shepherds Bush Good evening,

My address is 26th Frithville Gardens, W127JN Regards,

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**De:** Tucker Matt: H&F <[MattJucker@Lbhf.eoy.uk](mailto:MattJucker@Lbhf.eoy.uk)>

**Envoye :** lundi 13 octobre 2025 09:34

**A.:** [REDACTED]

**Cc:** Licensing HF: H&F <[Ucensioe:@lbhf.eov.uk](mailto:Ucensioe:@lbhf.eov.uk)>; [REDACTED]

**Objet:** RE: AB wine Shepherds Bush

Dear- thank you for your comments.

[REDACTED]

As mentioned on <https://www.lbhf.gov.uk/business/licensing/making-representation>, we cannot class your comments as a valid representation unless you disclose your full address. If you could do that for us by midnight on 20 October 2025, we can then count your representation as valid.

Also, who are you referring to as 'we'? I note another e-mail address has bene copied in. Is this a fellow occupant of your address or do they live elsewhere? If the latter, they would need to submit their own representation and specify what their address is to me by the deadline above.

Kind regards

**Matt Tucker**



**Interim Licensing Policy and Administration Team Leader**

Licensing

Place Department

Hammersmith & Fulham Council

**T:** 07778 966423

**E:** [Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)

**w:** [www.lbhf.gov.uk](http://www.lbhf.gov.uk)

***Please note - I work Monday, Tuesday, Wednesday and Friday.***

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**From:**

**Sent:** 12 October 2025 15:04

**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>;

**Subject:** AB wine Shepherds Bush

Good afternoon,

Our local off license shop AB Wines has been an important part of our community for years. It's more than just a place to buy essentials — it's a friendly, reliable hub where neighbours meet, where the owners know your name, and where people can pick up everyday items without having to travel far.

Losing this shop would be a real blow to our area, especially for elderly residents and those without easy access to larger supermarkets. Local businesses like this one help keep our community vibrant, safe, and connected.

We, the undersigned, strongly urge the council to support and protect our local off license so it can continue serving the community we all care about.

Kind regards,

[Redacted Signature]

[REDACTED]

[REDACTED]

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**From:**

**Sent:** 14 October 2025 20:56

**To:** Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>

**Subject:** Re: AB WINES Hi Matt

I work in Madina butchers shop 10 Shepherds bush market

And i live at 76 Currey road Greenford UB60BG

On Tue, 14 Oct 2025, 20:53 Tucker Matt: H&F, <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)> wrote: Dear [REDACTED] –  
thank you for your e-mail.

As stated on our website <https://www.lbhf.gov.uk/business/licensing/making-representation>, we would require confirmation of your full address to accept your comments as a valid representation,

If you could send this to me by midnight on 20 October 2025, I can class this as a valid representation.

Kind regards

**Matt Tucker**

**Interim Licensing Policy and Administration Team Leader**

Licensing

Place Department Hammersmith & Fulham Council

**T:** 07778 966423

**E:** [Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)

**W:** [www.lbhf.gov.uk](http://www.lbhf.gov.uk)

[REDACTED]

**Please note – I work Monday, Tuesday, Wednesday and Friday.**

**From:**

**Sent:** 14 October 2025 11:42

**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>;

**Subject:** AB WINES Hello

[REDACTED]

[REDACTED]

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To whom this email may concern

My name is [REDACTED] and i work in shepherds bush market

I have been a customer at AB WINES 218 UXBRIDGE ROAD W12 7JD

for a very long time and i have always had a pleasant time whenever i shop there

This shop is a integral part of the community

And it provides many key services such as oyster card top up and Mobile phone top up The staff are very lovely and friendly and there very sociable people

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**From:**

**Sent:** 17 October 2025 14:50

**To:** Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>

**Subject:** Re: A&B wines 216 Uxbridge Road w12 7JD My address is 23a Uxbridge Road, London, W128lh

null

On Fri, 17 Oct 2025 at 14:46, Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)> wrote: Thank you for your e-mail [REDACTED] –

As stated on our website <https://www.lbhf.gov.uk/business/licensing/making-representation>, we would require confirmation of your full address to accept your comments as a valid representation.

If you could send this to me by midnight on 20 October 2025, I can class this as a valid representation.

Kind regards

**Matt Tucker**

**Interim Licensing Policy and Administration Team Leader**

Licensing

Place Department Hammersmith & Fulham Council

**T:** 07778 966423

**E:** [Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)

**W:** [www.lbhf.gov.uk](http://www.lbhf.gov.uk)

***Please note – I work Monday, Tuesday, Wednesday and Friday.***

**From:**

**Sent:** 17 October 2025 14:23

**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>

**Subject:** A&B wines 216 Uxbridge Road w12 7JD Hi,

I am a local resident that visits A&B Wines daily, I would like to protest the closing of A&B Wines.

[REDACTED]

[REDACTED]

They're lovely people, very welcoming and it would be very sad to see them go.

I also find it disgraceful how people stand outside the shop drinking but this is no fault to A&B Wine. Plus, it is Shepherds Bush there are many shops that have crowds outside.

Please do not close the shop. Best Regards,

[REDACTED]

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**From:**

**Sent:** 19 October 2025 17:53

**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>

[REDACTED]

**Subject:** Support for AB Wines – Request for Fair and Collaborative Approach to Anti- Social Behaviour Concerns

Dear Licensing Officers,

I hope this message finds you well. I am writing to let you know about my support for **AB Wines** in light of the recent notice about the potential revocation of their license due to concerns about anti-social behaviour in the area.

As a resident and customer, I have had regular interactions with AB Wines and can confidently say that they are a responsible, community-oriented business. Their staff

are professional, courteous, and well-trained, maintaining high standards of service and conduct. From my experience, AB Wines fosters a welcoming environment and does not tolerate anti-social behaviour on or around its premises.

While I understand the importance of addressing anti-social behaviour, I believe it is essential to recognise that businesses like AB Wines should not be held solely

accountable for broader community issues. Public safety is a shared responsibility, and local law enforcement plays a crucial role in managing these challenges. Penalising a responsible business would have a negative impact on the local economy and set a

concerning precedent for other small businesses in the area.

I respectfully urge the relevant authorities to consider the positive contribution AB

Wines makes to our community and explore alternative solutions that address public safety concerns without unfairly penalising a well-established, law-abiding business.

Thank you for your time and consideration. Kind regards,

[REDACTED]

21 B Macfarlane Road, Shepherds Bush

W12 7JY

**Cc:** [REDACTED]

[REDACTED]

[REDACTED]

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**From:** [norepl:i@lbhf.gov.uk](mailto:norepl:i@lbhf.gov.uk) <[norepl:i@lbhf.gov.uk](mailto:norepl:i@lbhf.gov.uk)>

**Sent:** 16 October 2025 10:17

**To:** Licensing **HF:** H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>

**Subject:** Comments for Licensing Application 2025/01455/LAPRR

Comments summary Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 16/10/2025 10:17 AM from [REDACTED]

**Application Summary**

Address: 218 Uxbridge Road London W12 7JD

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Proposal: Premises Licence Review

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Case Officer: Matt Tucker

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[Click for further information](#)

### Customer Details

Name:

[REDACTED]

Email:

[REDACTED]

Address: 76c coningham road London

---

### Comments Details

Commenter Type:

Neighbour

---

Stance: Customer objects to the Licensing Application

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Reasons for comment:

Comments: 16/10/2025 10:17 AM As a regular customer of AB Wines, I am aware of recent public nuisance caused by small groups of people congregating near the entrance and around the bus stop which is outside the shop.

I wish to make the following points:

The increase of public nuisance in the vicinity of Shepherd's Bush Market station has coincided with the closure of Shepherd's Bush Police Station.

The nuisance includes begging, sometimes of an intimidating nature, and is not wholly tied to the presence of AB Wines.

The shopkeeper, whom I know to be courteous and helpful, has done whatever can be expected of him to reduce loitering.

Casual observation suggests that that particular nuisance has in any case diminished in recent months. The begging and general degradation of the area, on the other hand, has not done so.

Most importantly, it is the surely the responsibility of the police to contain social disorder, and not of the proprietor. The shop contributes to the community by providing services other than the sale of wines and beverages (eg, Oyster top-up).

The local community would benefit far more from the regular appearance of police officers in the area than by the closure of what is a useful and generally well-tended establishment.

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## 9. SUBMISSION STATEMENT

In light of the extensive remedial steps taken and the absence of any continuing risk to the Licensing Objectives, the Premises Licence Holder respectfully submits that **revocation would be disproportionate** and contrary to **Section 182 Guidance paragraph 11.23**, which provides that revocation should be regarded as a measure of last resort.

The Premises Licence Holder remains fully committed to partnership working with the Police, Trading Standards and the Licensing Authority to maintain best practice and uphold the four Licensing Objectives.

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**Prepared and submitted by:**

**Noel A. Samaroo MloL**

Director – NTAD Consultants Ltd

*Licensing & Compliance Advisory | Licensing Act 2003*

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## LICENSING CONSULTATION INTERNAL MEMO

To : **Neil Gardiner**

From : **Adrian Overton**

Date : **31<sup>st</sup> October 2025**

Premises : **AB Wines, 218 Uxbridge Road, W12 7JD**

CAPS Ref : **2025/01455/LAPRR**

Application : **Premises Licence Review**

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I am the Licensing Team Manager for the London Borough of Hammersmith and Fulham. I am also able to act as the responsible authority for the Licensing Authority of the London Borough of Hammersmith and Fulham.

I have considered the above application and wish to make a comments in support of this review on the basis of past adverse enforcement history at this premises.

### **The Application**

On the 16<sup>th</sup> September 2025 a review application was submitted by the Metropolitan Police Licensing Team for the premises known as AB Wines, 218 Uxbridge Road, London, W12 7JD.

The current premises licence allows for the following activities:

Sale of Alcohol (Off the Premises)

- Monday to Saturday: 11:00 to 23:00. Sunday: 11:00 to 22:30.

Hours Premises Open to the Public

- Monday to Saturday: 09:00 to 23:00. Sunday: 10:30 to 22:30.

### **Supporting Information - Enforcement Summary**

This premises has been the subject of previous adverse enforcement history over the last 5 years, with some of the original offences taking place in 2020. A chronology of these offences has been set out below.

In July 2019, during an inspection of the premises, a Police officer witnessed the sale of alcohol to an intoxicated male. It was also noted at the time that business

was selling a large number of super strength beers and ciders, which were subsequently being purchased by street drinkers in the surrounding area.

In April 2020 the Police licensing team made a review application to reduce the hours for licensable activities, and to amend 2 conditions on the premises licence so that that any super strength beers and ciders over 5.5% ABV could not be sold.

In June and July 2020 complaints of street drinking were received about the business which resulted in written advice from the licensing team. This advice explained that the sale of alcohol to any person who was drunk was an offence.

In March 2021 a warning letter was issued following a visit to the premises by the Police and Trading Standards. Condition 16 of the premises licence was found to be breached when the visit took place (Strong beer, lager, cider and Stout above 5.5% ABV must not be sold). Several illegal items were also identified by the Trading Standards team, and these items were subsequently surrendered by the licence holder.

In May 2022 the Licensing Team issued a further warning letter following a licensing inspection. Three breaches were identified relating to CCTV being incorrectly stored and a refusal book, and training register, being made available.

In December 2023 a further warning letter was issued by the Licensing Team following a licensing inspection at the premises. On this occasion the following conditions were found to be breached:

- 10. No beer or cider shall be sold unless they are marked with the name of the premises.
- 12. The Designated Premises Supervisor or a named person whose name appears in the front of the refusals book shall regularly check the book to ensure that it is being consistently used by all staff.
- 16. Strong beer, lager, cider and Stout above 5.5% ABV will not be sold.

In December 2023 a licensing inspection took place following a complaint of irresponsible alcohol sales. In April 2024 a further complaint was received regarding street drinking and ASB. After an investigation no further action was taken for either of these issues.

In July 2025 the licence holder contacted the Licensing Authority to make us aware that he had on occasion sold alcohol under duress as he felt intimidated by some of the customers in the premises. He was given advice to call the Police if he ever felt threatened or intimidated by any of his customers.

Later in July 2025 Police officers witnessed a male going into the venue after stealing alcohol from a local Tesco store. The alcohol was seen being purchased by an individual working in the premises. This intelligence was discussed with the Police Licensing team, and has ultimately resulted in the current review application.

## **Conclusion**

Given the previous extensive enforcement history at this premises, it is clear that this business has been unable to consistently adhere to the terms and conditions of its

licence despite numerous interactions with the Licensing Team and other responsible authorities.

We are mindful that a licence for this business was originally granted on 19th August 2005, and has been in the possession of the current premises licence holder since 20 February 2009, so the licence holder is well aware of previous advice and warnings, and has experience running a licenced premises on Uxbridge Road for over 15 years.

The Licensing Authority is also aware that many of the conditions on the current premises licence were added by way of a previous review made by the Police in June 2020. For this reason, we do not believe that adding extra conditions to the licence will prevent further offences taking place.

We would therefore respectfully suggest to the committee that revocation of the licence is the only way to ensure that the licensing objectives are upheld, and that these offences do not continue in the future.

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

**Adrian Overton**  
**Licensing Team Manager**  
**London Borough of Hammersmith and Fulham**