

# Licensing Sub-Committee

## Agenda

Thursday 29 July 2021  
6.30 pm  
Online - Virtual Meeting

### MEMBERSHIP

Administration:	Opposition:
Councillor Fiona Smith (Chair) Councillor Wesley Harcourt	Councillor Dominic Stanton

**CONTACT OFFICER:** Charles Francis  
Committee Co-ordinator  
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### Public Notice

Members of the press and public are welcome to attend at the YouTube link below:

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

**THIS MEETING WILL BE HELD REMOTELY** It will be streamed via YouTube on:  
<https://youtu.be/0j6eLWwgMnY>

# Licensing Sub-Committee Agenda

29 July 2021

<u>Item</u>		<u>Pages</u>
<b>1.</b>	<b>APOLOGIES FOR ABSENCE</b>	
<b>2.</b>	<b>ROLL-CALL AND DECLARATIONS OF INTEREST</b>	
	<p>At the start of the meeting the Chair will carry out a roll-call of committee members to confirm attendance. Members will also have an opportunity to declare any interests.</p> <p>If a Councillor has a disclosable pecuniary interest in a particular item, whether or not it is entered in the Authority's register of interests, or any other significant interest which they consider should be declared in the public interest, they should declare the existence and, unless it is a sensitive interest as defined in the Member Code of Conduct, the nature of the interest at the commencement of the consideration of that item or as soon as it becomes apparent.</p> <p>At meetings where members of the public are allowed to be in attendance and speak, any Councillor with a disclosable pecuniary interest or other significant interest may also make representations, give evidence or answer questions about the matter. The Councillor must then withdraw immediately from the meeting before the matter is discussed and any vote taken.</p> <p>Where Members of the public are not allowed to be in attendance and speak, then the Councillor with a disclosable pecuniary interest should withdraw from the meeting whilst the matter is under consideration. Councillors who have declared other significant interests should also withdraw from the meeting if they consider their continued participation in the matter would not be reasonable in the circumstances and may give rise to a perception of a conflict of interest.</p> <p>Councillors are not obliged to withdraw from the meeting where a dispensation to that effect has been obtained from the Standards Committee.</p>	
<b>3.</b>	<b>HOUSE OF CANS, ARCH 93, WOOD LANE ARCHES, WOOD LANE, LONDON W12 7LH.</b>	<b>3 - 31</b>

# Agenda Item 3

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## 1. THE APPLICATION

On 5 May 2021, Mr Simon Brown (“the applicant”) submitted an application for a new premises licence to be granted in respect of the premises known as House of Cans, Arch 93, Wood Lane Arches, Wood Lane, London W12 7LH.

### 1.1 Application Requested

The applicant has applied for a new premises licence for the sale of alcohol both on and off the premises only as outlined below:

#### **Sale of Alcohol – Both On and Off the Premises**

Monday to Sunday 11:00 - 22:30

#### **Hours open to public:**

Monday to Sunday 11:00 - 23:00

A copy of the application form and plan can be seen on pages 9-15 of this report.

### 1.2 Applicants Operating Schedule

The applicant has proposed a number of steps to promote the four licensing objectives if the application is granted. A copy of these proposed conditions can be seen on page 13 of this report.

On 11 May 2021 and 14 June 2021 the applicant submitted additional information and clarifications detailing how they wish to operate. A copy of this information and relevant correspondence can be seen on pages 16-24 of this report.

On 23 May 2021, following correspondence received from the Police, the applicant agreed to add extra conditions to their licence if granted. A copy of these agreed conditions and relevant correspondence can be seen on pages 25-27 of this report.

## 2. BACKGROUND

The premises is located in a railway arch below Wood Lane Station. The applicant states that there are entrances / exits to either sides of the arch. Internally there will be two serving counter / delivery areas, a number of fridges and seating, all of which will be portable and moveable. Additionally, the applicant states that external seating is to be provided directly outside either entrance / exit within a curtilage of 5 metres to the north (St James' side) and 2.2m to the south (Westfield side). Based on the application form, the applicant states that the lease on the premises is to be shared with a coffee shop / cafe which will operate from 07:00 to 14:00, after which the space will be operated as House of Cans.

The main access to the premise’s unit will be located on Wood Lane. There is a mixture of both residential and commercial premises within the area. A map showing the location of the premises and neighbouring licensed premises can be seen on pages 28-29 of this report.

There are several options for transport away from the area including buses and taxis which run from in and around the Wood Lane area. Wood Lane tube station is a 2-minute walk away and White City tube station is a 6-minute walk away.

### **3. CONSULTATION**

A public notice was displayed at the premises for 28 days. The application was advertised in a local circular and all statutory consultees were notified as required by the Regulations. The Council has served written notice of hearing upon the applicant and all those parties that have made representations in respect of the application.

#### **3.1. Relevant Representations**

The licensing section received one representation from a local resident objecting to the licence application. A copy of this representation can be seen on pages 30-31 of this report.

### **4. OTHER INFORMATION**

#### **4.1 Enforcement History**

There have not been any warnings, simple cautions or prosecutions given in respect of the premises during the past three years.

#### **4.2 Temporary Event Notices (“TENs”)**

No TENs have been submitted in respect of this premises in the past twelve months.

### **5. POLICY CONSIDERATIONS**

**5.1** Section 5.1 page 12 of the Statement of Licensing Policy (“SLP”) states that where there is a relevant representation, the Licensing Authority will consider each particular case on its merits having regard in particular to the following matters:

- Whether the licensed activities are likely to have an adverse impact especially on local residents and, if there is potential to have an adverse impact, what, if any, appropriate measures will be put in place to prevent it;
- Whether there will be a substantial increase in the cumulative adverse impact from these or similar activities, on an adjacent residential area;
- Whether there is a suitable level of public transport accessibility to and from the premises at the appropriate times;
- Whether the activity will be likely to lead to a harmful and unmanageable increase in car parking demand in surrounding residential streets suffering high levels of parking stress or on roads forming part of the Strategic London Road Network or the London Bus Priority Network leading to a negative impact on the Licensing Objectives relating to the prevention of crime, disorder and nuisance; and

- Whether there have been any representations made by Responsible Authorities, or other relevant agency or representative.

**5.2** Section 5.4 page 13 of the SPL states that the Licensing Authority advises applicants that it would be beneficial if a lawful planning use can be demonstrated for the activities proposed in all applications for premises licences.

**5.3** Section 8.1 page 15 of the SLP states that the Licensing Authority will require applicants to detail in their operating schedule the steps proposed to ensure the deterrence and prevention of crime and disorder on, and in the vicinity of, the premises, having regard to their location, character, condition, the nature and extent of the proposed use and the persons likely to use the premises.

**5.4** Section 8.10 page 16 of the SLP states that it is important that staff working at off licences are suitably trained and receive appropriate refresher training in their responsibilities under the Act and can discharge their duties in full compliance with the licence conditions and requirements of the Act. This includes the ability to competently check a customer's age with acceptable forms of identification where necessary. The Licensing Authority will particularly consider the following matters where they are material to the individual application:

- The likelihood of any violence, public order or policing problem if the licence is granted;
- The measures taken to control admission to the premises, and to take reasonable steps to prevent the occurrence of crime and disorder and public nuisance immediately outside the premises, where and to the extent that these matters are within their control.
- Past conduct and prior history of complaints against the premises;
- Whether a dispersal policy has been prepared to minimise the potential for disorder as customers leave the premises; and
- Any relevant representations.

**5.5** Section 10.3 pages 19-20 of the SLP states that the Licensing Authority will particularly consider the following matters where they are material to the individual application:

- One of the most common complaints the Licensing Authority receive is about nuisance caused by customers as they leave licensed premises at night. The Licensing Authority recommends that primarily alcohol led premises such as nightclubs and pubs, located close to any residential premises, implement a dispersal policy at their venue. All relevant staff should be trained on any policy, and all reasonable steps should be taken to ensure it is fully implemented and adhered to at all times.
- The proximity of residential accommodation;
- The type of use proposed, including the likely numbers of customers, proposed hours of operation and the frequency of activity;
- The steps taken or proposed to be taken by the applicant to prevent noise and vibration escaping from the premises, including music, noise from ventilation equipment, and human voices. Such measures may include the installation of soundproofing, air conditioning, acoustic lobbies and sound limitation devices;

- The steps taken or proposed to be taken by the applicant to prevent disturbance by customers arriving at or leaving the premises. This will usually be of greater importance late at night and/or in the early hours of the morning. However nuisance can arise at any time of the day or night so the Licensing Authority will consider representations from Responsible Authorities and/or Interested Parties relating to potential nuisance from any activity at all times dependant on the merits of the application/steps taken or proposed to prevent nuisance.
- Limiting the number of people permitted to use a garden/other open-air areas, including those for the use of smoking, at any one time.
- Restricting the use of a garden/other open-air areas, including those for the use of smoking, after a particular time e.g. 11:00pm (or such earlier time as may be considered appropriate).
- The steps taken or proposed to be taken by the applicant to prevent queuing (either by pedestrian or vehicular traffic). If some queuing is inevitable then queues should be diverted away from neighbouring premises or be otherwise managed to prevent disturbance or obstruction;
- The steps taken or proposed to be taken by the applicant to ensure staff leave the premises quietly;
- The arrangements made or proposed for parking by patrons, and the effect of parking by patrons on local residents;
- The provision for public transport in the locality (including taxis and private hire vehicles) for patrons;
- The level of likely disturbance from associated vehicular and pedestrian movement to and from the premises;
- The delivery and collection areas and delivery/collection times;
- The siting of external lighting, including security lighting that is installed inappropriately;
- The arrangements for refuse disposal, storage and the prevention/tidying of litter (including fly posters and illegal placards);
- The history of previous nuisance complaints proved against the premises, particularly where statutory notices have been served on the present licence holder;
- The history of the applicant in controlling anti-social behaviour and preventing nuisance;
- The generation of odour, e.g. from the preparation of food;
- Any other relevant activity likely to give rise to nuisance;
- Any representations made by the Police, or other relevant agency or representative;

## **6. DETERMINATION**

**6.1** In determining this application, the Committee must have regard to the representations and take such of the following steps as it considers necessary for the promotion of the licensing objectives. The steps are:

- (a) Grant the application in full
- (b) Grant the application in part – modifying the proposed hours, activities or conditions.
- (c) Reject the application.

It is the Council's duty under the Licensing Act 2003 ("The Act") to determine applications with a view to promoting the four licensing objectives; Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and the Protection of Children from Harm.

In reaching a decision the Council shall consider the details of any relevant representations received; the applicant's Operating Schedule; the Council's adopted Statement of Licensing Policy and the guidance issued by the Secretary of State under section 182 of the Act.

If the Committee is minded to grant the application, conditions may be attached to the licence to alleviate the concerns raised through any representation(s).



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

Case number

Payment transaction reference 256-42955

Amount paid £100

Date submitted 05/05/2021

Are you the applicant or their agent?

### PREMISES DETAILS

Premises address

Arch 93 Wood Lane Arches Wood Lane, London W12 7LH

If the premises could not be found please enter the address here, or if the premises has no address give a detailed description (including the Ordnance Survey references)

Trading name (if any) House of Cans

Telephone number at the premises (if any)

Are the premises in the course of construction?

No

Non-domestic rateable value if the premises

Will the premises be exclusively or primarily used for the supply of alcohol for consumption on the premises?

Yes

### APPLICANT DETAILS

I am applying as an individual or individuals

Title Mr

Name Simon Brown

Address

Date of birth

Nationality

Where applicable, your 9 digit sharecode

Daytime/ business telephone number

Evening/ home telephone number

Mobile phone number

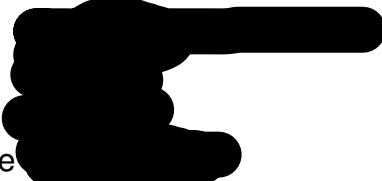
Email address

I confirm that:

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities

**Alternative details for correspondence**

Contact name (if different from premises user) Mr Simon Brown  
Business name House of Cans  
Correspondence address House of Cans



Daytime/ business telephone number  
Evening/ home telephone number  
Mobile phone number  
Email address

**OPERATING SCHEDULE**

When do you want the premises licence to start?  
15/06/2021

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

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

Please give a general description of the premises.

The premises is located in a railway arch below Wood Lane Station. There are entrances exits to either side of the arch. Internally there will be two serving counter/delivery areas, a number of fridges and seating, all of which will be portable / moveable. External seating is to be provided (for use, with specific regard to QPR's home matchdays, in line with guidelines recommended by licensing / police) directly outside either entrance / exit within a curtilage of 5 metres to the north (St James' side) and 2.2m to the south (Westfield side). The premises has TFL estate-monitored cctv above either entrance / exit which covers external curtilage and will have cctv installed inside to cover the interior. A gender neutral, disabled facility toilet will be available for customers inside.

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

recorded music,supply of alcohol

**HOURS OPEN TO THE PUBLIC**

Standard days

**Mondays**

Start ~~15:00~~ 11:00  
Finish ~~22:00~~ 23:00

**Tuesdays**

Start ~~15:00~~ 11:00  
Finish ~~22:00~~ 23:00

**Wednesdays**

Start ~~15:00~~ 11:00

Finish ~~22:00~~ 23:00

**Thursdays**

Start ~~15:00~~ 11:00

Finish ~~22:00~~ 23:00

**Fridays**

Start ~~15:00~~ 11:00

Finish ~~22:00~~ 23:00

**Saturdays**

Start ~~15:00~~ 11:00

Finish 23:00 23:00

**Sundays**

Start ~~15:00~~ 11:00

Finish ~~21:00~~ 23:00

Please state any seasonal variations

Non standard timings. Where you intend to use the premises at different times to those listed above, please list

**RECORDED MUSIC**

Please give further details here

Recorded, unamplified background music will be played inside only.

Will the performance of recorded music take place indoors, outdoors or both?

Indoors

Standard days

**Mondays**

Start ~~11:00~~

Finish ~~23:00~~

**Tuesdays**

Start ~~11:00~~

Finish ~~23:00~~

**Wednesdays**

Start ~~11:00~~

Finish ~~23:00~~

**Thursdays**

Start ~~11:00~~

Finish ~~23:00~~

**Fridays**

Start ~~11:00~~

Finish ~~23:00~~

**Saturdays**

Start ~~11:00~~

Finish ~~23:00~~

**Sundays**

Start ~~11:00~~

Finish ~~20:00~~

Please state any seasonal variations

Non standard timings. Where you intend to use the premises for recorded music at different times to those listed above, please list.

### **SUPPLY OF ALCOHOL**

Please give further details here

Supply of alcohol will be for consumption on and off the premises. All alcohol will be sold in sealed containers (cans).

Will the supply of alcohol be for consumption on the premises, off the premises or both?

Both

Standard days

#### **Mondays**

Start 11:00

Finish ~~20:00~~ 22:30

#### **Tuesdays**

Start 11:00

Finish ~~20:00~~ 22:30

#### **Wednesdays**

Start 11:00

Finish ~~20:00~~ 22:30

#### **Thursdays**

Start 11:00

Finish ~~20:00~~ 22:30

#### **Fridays**

Start 11:00

Finish ~~20:00~~ 22:30

#### **Saturdays**

Start 11:00

Finish ~~20:00~~ 22:30

#### **Sundays**

Start 11:00

Finish ~~20:00~~ 22:30

Please state any seasonal variations

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed above, please list.

The lease on the premises is to be shared with a coffee shop / cafe which will operate 7am-2pm, after which the space will be operated as House of Cans per the hours defined on the next page). The hours of supply have been stipulated as such simply to afford flexibility as needed around the planned operating hours.

**Details of the individual whom you wish to specify on the licence as the designated premises supervisor**

Full name Mr Simon Brown

Date of birth

Home address of prospective designated premises supervisor

Personal licence number (if known)

Issuing authority (if known)

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

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

a) General- all four licensing objectives (b,c,d and e)

The premises will be overseen at all times by a fully trained member/s of staff with full and comprehensive knowledge of their responsibilities in regard to the four licensing objectives. CCTV will be in operation inside and out, incident logs will be kept, stock of alcohol will be secured and under close supervision at all times and not accessible by children, a strict Challenge 25 policy will be advertised and enforced, all refuse will be disposed of responsibly and conscientiously. House of Cans specialises in high quality craft drinks at a premium price point that will appeal only to beer and high-end drinks enthusiasts and not street drinkers.

b) The prevention of crime and disorder

Internal / external CCTV will be in operation at all times, outside drinking will NOT be permitted within specific, agreed timeframes either side of QPR home matches, strict Challenge 25 policy to be advertised and enforced and staff will be fully trained in all aspects of operations to support the licensing objectives, including logging and recording incidents and making any relevant footage available to police / appropriate authorities on request

c) Public safety

As above, plus all drinks will be sold in sealed containers (cans) at all times with no glassware in use.

d) The prevention of public nuisance

As above, plus recorded music to be played internally as background only, licensed activity area will be constantly and closely supervised and contained within the allocated premises curtilage. All waste / refuse will be disposed of responsibly and conscientiously via appropriate trade / estate waste service facilities

e) The protection of children from harm

Strict Challenge 25 policy advertised and enforced by fully trained staff, and all stock kept secure and supervised

## **DECLARATIONS**

I have enclosed a plan of the premises

Yes

I have enclosed the consent form completed by the individual I wish to be designated premises supervisor

Yes

I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships).

I understand I must now advertise my application

Yes

It is an offence, under section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

It is an offence under section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum And Nationality Act 2006 and pursuant to section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK.

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work.

I have the consent of any individuals or third parties listed in this form to provide their personal details and I am authorised to submit this application on behalf of all applicants.

I have read the privacy policy and agree for my details to be used by the council to contact me about this application and any changes to this service that may affect me.

I agree to the above

Yes I agree to the above declaration

Full name

Simon Brown

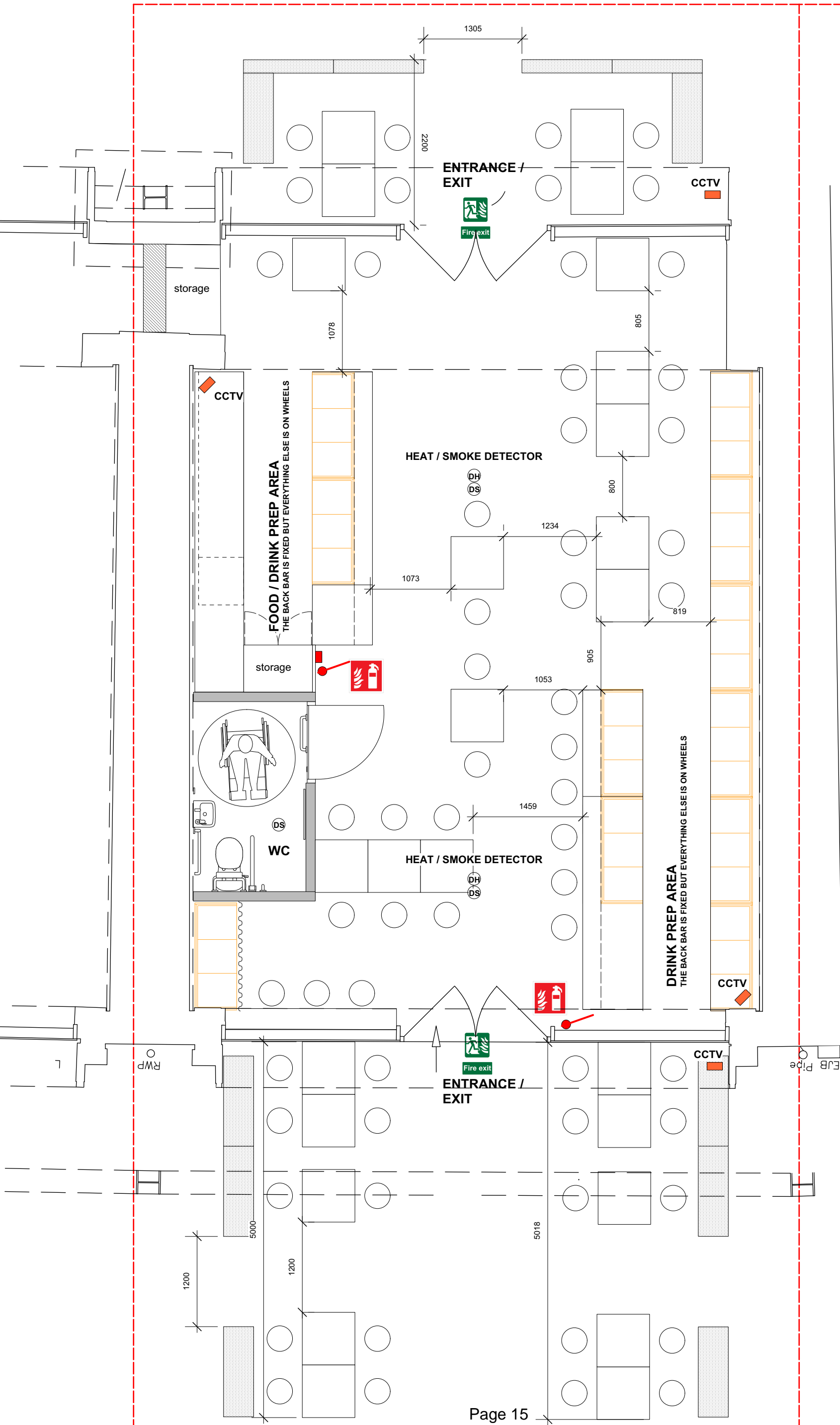
Capacity







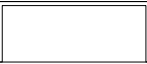




Date

05/05/2021

House of Cans - Wood Lane Arches - Arch 93  
**GROUND FLOOR PLAN**  
 Scale 1/50@A3

LICENSABLE ACTIVITY



-  FIRE EXIT
-  FIRE EXTINGUISHERS
-  SMOKE DETECTOR
-  HEAT DETECTOR
-  DISPLAY SHELVING on wheels
-  3 FRIDGE UNIT on wheels
-  Bench on wheels
-  TABLE moveable
-  STOOL moveable
-  PLANTER moveable
-  CCTV

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revisions	
details	
Client	House of Cans
Project	Wood Lane Arches
Address	GP Box
Project No.	
Issue Code	
Issue Date	15/04/2024
Scale	1:50@A3
Drawn by	FLB/R

**From:** simon brown  
**Sent:** 11 May 2021 17:38  
**To:** White Lisa: H&F <Lisa.White@lbhf.gov.uk>  
**Cc:** Dimitriou Maria: H&F <Maria.Dimitriou@lbhf.gov.uk>  
**Subject:** Re: 2021/00406/LAPR - Arch 93, Wood Lane

Hi Lisa

Per your request for more information regarding our proposed operating model...

House of Cans is a can-only off-license and bar with a focus on carefully selected, premium craft beer. We also sell wine, cocktails, cider, seltzers and soft drinks, all in can. A limited selection of snacks will also be made available.

We run regular projects with artists and breweries to produce limited edition, one-off cans which we display on our walls, as well as cans for 3rd party brands, companies events (when allowed) etc.

You can find out more about our existing operation at Kings Cross here <https://houseofcans.co.uk/>. We will be looking to very largely replicate this offer at Wood Lane except...will be sharing the lease at arch 93 with a coffee shop who will operate in the space from 07.00 - 14.00 after which House of Cans will fill the space from 3pm - 10pm (you'll note license application is for more flexible hours in event that this changes).

The application submitted did detail steps we would be introducing to accommodate/alleviate concerns raised by police during pre-application discussion in respect of outdoor drinking on match days etc.

If you need any more information in either regard, please just let me know.

Kind regards  
Simon

**From:** simon brown  
**Sent:** 14 June 2021 18:55  
**To:** Dimitriou Maria: H&F <Maria.Dimitriou@lbhf.gov.uk>  
**Subject:** Re: Premises Licence - House of Cans, Arch 93, Wood Lane Arches, Wood Lane

Thanks, Maria

I'd be keen to highlight the specialist nature of the beverages we sell and the premium price point at which we sell them (the average price of a can will be circa £6.50-£7) both of which, along with our USP of working with artists and producers, attract a more discerning consumer base. We're not just another bar / off-licence. Indeed, being focused as we are on a single format of presentation, we're a fairly



unique offering poised only complement any existing, similar profile businesses operating in the same sector.

I'd also want to stress that the premises will be operating as a bar and off-license only between the hours of 1500-2230 Monday to Sat, and 1500-2100 on Sundays. The scope of the licensed hours is to afford us flexibility in event our operating model changes over time (the premises will otherwise operate as a coffee shop from morning to mid-afternoon).

Also that we have willingly accepted all conditions recommended by police and licensing in respect of promoting the licensing objectives as well as around match days - we are not, in any case, especially interested in harnessing the pre-match (we won't typically be open in time) or post-match crowd.

Be delighted to provide any more information that might be of help.

Best  
Simon

**From:** simon brown  
**Sent:** 23 June 2021 10:30  
**To:** Dimitriou Maria: H&F <Maria.Dimitriou@lbhf.gov.uk>; White Lisa: H&F <Lisa.White@lbhf.gov.uk>  
**Cc:** fraser shand  
**Subject:** Re: Premises Licence - House of Cans, Arch 93, Wood Lane Arches, Wood Lane

Hi Maria, Lisa

Many thanks for your time on the phone just now, Maria. Just to confirm we would very much welcome the opportunity to meet with the objecting resident to discuss and address his concerns in advance of any scheduled hearing. Please let me know if this is something they might be open to.

Thanks again  
Kind regards  
Simon

**11 A1-A4 Units To Let**  
From 735 sq ft to 1,750 sq ft



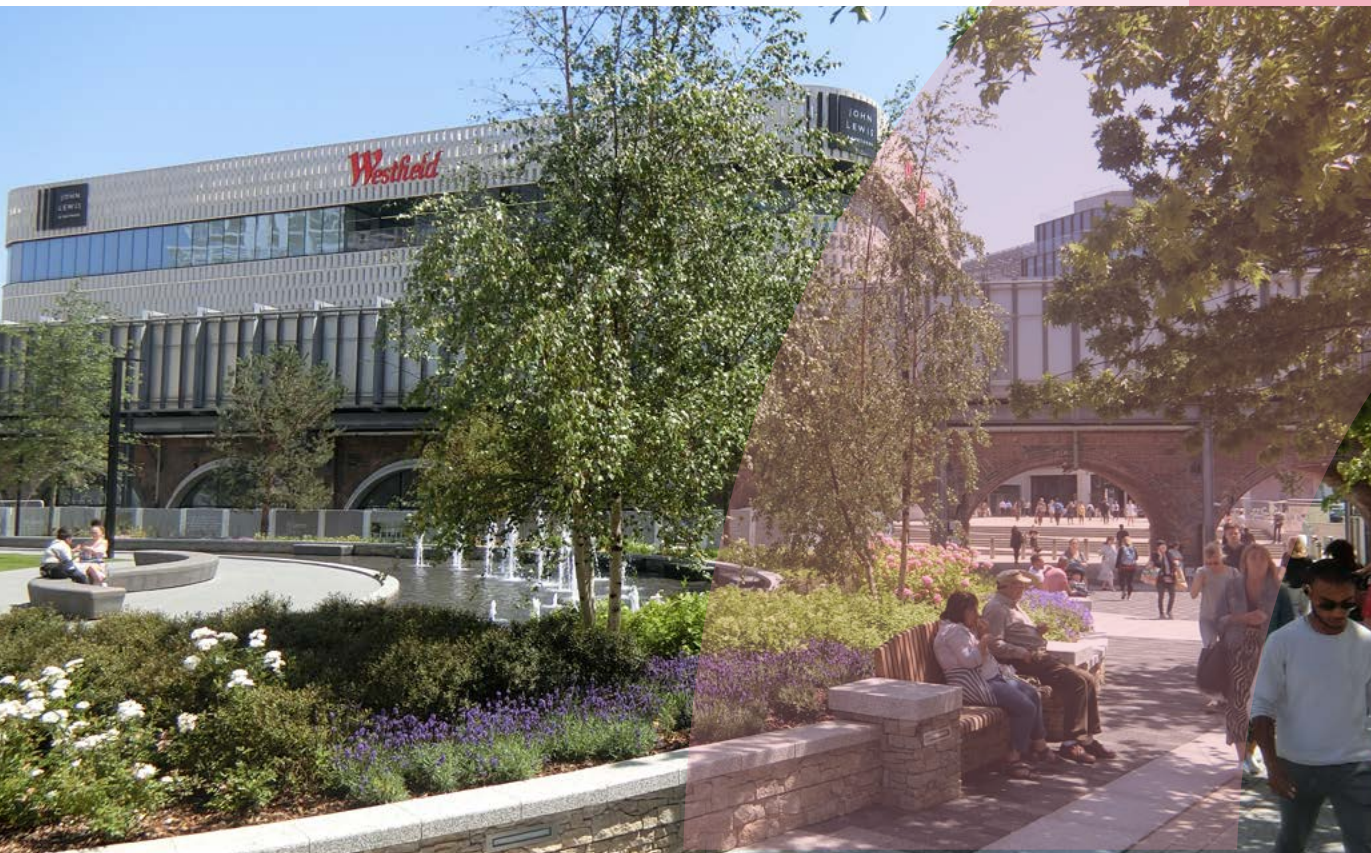


## Discover new character retail, restaurant and bar space in West London

The White City Area is undergoing a transformation and as part of this Transport for London are regenerating 31 railway arches to create a destination for eating, socialising, shopping and working.

These newly regenerated, double frontaged arches open onto both Westfield Square and Berkeley St James's stunning new 5-acre park.

With dome-shaped windows and bricked walls and ceilings the arches create a uniquely quirky space within popular White City, ready to be moulded to your equally unique brand. With the added benefit of potential outdoor seating (subject to separate licences) and generous trading hours, the arches would make a perfect home for cafe, bar, restaurant and leisure concepts.



## The Neighbourhood

White City has transformed completely - creating a vibrant mix of top quality residential, office, retail and public spaces.

You will see a range of customers from shoppers and office workers to local residents and students all looking for something a little different. Due to the mixture of crowds the area stays busy throughout the week and into the weekend.

Located adjacent to John Lewis and opposite Westfield Shopping Centre, the largest shopping centre in the UK, Wood Lane Arches are also next to Wood Lane Station, only a 3-minute walk from White City Tube Station and only 150m from White City Bus station.

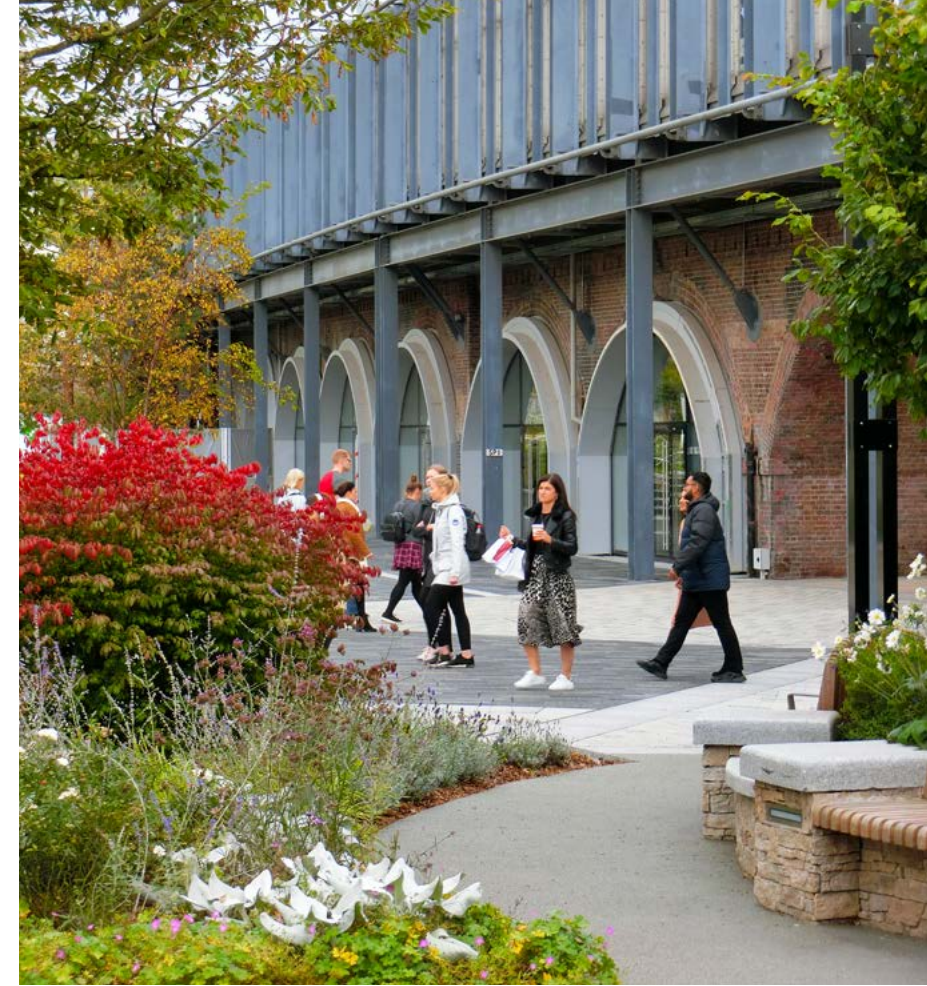


# 5,000 new homes, 2.2m sq ft of offices in the next 10 years



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\*White City Living by St James part of the Berkeley Group

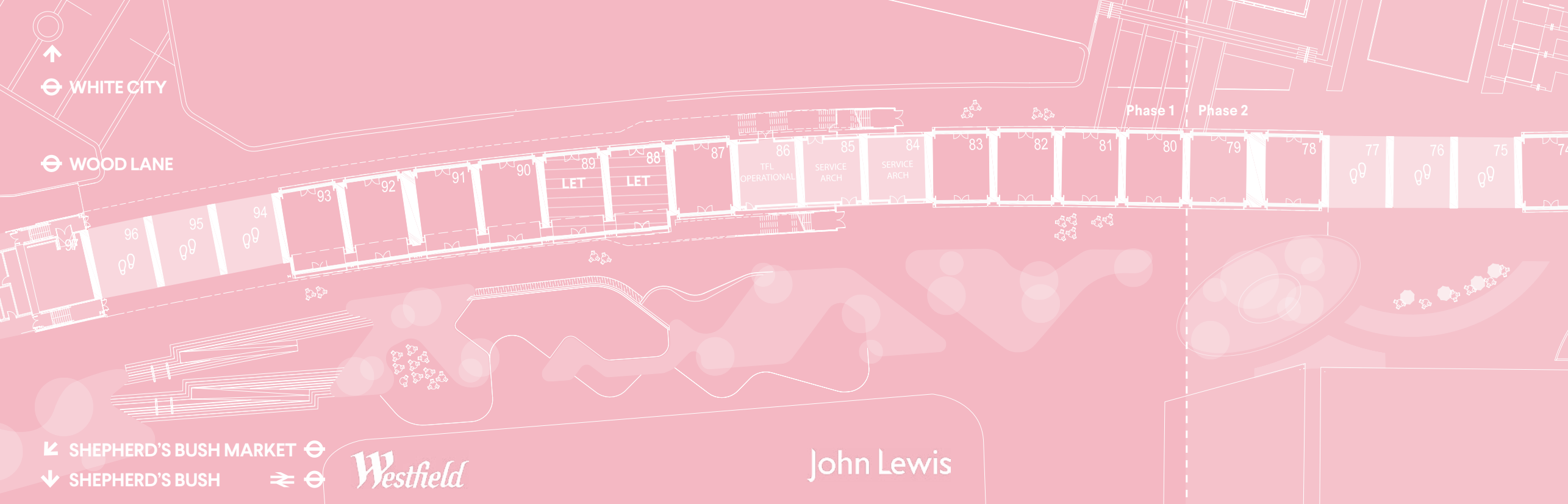


A new 5-acre public park borders the arches to the north as part of **St James's White City Living** development of 1,800 new luxury homes. Tenants of the Arches will be able to enjoy aspects to Westfield and the park with opportunities for outside seating on both elevations.

Within a couple of minutes' walk from the arches **Soho House** private members club, **Bluebird Café** and **Electric Cinema** form part of an exciting mix of new occupiers within **Stanhope's** redeveloped **BBC Television Centre**. High end flats and office space make up the other parts of this development, including a new HQ for **The White Company** and **Publicis**.

Also within short walking distance **White City Place** has established itself as a hub for fashion and tech office occupiers with a line-up including **Yoox Net-a-Porter**, **Ralph & Russo**, **Jellycat**, **BBC Worldwide**, **ITV** and **Huckletree Co-Working**. **Imperial College London** are developing a 23 acre campus bringing together world-class researchers, businesses and partners from academia to work, share ideas and turn cutting-edge research into benefits for society.





Phase 1		
Arch	Sq m	Sq ft
93*	80.0	861
92*	81.2	874
91*	81.5	877
90*	81.1	873
89*	80.7	869
88*	79.9	860
87	68.8	741
83	68.4	736
82	68.6	738
81	68.6	738
80	68.8	738

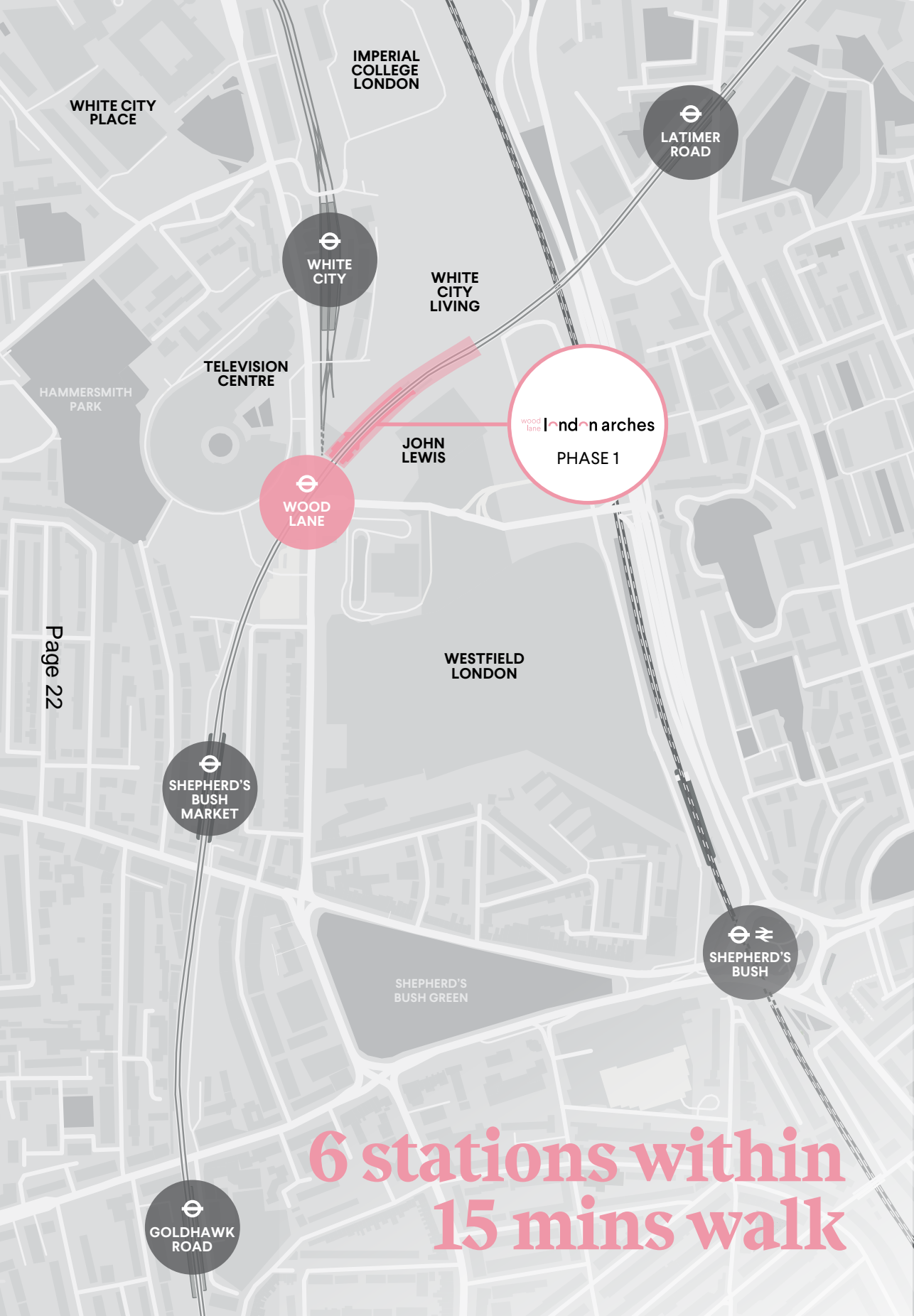
\*Arches can be combined to create double units

<b>Planning</b>	A1-A4 Uses.
<b>Outside Seating</b>	Permission for outside seating may be granted by way of separate licences. Further details on request.
<b>Timing</b>	Available from November 2019
<b>Handover</b>	Units will be handed over in clean shell condition with shop fronts installed and capped off services. There is no gas supply. Two shared service arches will provide areas for refuse, staff cycle storage and staff w/c's and showers.

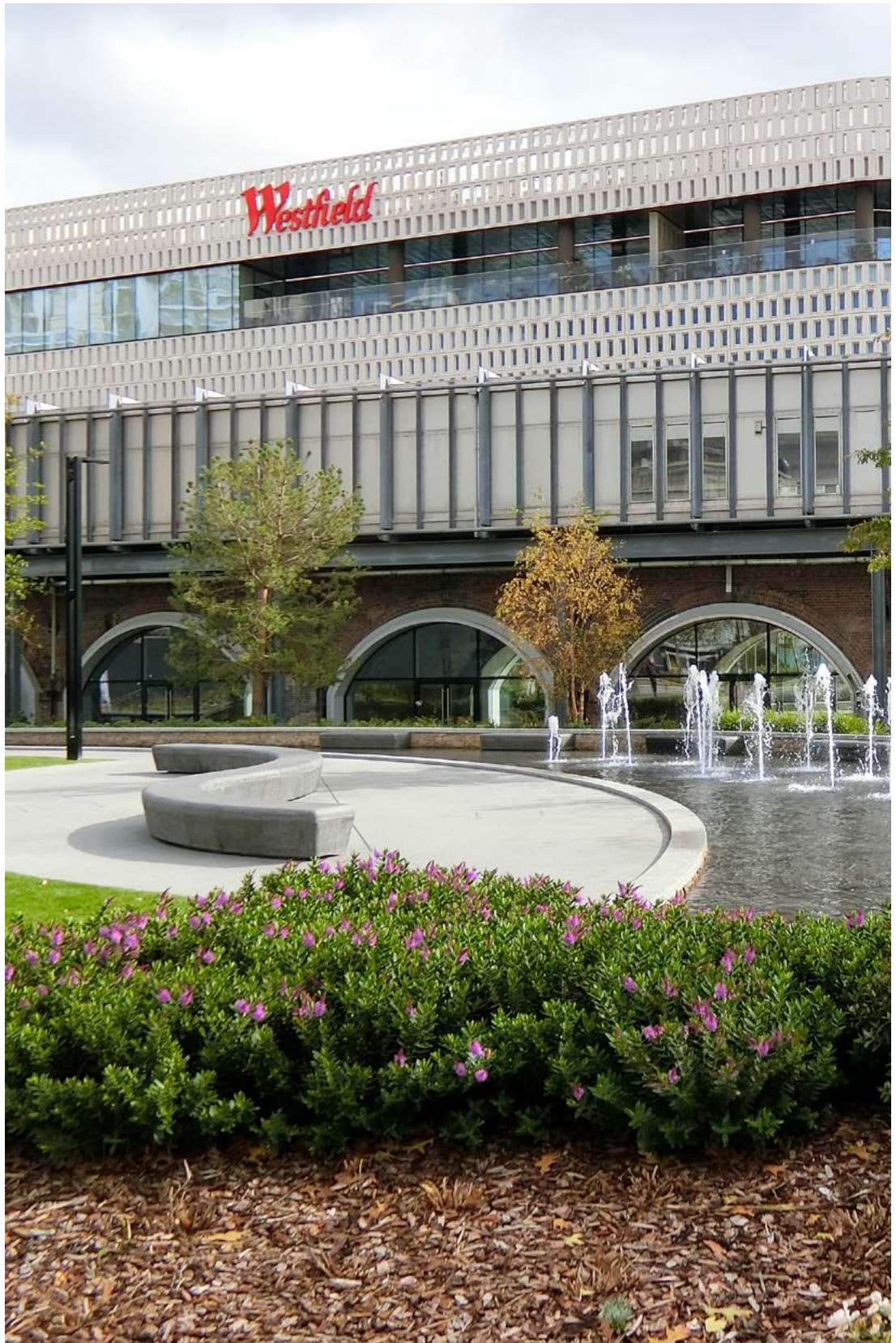
<b>Terms</b>	New leases contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954, on a turnover basis with a minimum guaranteed rent.	
<b>Service Charge</b>	An estate service charge will apply. Further details on application.	
<b>Rates</b>	To be assessed on completion of the works. Interested parties are advised to make their own enquiries via the local authority.	
<b>EPCs</b>	A 'C' rating has been awarded.	
<b>Costs</b>	Each party is to be responsible for their own legal and professional costs incurred in the transaction.	
<b>Opening Hours</b>	07:00 am to 24:00 am	Monday to Thursday
	07:00 am to 01:00 am	Friday
	08:00 am to 01:00 am	Saturday
	08:00 am to 24:00 am	Sunday, Bank Holiday and Public Holiday

Maximum ceiling height 4.45m (approximate average). Potential for mezzanines. Areas and dimensions have been independently calculated by Plowman Craven Associates.





**6 stations within  
15 mins walk**







Westfield

PRIMARK

west elm

Postack





# BRUCE GILLINGHAM POLLARD

**Tracey Pollard**

020 3551 5617

tracey@brucegillinghampollard.com

**Dominic Tixerant**

020 3551 5616

dominic@brucegillinghampollard.com

Arch 68-93, Wood Lane Arches, Wood Lane, London , W12 7LH

**londonarches.com**  
**info@londonarches.com**



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3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
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5. Any buyer or lessee must satisfy himself by inspection or otherwise as to the correctness
6. Bruce Gillingham Pollard is registered in England with registered number 760004



**From:** [Kristen.Cardwell@met.police.uk](mailto:Kristen.Cardwell@met.police.uk)

**Sent:** 23 May 2021 09:53

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

**Cc:** Stewart Tom - AW-CU <[Tom.Stewart@met.police.uk](mailto:Tom.Stewart@met.police.uk)>;

**Subject:** RE: House of Cans, Arch 93, Wood Lane Arches, Wood Lane, London, W12 7LH Premises Number: 2021/00406/LAPR

Good Morning Licensing,

Please refer to the agreed conditions (highlighted in red below) between the Police and applicant for the above application.

Kind regards,

Kris.

Kris Cardwell

Police Constable 3286AW

Licensing Officer - Hammersmith and Fulham (Central West BCU)

Metropolitan Police Service

**From:** simon brown

**Sent:** 23 May 2021 09:38

**To:** Cardwell Kris J - AW-CU <[Kristen.Cardwell@met.police.uk](mailto:Kristen.Cardwell@met.police.uk)>

**Cc:** Stewart Tom - AW-CU <[Tom.Stewart@met.police.uk](mailto:Tom.Stewart@met.police.uk)>

**Subject:** Re: House of Cans, Arch 93, Wood Lane Arches, Wood Lane, London, W12 7LH Premises Number: 2021/00406/LAPR

Good morning, Kris

Many thanks for formalising the below conditions, all of which we are perfectly happy to add to the license application.

Likewise hope all well with you.

Thanks again

Simon

On 23 May 2021, at 09:17, [Kristen.Cardwell@met.police.uk](mailto:Kristen.Cardwell@met.police.uk) wrote:

Good Morning Simon,

I can confirm that the Metropolitan Police are in receipt of the premises licence application for House of Cans as detailed below:-

**Licensable activities applied for is:**

**Sale by retail of alcohol both on and off the premises**

**Monday to Sunday from 11am to 10:30pm**

**Proposed opening Hours:**

**Monday to Sunday from 11am to 11pm**

It was good to meet you earlier in the year at the premises to discuss your business model and as a result of that meeting, both the Police and the Local Authority recommended licensing conditions that we believed would ensure the premises would operate in such a way to promote the licensing objectives.

In your application you have offered certain conditions such as CCTV, Incidents Logs and Challenge 25, however the wording of these conditions read as just statements as opposed to actual conditions and therefore I recommend the following conditions be added to the premises licence:-

1. High Definition CCTV shall be installed, operated and maintained, at all times that the premises are open for licensable activities and;
  - shall be checked every two weeks to ensure that the system is working properly and that the date and time are correct. A record of these checks, showing the date and name of the person checking, shall be kept and made available to Police or authorised Council officers on request
  - one camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering.
  - shall cover any internal or external area of the premises where licensable activities take place.
  - recordings shall be in real time and stored for a minimum period of 31 days with date and time stamping.
  - footage shall be provided free of charge to Police or authorised council officer within 24 hours of a request.
  - a staff member from the premises that is conversant with the operation of the CCTV system shall be on the premises at all times. This staff member will be able to show police or authorised officers of the Licensing Authority recent data footage with the minimum of delay when requested. This data or footage reproduction shall be almost instantaneous
2. All staff responsible for selling alcohol shall receive regular training in the Licensing Act 2003 in terms of the licensing objectives, offences committed under the Act and conditions of the Premises Licence. Written records of this training shall be retained and made available to police and authorised officers of the Licensing Authority on request
3. The licence holder shall require staff to note any refusals in a refusals log. The refusals log shall record the date and time of the refusal; the name of the staff member refusing; and the reason for refusal. It must be checked and signed monthly by the designated premises supervisor. The refusals log shall be made available for inspection upon request by the Licensing Team, Police or Trading Standards

4. An incident log (electric or paper based) shall be kept at the Premises and made available on request to an authorised officer of the Council or the Police, which shall record the following:
  - (a) all crimes reported to the venue
  - (b) all ejection of patrons
  - (c) any complaints received
  - (d) any incidents of disorder
  - (e) seizures of drugs or offensive weapons
  - (f) any faults in the CCTV system
  - (g) any visit by a relevant authority or emergency service.
  - (h) any lost property
  - (i) the log shall be kept for at least 12 months
5. The incident record shall be kept on the premises and be available for inspection by the police or an authorised officer of the Licensing Authority at all times the premises is open.
6. The premises shall operate a Challenge 25 age restricted sales policy and shall display appropriate signage advising customers of this policy.
7. Beer, lager, cider or stout above 5.5% ABV shall NOT be sold. This restriction shall **NOT** apply in respect of specialist branded premium priced products, for example Craft ales, local or micro-brewery specialist products.
8. On days when Queens Park Rangers Football Club play at home the premises will not allow any alcohol to be consumed in any external area of the premises for **two** hours before the advertised kick off time until **two** hours after the match has been completed.
9. On days when Queens Park Rangers Football Club are playing at home the premises will not use glass or glass bottles for **two** hours before the advertised kick off time until **two hours** after the match has been completed.

Please let me know if you are willing to add these conditions to the premises licence application and I will update the Local Authority who will amend the application.

I hope you are well,

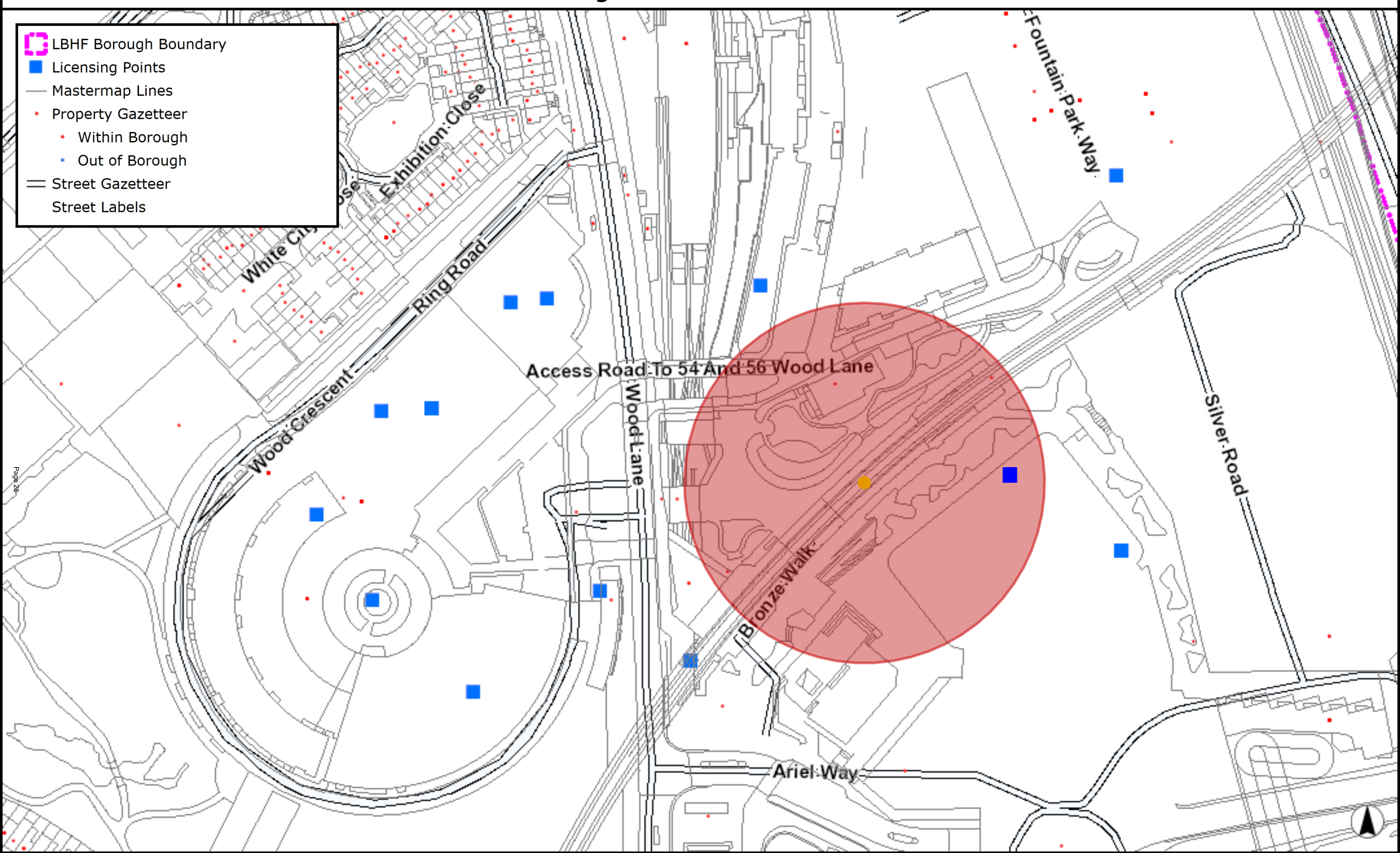
Kind regards,  
Kris.

Kris Cardwell  
Police Constable 3286AW  
Licensing Officer - Hammersmith and Fulham (Central West BCU)  
Metropolitan Police Service



# London Borough of Hammersmith & Fulham

- LBHF Borough Boundary
- Licensing Points
- Mastermap Lines
- Property Gazetteer
  - Within Borough
  - Out of Borough
- Street Gazetteer
- Street Labels



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Reference	Trading as	Address	Activities	Monday to Sunday
<b>2019/00617/LAPR</b>	John Lewis	Unit 0250 Westfield London Shopping Centre Ariel Way London	Provision of Late Night Refreshment	23:00 - 00:00
			Sale of Alcohol Both On and Off the Premises	08:00 - 00:00
<b>2020/01049/LAPR</b>	John Lewis	Unit 0250 Westfield London Shopping Centre Ariel Way London	Provision of Late Night Refreshment	23:00 - 00:00
			Sale of Alcohol Both On and Off the Premises	08:00 - 00:00

**From:** noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>  
**Sent:** 08 May 2021 10:32  
**To:** Dimitriou Maria: H&F <Maria.Dimitriou@lbhf.gov.uk>  
**Subject:** Comments for Licensing Application 2021/00406/LAPR

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:31 AM on 08 May 2021 from Mr James Mcauley

### **Application Summary**

**Address:** Arch 93 Wood Lane Arches Wood Lane London W12 7LH  
**Proposal:** Licensing Act - Premises Licence  
**Case Officer:** Maria Dimitriou  
[Click for further information](#)

### **Customer Details**

**Name:** Mr James Mcauley  
**Email:**  
**Address:** Macfarlane Road London

### **Comments Details**

**Commenter Type:** Residents Group  
**Stance:** Customer objects to the Licensing Application

### **Reasons for comment:**

**Comments:** 10:31 AM on 08 May 2021 I have raised the same questions before about the increased amount of alcohol licenses for premises in and around Westfield and the want to sell alcohol on and OFF the premises, the long hour's and everyday Sunday's included.

You must be aware of what effects this will have on the local resident/community especially now that Westfield are not just a SHOPPING CENTRE but have hundreds of residents and what effects this will have on local businesses, pub's restaurants venues and clubs. I have asked for the figures but have been ignored.

And to make you aware that there is no map or reference to indicate where these premises are in your notification. Social media needs to be informed of what is taking place in these new developments.

Local resident James mcauley

**From:** james mcauley  
**Sent:** 15 June 2021 11:24  
**To:** White Lisa: H&F  
**Subject:** Re: FW: FW: FW: 2021/00406/LAPR - Arch 93, Wood Lane

Dear Lisa,

I thought I sent an email reply to your request sometime ago, but I will not be taking up your offer this time.

Walking home on Saturday evening around 7 o'clock via woodlane I passed a group of five people all drinking alcoholic drinks but to my surprise were all holding several other bottle's of alcohol in each hand as if going to another venue but were diffinetly coming from either the BBC or Westfield shopping centre and street drinking.

On putting the key in my door a group of about six people pass by, again all holding opened alcoholic drinks and street drinking with several bottles in each hand. Which made me think was there a free offer on the alcohol or was it so cheap they had just bulk bought or they have enough money not to care and could afford the fine for street drinking. Diffinetly a notable change in the area since all these new alcoholic licensing applications have been awarded for the BBC studios development and the Westfield shopping centre inside and outside.

Are they excluded from all the rules of law that apply to the rest of shepherd's bush ward/Green/ Common?

Kind regards  
James Mcauley