

Licensing Sub-Committee

Agenda

Thursday 13 January 2022

6.30 pm

Online - Virtual Meeting

MEMBERSHIP

Administration:	Opposition:
Councillor Natalia Perez (Chair) Councillor Fiona Smith	Councillor Dominic Stanton

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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/hYWnNx4ICho>

Date Issued: 22 December 2021

Licensing Sub-Committee Agenda

13 January 2022

<u>Item</u>		<u>Pages</u>
1.	APOLOGIES FOR ABSENCE	
2.	DECLARATIONS OF INTEREST	
	<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>	
3.	ACCESS SELF STORAGE, UNIT 4225, 21 EFFIE ROAD LONDON SW6 1EN (6:30PM)	3 - 134
4.	LONDIS, 53 PALLISER ROAD LONDON W14 9EB (8:00PM OR AFTER CONSIDERATION OF THE FIRST ITEM)	135 - 150

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1. THE APPLICATION

On 9 November 2021, Mr Stewart Gibson (“the agent”) submitted an application on behalf of Mr Aarat Patel (“the applicant”) for a Premises Licence to be granted in respect of the premises located at Access Self Storage, Unit 4225, 21 Effie Road London SW6 1EN.

1.1 Application Requested

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

Sale of alcohol – Off the Premises Only

Monday to Sunday

00:00 - 00:00

Hours open to public:

No public access

A copy of the application form and plans can be seen on pages 8-32 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 steps can be seen on pages 19 of this report.

On 16 November 2021, following correspondence received from the Metropolitan Police, the applicant agreed to add one condition to their licence if granted. A copy of this amendment and relevant correspondence can be seen on pages 33-34 of this report.

2. BACKGROUND

The main access to the premise’s unit will be located on Effie Road. There is a mixture of both residential and commercial premises within the selected 75m buffer zone. A map showing the location of the premises and neighbouring licensed premises can be seen on pages 35-36 of this report.

There are several options for transport away from the area including buses and taxis which run from in and around the Effie Road area. Fulham Broadway tube station is a 2-minute walk away and Parsons Green tube station is a 11-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 the Planning Authority objecting to the licence application. A copy of this representation can be seen on pages 37-59 of this report.

The licensing section received one representation from the Noise and Nuisance Authority objecting to the licence application. A copy of this representation can be seen on pages 60 of this report.

The licensing section received one representation from the Safeguarding, Review and Quality Assurance Authority objecting to the licence application. A copy of this representation can be seen on pages 61 of this report.

The licensing section received one representation from the Shottendane Road Residents Association objecting to the licence application. A copy of this representation can be seen on pages 62-63 of this report.

The licensing section received one representation from the Barclay Road Residents Group objecting to the licence application. A copy of this representation can be seen on pages 64-74 of this report.

The licensing section received twenty-one representations from local residents objecting to the licence application. A copy of these representations can be seen on pages 75-134 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 8.8 page 16 of the SLP states that off Licences, shops, supermarkets and stores selling alcohol for consumption off the premises potentially have a high risk of crime and disorder as well as being targeted as easy premises from where to acquire alcohol. Such premises can contribute to anti-social behaviour and disorder through the consumption of alcohol on the street and in open spaces by groups of drinkers, through the sale of alcohol to children, and through the sale of alcohol to street drinkers and persons who are already drunk.

5.5 Section 8.9 page 16 of the SLP states that the Licensing Authority expects operators of off licences to show particular diligence in areas where these problems are prevalent, and to strictly monitor the way they sell alcohol where the premises are located close to schools and hostels and similar premises that provide shelter or services to alcohol dependent persons.

5.6 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.

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).

* required information

Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

sgl:445

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

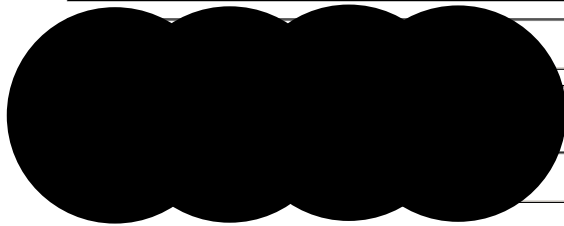
Aarat

* Family name

Patel

* E-mail

Main telephone number



Include country code.

Other telephone number

- Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Continued from previous page...

Address

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Other telephone number

Include country code.

Indicate here if you would prefer not to be contacted by telephone

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Your Address

Address official correspondence should be sent to.

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Continued from previous page...

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

Address OS map reference Description

Postal Address Of Premises

Building number or name	<input type="text" value="Access Self Storage"/>
Street	<input type="text" value="Unit 4225, 21 Effie Road"/>
District	<input type="text" value="Broadway"/>
City or town	<input type="text" value="London"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="SW6 1EN"/>
Country	<input type="text" value="United Kingdom"/>

Further Details

Telephone number	<input type="text"/>
Non-domestic rateable value of premises (£)	<input type="text" value="0"/>

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APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

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INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details given in section one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Family name

Is the applicant 18 years of age or older?

- Yes No

Continued from previous page...

Current Residential Address

Is the address the same as (or similar to) the address given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

- Yes No

Building number or name	<input type="text" value="21"/>
Street	<input type="text" value="Effie Road"/>
District	<input type="text" value="Broadway"/>
City or town	<input type="text" value="London"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="SW6 1EN"/>
Country	<input type="text" value="United Kingdom"/>

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

- Yes No

E-mail	<input type="text"/>
Telephone number	<input type="text"/>
Other telephone number	<input type="text"/>
* Date of birth	<input type="text"/>
* Nationality	<input type="text"/>
Right to work share code	<input type="text"/>

[Documents that demonstrate entitlement to work in the UK](#)
[Right to work share code if not submitting scanned documents](#)

Second Applicant Name

Is the name the same as (or similar to) the details given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

- Yes No

First name	<input type="text"/>
Family name	<input type="text"/>

Is the applicant 18 years of age or older?

- Yes No

Continued from previous page...

Current Residential Address

Is the address the same as (or similar to) the address given in section one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

Second Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

E-mail	<input type="text"/>
Telephone number	<input type="text"/>
Other telephone number	<input type="text"/>
* Date of birth	<input type="text" value="dd"/> / <input type="text" value="mm"/> / <input type="text" value="yyyy"/>
Nationality	<input type="text"/>
Right to work share code	<input type="text"/>
	<input type="button" value="Remove this applicant"/>

[Documents that demonstrate entitlement to work in the UK](#)

[Right to work share code if not submitting scanned documents](#)

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OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

Continued from previous page...

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

The premises is a lock up warehouse housing stock for storage and distribution for an internet off sales business of alcohol. All sales will be from on line, and telephone orders and will be delivered to customers on demand. No customers at all can enter the premises, and no sales are made direct to customers from the premises. All sales are online, or via telephone sales.

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

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PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes No

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PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes No

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PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes No

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PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes No

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PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Continued from previous page...

Will you be providing recorded music?

- Yes No

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PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

- Yes No

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

Continued from previous page...

FRIDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

n/a

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

n/a

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Date of birth

Continued from previous page...

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

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ADULT ENTERTAINMENT

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

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

n/a

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

TUESDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

WEDNESDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

n/a

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

n/a

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LICENSING OBJECTIVES

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

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

Continued from previous page...

List here steps you will take to promote all four licensing objectives together.

The premises will operate to a high standard, and will do so should this licence be granted in terms of the sale of alcohol. All staff will be fully trained in their responsibilities with regard to the sale of alcohol, and will be retrained every six months, with recorded training records kept for inspection.

b) The prevention of crime and disorder

A CCTV system is in operation for the overall warehouse, to provide security and identify any culprit who is intent in causing trouble. All images are stored for a period of 31 days after which they can be erased or saved at the request of the police. All current security measures will remain in operation. All staff will be fully trained in the operation of the CCTV to ensure it is operational all the hours of trade. Images will be made available to the police or authorised licensing officer from the council on request.

All potential customers must verify on the payment page of the website that they are at least 18 years of age. If the applicant is in any doubt as to the age of the customer, they will only deliver the alcohol if the owner of the card that made the payment is present at the delivery address.

c) Public safety

All relevant fire procedures are in place for this unit, and benefit from the safety measures put in place by the storage company

d) The prevention of public nuisance

The premises will not cause any public nuisance, as it located in a large warehouse, used for distribution.

e) The protection of children from harm

Only photographic ID is accepted (passport, driving licence, proof of age card with PASS hologram). Anyone who appears to be under the age of 25 is challenged to provide ID. If the customer is unable to provide identification then no sale is made. No ID no sale. If it is known that a customer intends to purchase alcohol to provide to minors then that sale will be refused. All refused sales will be recorded in a refusals book, which will be made available for inspection by Police or Licensing Officers of the council on request.

Deliveries only made to those over the age of 18. A challenge 25 age verification scheme will be used. ID will be required for deliveries to customers who do not look 25 years old. They will be required to prove by way of photographic ID, either a passport or driving licence that they are at least 18. The card used for purchase will also be checked against the ID provided.

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NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 21 of 21

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £8700 £315.00

Band D - £87001 to £12500 £450.00*

Band E - £125001 and over £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £87001 to £12500 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39000 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

100.00

DECLARATION

Continued from previous page...

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

* Capacity

* Date / /
dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...

2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/hammersmith-and-fulham/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

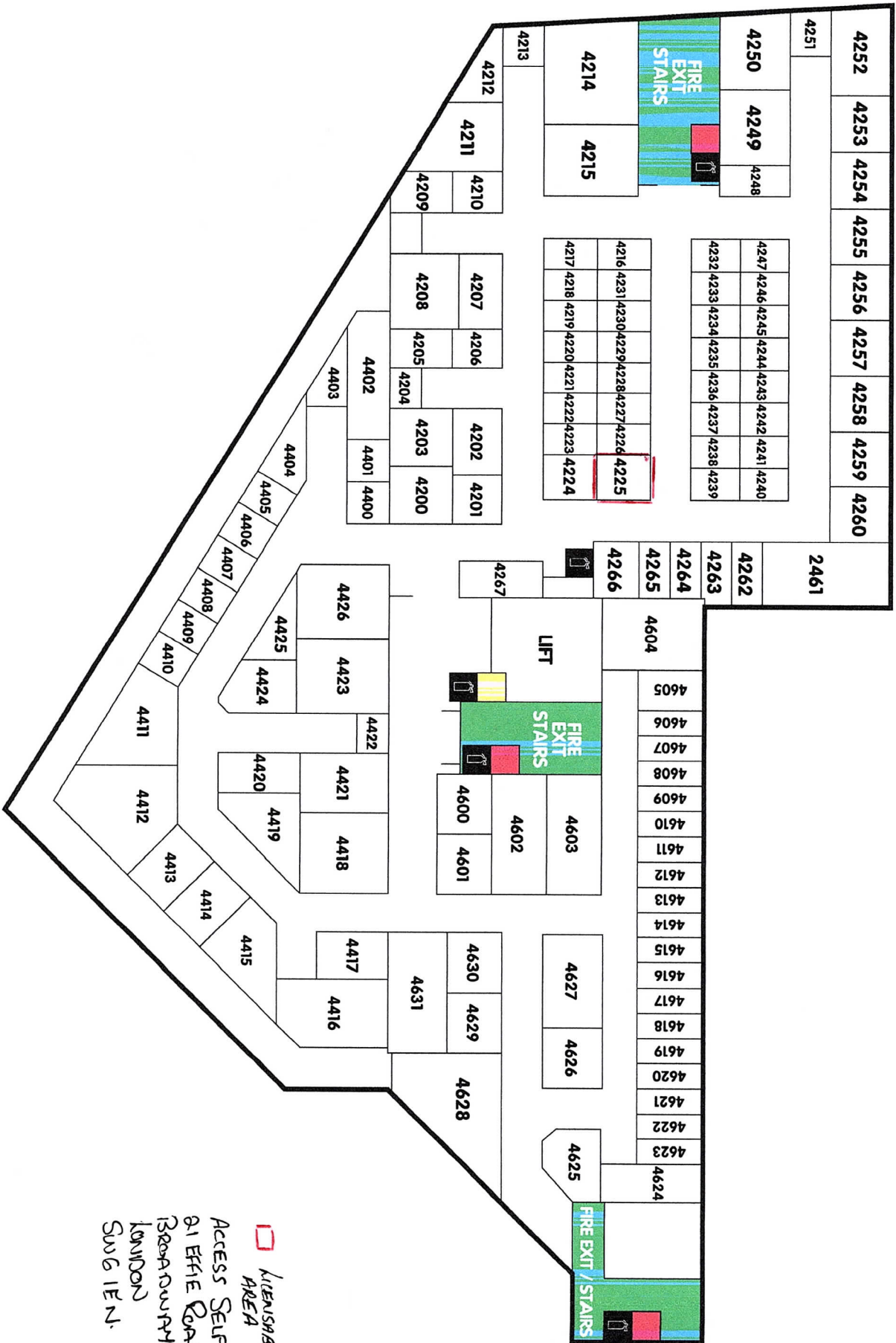
IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

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

OFFICE USE ONLY

Applicant reference number	<input type="text" value="sgl:445"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

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SECOND FLOOR PLAN

-  FIRE EXIT
-  CALL POINT
-  HELP PHONE
-  FIRE EXTINGUISHER

 KIT/SYNABLE AREA
 ACCESS SELF STORAGE
 @1 EFFIE ROAD
 BRANDOURTH
 LONDON
 SW6 1EN.



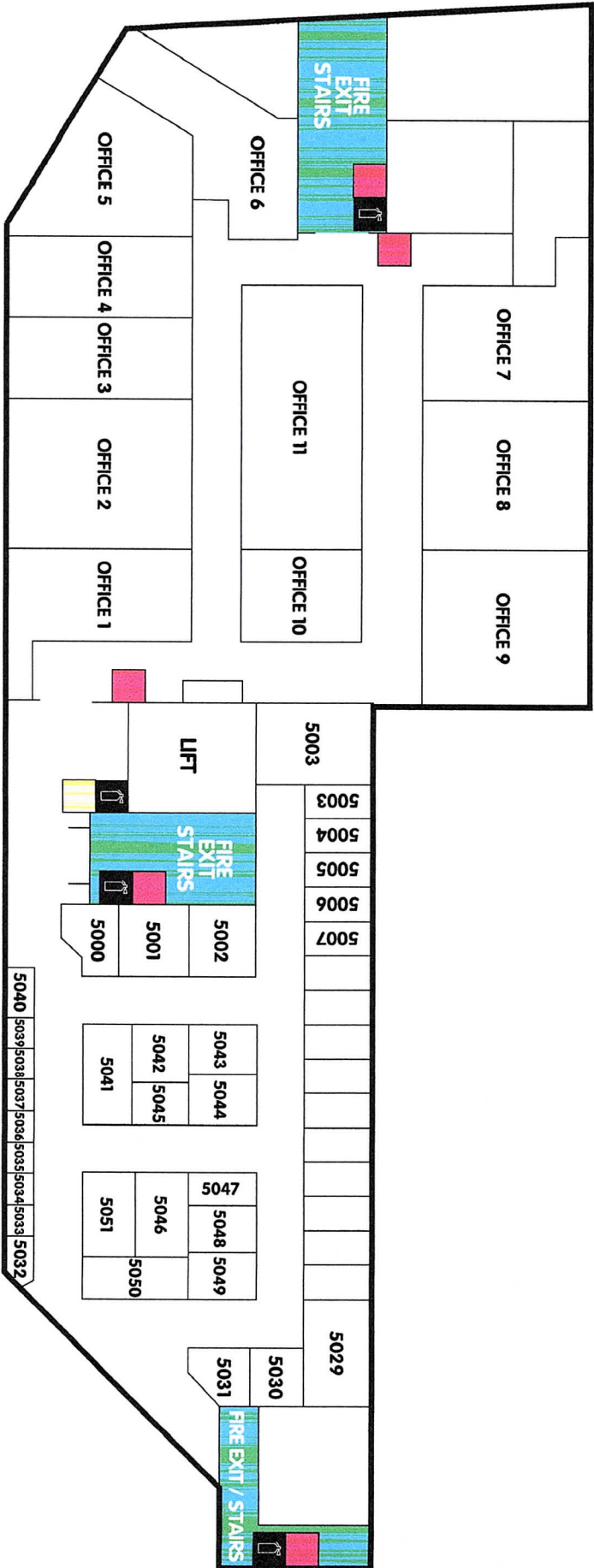
FIRST FLOOR PLAN

	FIRE EXIT		CALL POINT		HELP PHONE		FIRE EXTINGUISHER
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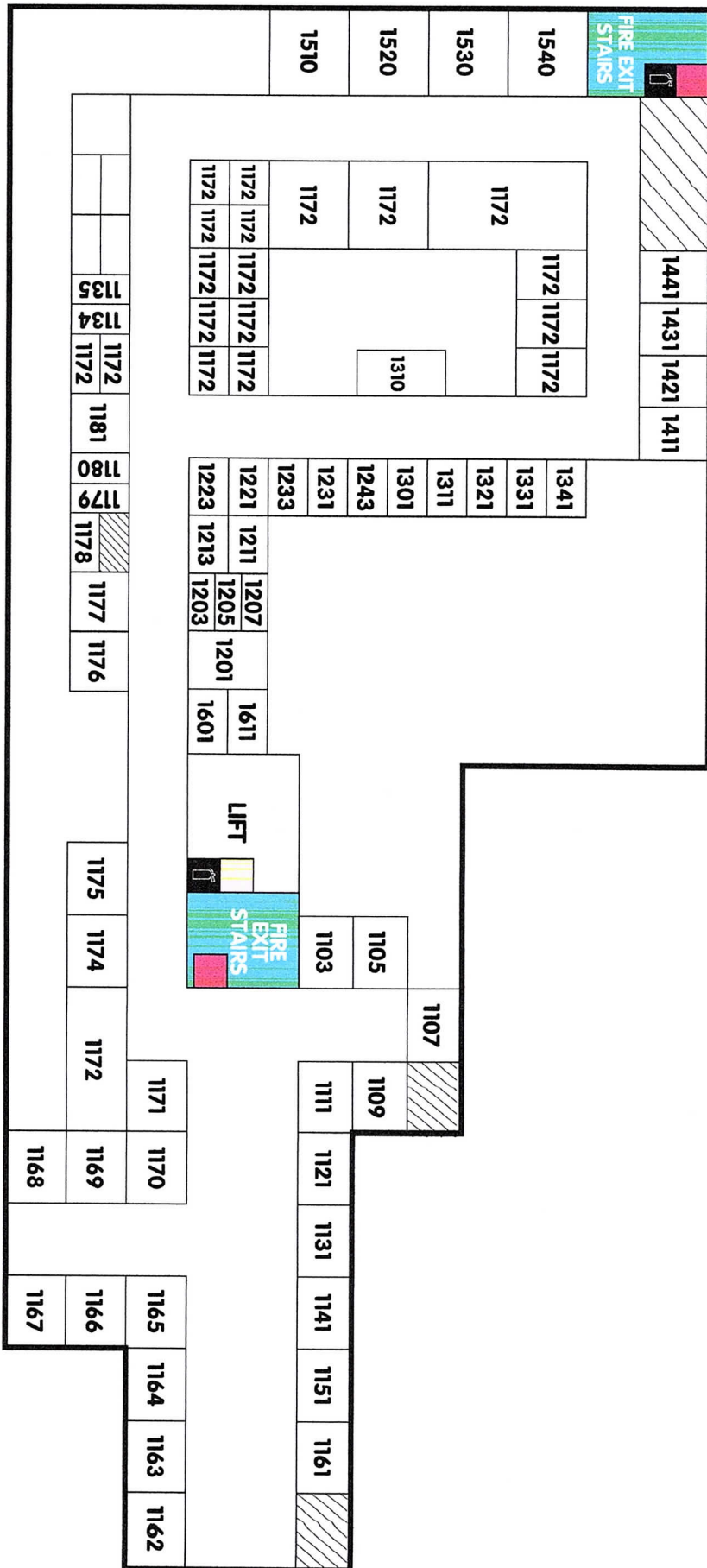
GROUND FLOOR PLAN

	FIRE EXIT		CALL POINT		HELP PHONE		FIRE EXTINGUISHER
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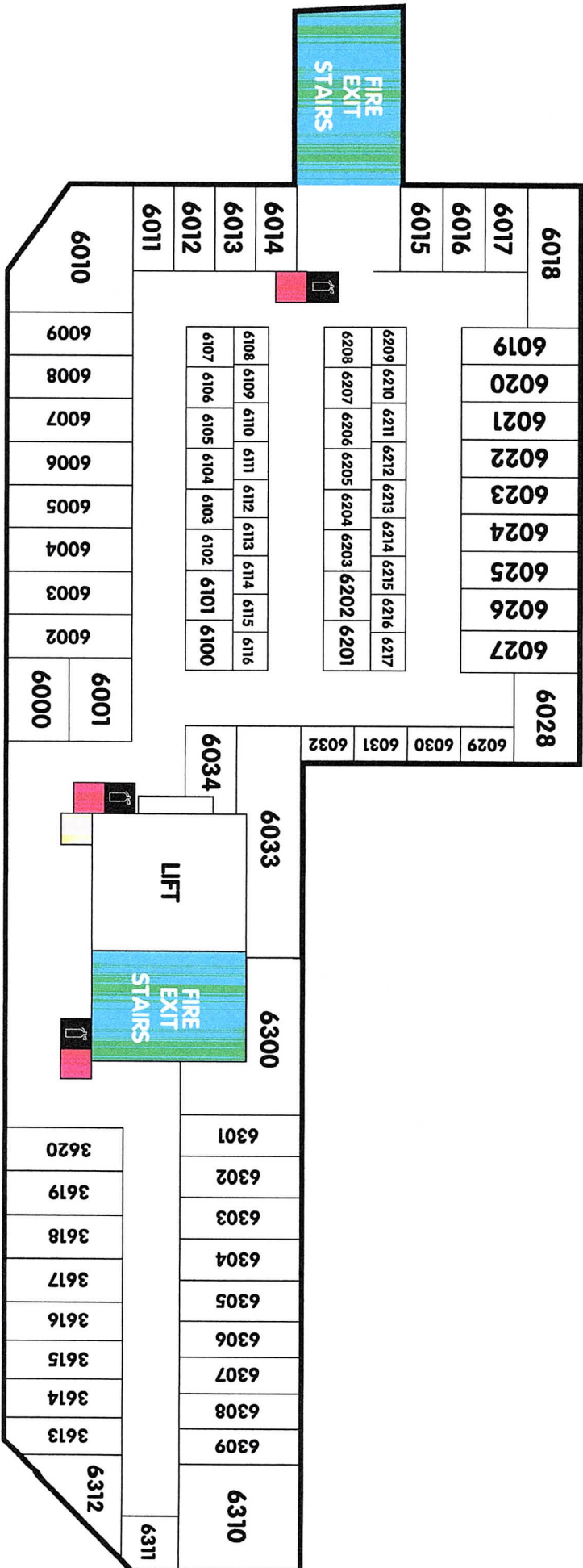
THIRD FLOOR PLAN

- FIRE EXIT
- CALL POINT
- HELP PHONE
- FIRE EXTINGUISHER



BASEMENT

 FIRE EXIT
 CALL POINT
 HELP PHONE
 FIRE EXTINGUISHER



FOURTH FLOOR

	FIRE EXIT		CALL POINT		HELP PHONE		FIRE EXTINGUISHER
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From: Kristen Cardwell
Sent: 16 November 2021 16:03
To: Licensing HF: H&F
Cc: Stewart Tom - AW-CU ; s.gibson
Subject: FW: Premises: Access Self Storage - Unit 4225 21 Effie Road London SW6 1EN- Premises Number: 2021/01376/LAPR

Good Afternoon Licensing,

Please refer to the condition agreed (highlighted in red below) between the Police and the 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: Stewart Gibson
Sent: 16 November 2021 15:17
To: Cardwell Kris J - AW-CU
Cc: Stewart Tom - AW-CU
Subject: Re: Premises: Access Self Storage - Unit 4225 21 Effie Road London SW6 1EN- Premises Number: 2021/01376/LAPR

Good afternoon.

I can confirm we are happy to accept the condition you propose.

Kind regards
Stewart

From: Kristen Cardwell

Date: Tuesday, 16 November 2021 at 13:33

To: Stewart Gibson

Cc: Tom Stewart

Subject: Premises: Access Self Storage - Unit 4225 21 Effie Road London SW6 1EN- Premises Number: 2021/01376/LAPR

Good Afternoon Mr Gibson,

My name is Kris Cardwell, I am one of two Police Licensing Officers that cover the Borough of Hammersmith and Fulham, the other is my colleague, Tom Stewart. I can confirm that the Metropolitan Police are in receipt of the premises licence application for Unit 4225, 21, Effie Road, London SW6 1EN as detailed below:-

**Licensable activities sought:
The sale of alcohol off the premises only.**

**Days and times sought:
Monday to Sunday 24 hours a day.**

Having read the application, the Operating Schedule is detailed and whilst I appreciate that no members of the public will have access to the Unit, there is no mention of deliveries being made only to residential or business addresses. The area of Hammersmith and Fulham suffers with a high level of anti-social behaviour and street drinkers and therefore the Police want to restrict the sale of alcohol to people in the street or open park areas.

With this in mind, please can you liaise with your client and establish if they are willing to add the following condition to the premises licence application;-

All online sales of alcohol will be delivered to home or business addresses only.

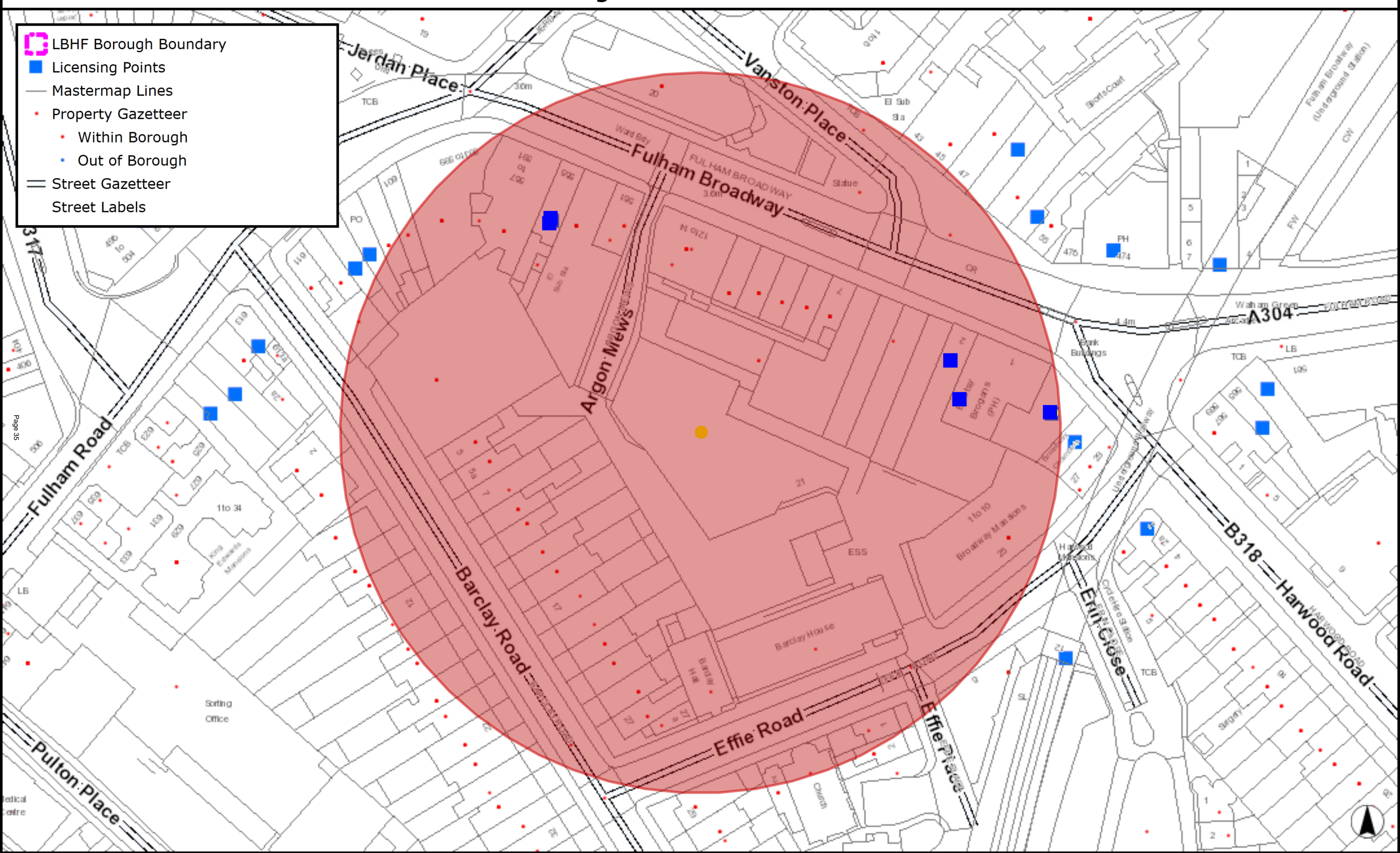
Kind regards,

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 Number	Name	Address	Activities	Monday - Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
2021/00021/LAPR	Napule	585 Fulham Road London SW6 5UA	Sale of Alcohol On the Premises Only		10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	11:00 - 00:00	12:00 - 23:30
2019/01417/LAPR	McGettigan's Fulham	McGettigan's Fulham 1 Fulham Broadway London SW6 1AA	Performance of Dance		10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 01:00	10:00 - 01:00	10:00 - 01:00	10:00 - 00:00
			Performance of Live Music		10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 01:00	10:00 - 01:00	10:00 - 01:00	10:00 - 00:00
			Playing of Recorded Music		10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 01:00	10:00 - 01:00	10:00 - 01:00	10:00 - 00:00
			Entertainment Similar to Music or Dance		10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 01:00	10:00 - 01:00	10:00 - 01:00	10:00 - 00:00
			Provision of Late Night Refreshments		23:00 - 00:00	23:00 - 00:00	23:00 - 00:00	23:00 - 01:00	23:00 - 01:00	23:00 - 01:00	23:00 - 00:00
			Sale of Alcohol Both On and Off the Premises		10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 01:00	10:00 - 01:00	10:00 - 01:00	12:00 - 00:00
2021/01052/LAPR	Five Guys	11 Bank Buildings Fulham Broadway London SW6 1EP	Playing of Recorded Music	11:00 - 00:00							
			Provision of Late Night Refreshments	23:00 - 23:30							
			Sale of Alcohol Both On and Off the Premises	11:00 - 23:30							
2021/00475/LAPR	Whole Foods	2 - 6 Fulham Broadway London SW6 1AA	Sale of Alcohol On the Premises Only		10:00 - 21:30	10:00 - 21:30	10:00 - 21:30	10:00 - 21:30	10:00 - 21:30	10:00 - 21:30	11:00 - 17:00
			Sale of Alcohol Off the Premises Only		08:00 - 22:00	08:00 - 22:00	08:00 - 22:00	08:00 - 22:00	08:00 - 22:00	08:00 - 22:00	10:00 - 20:00

From: Carleton James: H&F
Sent: 22 November 2021 15:00
To: Licensing HF: H&F
Subject: Planning Comments for licensing application for 21 Effie Road ref. 2021/01376/LAPR

Hi Licencing,

Planning permission ref.2015/04542/FUL was granted for the “Erection of a terrace of 4 x three-storey houses plus basement; alterations to the existing self-storage facility by the erection of extensions at ground, first and second floors to the southern elevation for Class B1 (office) use at ground floor and additional Class B8 (self-storage) space at first and second floors, erection of an infill extension on the northern elevation at second and third floor level, and the erection of an additional floor at roof level; erection of a replacement single storey electricity sub-station (south east corner of site); reconfiguration of vehicular access/egress to enter site via Effie Road and exit via Argon Mews, and associated car parking and landscaping.”

Condition 22 was imposed as follows,

The operating/opening hours of the self-storage facility are limited to between 7am and 10pm, Monday to Friday, 8am-10pm on Saturday and 8am-8pm on Sunday and Bank Holidays, unless otherwise agreed in writing with the Council. No customers shall be on the premises or deliveries shall occur in connection with the uses outside of these times.

In order that noise disturbance which may be caused by customers leaving the premises is confined to those hours when ambient noise levels and general activity are sufficiently similar to that in the surrounding area, thereby ensuring that the use does not cause demonstrable harm to surrounding residents, in accordance with Policy DM H9 of the Development management Local Plan 2013.

We would object to the opening of the premises outside of these times.

Thanks,

James Carleton
Principal Planning Enforcement Officer
Development Management – Enforcement Team
The Economy Department
Hammersmith and Fulham Council

London Borough of Hammersmith & Fulham

Development Management, Regeneration, Planning and Housing
Hammersmith Town Hall Extension, King Street, London W6 9JU

Tel: 020 8753 1081
Email: planning@lbhf.gov.uk
Web: www.lbhf.gov.uk



Mr Jon Dingle
Jon Dingle Ltd
29 The Green
Winchmore Hill
London
N21 1HS

20th February 2017

Applicant:
Access Self-Storage
C/o Agent

Application Reference: **2015/04542/FUL**

Registered on: **7th January 2016**

**Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992**

FULL PLANNING PERMISSION

Location and Description:

21 Effie Road London SW6 1EN

Erection of a terrace of 4 x three-storey houses plus basement; alterations to the existing self-storage facility by the erection of extensions at ground, first and second floors to the southern elevation for Class B1 (office) use at ground floor and additional Class B8 (self-storage) space at first and second floors, erection of an infill extension on the northern elevation at second and third floor level, and the erection of an additional floor at roof level; erection of a replacement single storey electricity sub-station (south east corner of site); reconfiguration of vehicular access/egress to enter site via Effie Road and exit via Argon Mews, and associated car parking and landscaping.

Drawing Nos: P_004 Rev 3, P_005 Rev 2, P_012 Rev 1, dated 28 July 2016, P_011 Rev 0, P_014 Rev 0, P_031 Rev 0, P_040 Rev 0, P_106 Rev 0, P_111 Rev 0, P_112 Rev 0, dated 30 July 2015, P_013 Rev 1, dated 16 February 2016, P_014A Rev 0, P_032 Rev 2, P_033 Rev 1, P_034 Rev 0, dated 13 October 2016, P_101 Rev 2, P_102 Rev 2, P_103 Rev 2, P_104 Rev 2, P_105 Rev 2, P_121 Rev 1, dated 5 August 2016

Particulars of Decision:

Full planning permission granted subject to the following condition(s):

Jo Rowlands
Regeneration, Planning and
Housing Lead Director

- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

Condition required to be imposed by section 91(1) (a) of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) Unless otherwise amended by any other conditions, the development shall not be erected otherwise than in accordance with the following approved drawings: P_004 Rev 3, P_005 Rev 2, P_011 Rev 0, P_012 Rev 1, P_013 Rev 1, P_014 Rev 0, P_014A Rev 0, P_031 Rev 0, P_032 Rev 2, P_033 Rev 1, P_034 Rev 0, P_040 Rev 0, P_101 Rev 2, P_102 Rev 2, P_103 Rev 2, P_104 Rev 2, P_105 Rev 2, P_106 Rev 0, P_111 Rev 0, P_112 Rev 0, P_121 Rev 1. This is subject to the second floor being constructed in accordance with plan 014A, dated 13 October 2016.

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

- 3) Prior to commencement of the development hereby approved, a demolition method statement and a construction management plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800 - 1300 hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site, in accordance with Policies DM H9, H10 and H11 of the Development Management Local Plan 2013.

- 4) In order to safeguard the amenities of surrounding residential properties, all construction works associated with the development hereby approved shall take place only between the hours of 0800 and 1800, Monday to Friday, and between the hours of 0800 and 1300 on Saturdays. No work shall occur on Sundays or Bank Holidays.
- 5) No development shall commence until a scheme for temporary fencing and/or enclosure of the site where necessary has been submitted to and approved in writing by the Council, and such enclosure has been erected in accordance with the approved details and retained for the duration of the building works. No part of the temporary fencing and/or enclosure of the site shall be used for the display of advertisement hoardings.

To ensure that the site remains in a tidy condition during and after demolition works and during the construction phase and to prevent harm to the character and appearance of the streetscene, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

- 6) The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details and samples of all materials to be used on the external faces of the new buildings and all surface treatments, and of railings, windows and doors. No part of the development shall be used or occupied prior to the completion of the development in accordance with the approved details. The details include but are not limited to:
- a) Details of bricks, window frames, glazing, roof materials, canopy and bay window projections, parapet and doors to the Barclay Road frontage
 - b) Details of the cladding, roof materials and glazing to the office additions
 - c) Details of the gates to Argon Mews and Effie Road
 - d) Details of the front boundary wall base and fencing to Barclay Road
 - e) Details of colours and materials of the substation

To ensure a satisfactory external appearance, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

- 7) The windows to the first, second and third floors of the western and eastern sides of the office addition hereby approved shall be designed and installed so as to be fixed shut and glazed in obscure glass, so as to avoid any overlooking of or loss of privacy to the Barclay Road properties.

The southern face of the terrace at the rear of the second floor of Dwelling 1 (southernmost dwelling) is to comprise screening to a height of 1.6m.

Details and samples of the obscure glazing and screening to be used shall first be submitted to and approved in writing by the Council, and no part of the extension shall be used or occupied prior to the installation of the glazing in accordance with the approved details. The privacy measures shall thereafter be retained in this form and no alterations shall be carried out to the windows to replace the obscure glazing with clear glass or to remove the screen.

In order to safeguard the existing residential amenities of the occupiers of neighbouring properties in Barclay Road and avoid unnecessary overlooking and loss of privacy, in accordance with Policy DM A9 of the Development Management Local Plan and Housing Policy 8 of the Supplementary Planning Document.

- 8) No plant, water tanks, water tank enclosures or other structures, that are not shown on the approved plans, shall be erected upon the roofs of the buildings hereby permitted.

To ensure a satisfactory external appearance, in accordance Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

- 9) No plumbing, extract flues or pipes other than rainwater pipes shall be fixed on the elevations of the building fronting Aspenlea Road and Lurgan Avenue hereby approved.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013)

- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no aeriels, antennae, satellite dishes or related telecommunications equipment shall be erected on any external part of the approved buildings, without planning permission first being obtained.

In order to ensure that the Council can fully consider the effect of telecommunications equipment upon the appearance of the building in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

- 11) No alterations shall be carried out to the external appearance of the development, including the installation of air-conditioning units, ventilation fans or extraction equipment not shown on the approved drawings, without planning permission first being obtained. Any such changes shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no extensions or other form of enlargement to the development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written permission of the Council.

Due to the limited size of the site, proximity to neighbouring properties and proposed design of the building on the site, the Council would wish to exercise future control over development which may affect residential amenity or appearance of the area, in accordance with Policy BE1 of the Core Strategy (2011), and Policies DM A9 and DM G1 of the Development Management Local Plan (2013).

- 13) The use shall not commence until details of the measures proposed to ensure the safety and security of users of the site, particularly late at night and when staff are not present on the premises. These shall include details of lighting and the number and location of proposed CCTV cameras, and details of how access to the premises is to be controlled and restricted to authorized persons only. The development shall be carried out in full accordance with the approved details.

To ensure that the development incorporates suitable design measures to minimise opportunities for, and the perception of, crime, in accordance with Policies 7.3 and 7.13 of the London Plan 2011 and Policy DM G1 of the Development Management Local Plan 2013.

- 14) The use hereby permitted shall not commence prior to the provision of the secure cycle parking facilities for the residential and office developments as indicated on

approved drawings numbered P_004 Rev 3, P_005 Rev 2. The secure cycle parking facilities shall thereafter be retained.

In order to promote alternative, sustainable forms of transport, in accordance with Policy DM J5 of the Development Management Local Plan 2013 and Policy 6.9 and Table 6.3 of the London Plan 2011.

- 15) The use hereby permitted shall not commence prior to the provision and completion of the proposed new access arrangements on the Effie Road and Argon Mews frontages, as indicated on approved drawing AC39_P_010 in the planning permission 2010/00531/FUL, granted 11 April 2011. It must include separate unimpeded pedestrian access via Argon Mews.

An agreement under section 278 of the Highways Act 1980 for said improvements to the footway at Effie Road and Fulham Road and the driveway crossover at Barclay Road is to be submitted to Council for approval prior to the commencement of any works.

To ensure safe and accessible pedestrian access in accordance with Policy DM J5 of the Development Management Local Plan and Transport Policy 12 of the Supplementary Planning Document.

- 16) Details of design and appearance of the entrance gates on the Argon Mews and Effie Road frontages, and the system by which these gates will be managed and operated, shall be submitted to and approved in writing by the Council prior to the commencement of the development. In addition, the gates to the Effie Road entrance are required to be located 10m from the property boundary/footpath to allow for the safe queueing of vehicles. The remainder of the development shall be carried out in full accordance with the approved details.

To ensure safe and accessible pedestrian access in accordance with Policy DM J5 of the Development Management Local Plan and Transport Policy 12 of the Supplementary Planning Document.

- 17) Prior to commencement of the development hereby approved, details of external artificial lighting shall be submitted to and approved in writing by the Council. Details shall demonstrate that vertical illumination of neighbouring premises is a maximum of 10lux at ground floor and 5lux at first and higher floor levels. The recommendations of the Institution of Lighting Professionals in the 'Guidance Notes For The Reduction Of Light Pollution 2005' shall also be met with regard to glare and sky glow. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure a satisfactory external appearance and to prevent harm to the occupiers of neighbouring properties, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1, G7, H10 and DM H11 of the Development Management Local Plan 2013.

- 18) With exception to the roof terrace areas shown on approved drawings, no part of the remainder of the roof areas provided by the development hereby approved shall be used as a terrace or other accessible amenity space. No walls, fences, railings or other

means of enclosure shall be erected around the roofs, and no alterations shall be carried out to the approved building (including the permitted roof terrace enclosures) to form access onto these roofs.

To ensure a satisfactory external appearance and so that the use of the buildings does not harm the amenities of the existing neighbouring residential properties and future residential occupiers of the development as a result of overlooking, loss of privacy and noise and disturbance, in accordance with Policy DM H9, DM A9 and DM G1 of the Development Management Local Plan (2013), and SPD Housing Policy 8 of the Planning Guidance Supplementary Planning Document (2013).

- 19) The development shall not commence prior to the submission and approval in writing by the Council of full details of all refuse storage and collection arrangements on the site, and the use shall not commence prior to the implementation of the approved details. It must include provision for compost facilities and internal provision for the daily storage of waste and recycling material.

To ensure that the use does not give rise to smell nuisance and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with Policy CC3 of the Core Strategy 2011 and Policy DM H5 of the Development Management Local Plan 2013.

- 20) Any refuse/recycling generated by the residential units hereby approved shall be stored in the refuse stores forming part of the details approved pursuant to Condition 15 and shall not be stored on the pavement or street.

To ensure that the use does not give rise to smell nuisance and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with Policy DM H5 of the Development Management Local Plan 2013.

- 21) No advertisements shall be displayed on or within the development or on the external elevations of the buildings hereby approved without details of the advertisements having first been submitted to and approved in writing by the Council.

To ensure a satisfactory external appearance and to preserve the integrity of the design of the building, in accordance with Policy BE1 of the Core Strategy (2011) and DM G3 and DM G7 of the Development Management Local Plan.

- 22) The operating/opening hours of the self storage facility are limited to between 7am and 10pm, Monday to Friday, 8am-10pm on Saturday and 8am-8pm on Sunday and Bank Holidays, unless otherwise agreed in writing with the Council. No customers shall be on the premises or deliveries shall occur in connection with the uses outside of these times.

In order that noise disturbance which may be caused by customers leaving the premises is confined to those hours when ambient noise levels and general activity are sufficiently similar to that in the surrounding area, thereby ensuring that the use does not cause demonstrable harm to surrounding residents, in accordance with Policy DM H9 of the Development Management Local Plan 2013.

- 23) No occupier of the residential dwellings with the exception of disabled persons who are blue badge holders, shall apply to the Council for a parking permit or retain such a permit. If such a permit is issued to a resident of the development, it shall be surrendered to the Council within seven days of receipt.

In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the high level of on-street car parking stress in the area, in accordance with Core Strategy (2011) policy T1 and policies DM J2 and DM J3 of the Development Management Local Plan (2013).

- 24) The six dwellings hereby permitted shall not be occupied until such time as a scheme has been submitted to and approved in writing by the local planning authority to ensure that all occupiers, other than those with disabilities who are blue badge holders, have no entitlement to parking permits from the council and to ensure that occupiers are informed, prior to occupation, of such restriction. The dwellings shall not be occupied otherwise than in accordance with the approved scheme unless prior written agreement is issued by the Council.

In order that the prospective occupiers of the residential units concerned are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy DM A1, A9, J2 and J3 of the Development Management Local Plan 2013 and Policy T1 of the Core Strategy 2011.

- 25) The use hereby approved shall not commence prior to the provision of the seven customer car parking spaces for the office development as indicated on approved drawing P_004 Rev 3 and P_005 Rev 2. The parking spaces shall be marked out and shall be identified as being for the use of customers only. The parking spaces shall thereafter be retained in this form.

The easternmost car space within the office development hereby approved shall be provided and reserved for persons with disabilities. A charging bay is also required within one of the seven spaces. Both spaces are to be marked out and identified as being reserved for disabled persons and charging of electric cars respectively, and shall thereafter be retained in this form.

The single residential car space to Barclay Road is to be reserved for, marked out and thereafter retained as reserved for disabled persons.

- 26) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling /wall structures separating different types of rooms/ uses in adjoining dwellings, namely Kitchen/living/dinning above or below bedrooms of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 27) The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas. This includes any noise transmission from the substation.

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 28) The dwellings hereby permitted shall not be occupied until the Council has been notified in writing (and has acknowledged such notification) of the full postal address of the dwellings. Such notification shall be to the council's Head of Development Management and shall quote the planning application number specified in this decision letter.

In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the dwellings hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy DM A1, A9, J2 and J3 of the Development Management Local Plan 2013 and Policy T1 of the Core Strategy 2011

- 29) The development shall not commence prior to the submission and approval in writing by the Council of full details of the proposed landscaping of the site, including planting schedules. In the case of the proposed planting strip adjoining the rear boundary of the residential properties in Barclay Road, the scheme shall include only low lying planting and shrubs, which shall thereafter be maintained in this form. The approved planting shall be implemented in the next winter planting season following completion of the building works, or before the occupation and use of any part of the buildings, whichever is the earlier.

To ensure a satisfactory external appearance and to prevent harm to the streetscape, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1, DM G7 and DM E4 of the Development Management Local Plan 2013.

- 30) Any tree or shrub planted as part of this consent that is removed or severely damaged, dying or becomes seriously diseased within 5 years of planting shall be replaced with a tree or shrub of similar size and species to that originally required to be planted. Only low lying replacement plants and shrubs shall be planted in planting strip adjoining the rear boundary of the residential properties in Barclay Road in perpetuity.

To ensure a satisfactory external appearance and to prevent harm to the streetscape, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1, DM G7 and DM E4 of the Development Management Local Plan 2013.

- 31) The development shall not commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

In order to ensure the preservation or protection of any archaeological interests that may be present on the site, in accordance with policy DM G7 of the Development Management Local Plan (2013).

- 32) In the event that the programme of archaeological works required by the condition above reveals the presence of archaeological interests on the site, the development shall not commence prior to the implementation in full of a programme of works to ensure that the archaeology is either preserved or fully excavated, in accordance with a written scheme previously submitted to and approved in writing by the local planning authority.

In order to ensure the preservation or protection of any archaeological interests that may be present on the site, in accordance with policy DM G7 of the Development Management Local Plan (2013).

- 33) The development shall only be carried out in accordance with the flood mitigation measures outlined in the approved Flood Risk Assessment (FRA) and as amended by the following condition.

To reduce the impact of flooding to the proposed development and future occupants, in accordance with Policies 5.11, 5.13, 5.14 and 5.15 London Plan 2011, Policy CC1 and CC2 of the Core Strategy 2011, National Planning Policy Framework (2012) and the Technical Guidance to the National Planning Policy Framework (2012) and Policy DM H3 of the Development Management Local Plan 2013.

- 34) Development shall not commence until a Sustainable Drainage Strategy is provided within an updated Flood Risk Assessment. A revised approach in terms of the attenuation levels being aimed for and the final discharge rates as well as consideration of other SuDS measures for the site are to be considered. Rainwater harvesting and green roof(s) are supported but attenuation tanks are not the preferred SuDS method where other, above ground measures are viable.

Development is not to commence until this has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

With respect to Policies 5.11, 5.12, 5.13, 5.14 and 5.15 of the London Plan 2011, Policies CC1 and CC2 of the Core Strategy 2011 and Policy DM H3 of the Development Management Local Plan 2013, sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact, including that of sewer flooding, upon the community.

- 35) No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the Council. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses; a site reconnaissance; and a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and

building materials. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 36) No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater . All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 37) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 38) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to

mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 39) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 40) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the

Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

41) The demolition hereby permitted shall not be undertaken before:

-a building contract for the redevelopment of the site in accordance with this planning permission has been entered into and
-notice of demolition in writing and a copy of the building contract has been submitted to the Council and approved in writing.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the conservation area, in accordance with Policy BE1 of the Core Strategy 2011 and Policy DM G1 and DM G7 of the Development Management Local Plan 2013.

42) The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details of any solar panels (including angle relative to the surface of the roof and in relation to the parapet). No part of the development shall be used or occupied prior to the completion of the development in accordance with the approved details.

To ensure a satisfactory external appearance and to prevent harm to the streetscape, in accordance with Policy BE1 of the Core Strategy 2011 and Policy DMG3 of the Development Management Local Plan 2013.

43) The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of the adaptability of Dwelling 4 (northernmost dwelling) to be made fully accessible, including access to each levels of the dwelling and within each room of the dwelling.

To ensure the satisfactory provision of accessible dwellings in accordance with Policy H4 of the Core Strategy 2011 and Policies DM A4 of the Development Management Local Plan.

44) All existing original kerbstones in Barclay Road are to be retained. Unless otherwise advised in writing by Council, any kerbstones removed for the purposes of reconstructing the crossover to Barclay Road are to be retained and reused.

Reason(s) for granting planning permission:

1) Land Use

The proposal would enable the efficient and orderly development of the site with the provision of additional residential accommodation and office space in an appropriate location close to services and public transport.

The residential accommodation is consistent with Policy 3.3, 3.4, 3.5 and 3.8 of The London Plan, Policies BE1, H1, H3 and H4 of the Core Strategy, Policy DM A1, DM A2, DM

A3, DM A4 and DM A9 of the Development Management Local Plan (2013) and Housing Policy 1 of the Supplementary Planning Document 2013.

The expansion of the B1 and B8 floor area is also consistent with Policies 4.2 and 4.3 of the London Plan, Policy LE1 of the Core Strategy and Policy DM B3 of the Development Management Local Plan 2013.

2) Design

The residential dwellings would be a high quality development which would make a positive contribution to the urban environment in this part of the Borough, accord with the predominant form of surrounding development and contribute to the conservation area. The extensions to the office building are likewise sympathetic to the surrounding built form and are acceptable.

The development would therefore be in accordance with the NPPF 2012, Policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.8 of the London Plan, Policy BE1 of the Core Strategy 2011, Policies DM G1, DM G3 and DM G7 of the Development Management Local Plan 2013 and Design Policies 45, 46, 48, 49 and 50 of the Supplementary Planning Document 2013.

3) Traffic and Transport

The impact of the proposal on the highway network and local parking conditions would be acceptable. The site has good local public transport accessibility and provision would be made for cycle parking for the offices and storage uses. With the use of conditions, officers are satisfied that use of the building would not result in any unacceptable traffic flows or pedestrian-vehicular conflict or any significant increase in car parking demand.

The development would therefore be acceptable in accordance with the NPPF 2012, Policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 of the London Plan 2011, Policies T1 and CC3 of the Core Strategy 2011, Policies DM A9, DM H5, DM J1, DM J2, DM J3 and DM J5 of the Development Management Local Plan 2013 and Transport Policies 3, 5, 11 and 12 and Sustainability Policies 3, 4 and 7 of the Supplementary Planning Document 2013.

4) Residential Amenity and Impact on Neighbouring Properties

The impact of the proposed development upon adjoining occupiers is considered acceptable with no significant or unacceptable worsening of noise, overlooking, loss of sunlight, daylight or outlook to cause undue detriment to the amenities of neighbours. In this regard, the development would respect the principles of good neighbourliness and would be acceptable in accordance with Policy BE1 of the Core Strategy 2011, Policies DM A9, DM G1, DM H9 and DM H11 of the Development Management Local Plan 2013 and Housing Policies 6-8 of the Supplementary Planning Document 2013.

5) Accessibility

The development includes acceptable levels of accessibility for car parking and pedestrian access, for residents within the residential units and for visitors to the office spaces. The proposed development therefore accords with Policy 3.8 and 4.5 of the London Plan 2011, Policy H4 of the Core Strategy 2011, Policies DM A4 and G1 of the Development Management Local Plan and Design Policies 1, 2, 3 and 52 of the Supplementary Planning Document 2013.

6) Flood Risk

A Flood Risk Assessment has been submitted and has considered risks of flooding to the site and adequate preventative measures have been identified. Details of SUDS will be secured by condition. In this respect, the proposal is in accordance with the NPPF 2012, Policies 5.11, 5.12, 5.13, 5.14 and 5.15 of the London Plan 2011, Policies CC1 and CC2 of the Core Strategy 2011, Policy DM H3 of the Development Management Local Plan 2013 and Sustainability Policies 1 and 2 of the Supplementary Planning Document 2013.

7) Land Contamination

Conditions will ensure that the site would be remediated to an appropriate level for the sensitive residential and office uses. The proposed development therefore accords with Policy 5.21 of the London Plan 2011, Policy CC4 of the Core Strategy 2011, Policies DM H7 and H11 of the Development Management Local Plan 2013 and Amenity Policies 2, 3, 4, 5, 7, 8, 12, 13, 14, 15, 16 and 17 of the Supplementary Planning Document 2013.

For your information:

- 1) In determining this application, the local planning authority has worked in a pro-active and positive manner with the applicant to foster the delivery of sustainable development, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework
- 2) The applicant should contact the Environmental Quality team via e-mail to Environmental.Quality@lbhf.gov.uk or by phone on 0208 753 1081 as soon as possible to discuss the steps necessary to fulfil the contaminated land conditions.
- 3) Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 4) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Waters Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 5) Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk.

- 6) No excavations are permitted under the public highway without specific consent from the highway authority. It is also illegal under the Highways Act to store any building material on the public highway.
- 7) The applicant should contact the Environmental Quality team via e-mail to Environmental.Quality@lbhf.gov.uk or by phone on 0208 753 1081 as soon as possible to discuss the steps necessary to fulfil the contaminated land conditions.



Regeneration, Planning and Housing Lead Director
Duly authorised by the Council to sign this notice.

Notes:

This decision is a planning permission under Part III of the Town and Country Planning Act 1990 only. It must not be taken as implying that the Council will grant any other consent, permission or approval that may be necessary in connection with the development, whether under any other statutory powers or in any other capacity.

This planning permission should be read in conjunction with the legal agreement dated: **20th February 2017**.

Refer to the Statement of Applicants' Rights and general information enclosed.

Naming and Numbering of Streets and Buildings:

Where development involves any of the following:

- construction of new building(s);
- subdivision of existing building(s) into units (eg flat conversions);
- combination of existing buildings or units;
- construction or modification of a named street;
- abolition or stopping up of any part of a named street;
- any other development necessitating the creation or modification of a postal address;

then the Custodian of the Local Land and Property Gazetteer must be contacted at the earliest opportunity to ensure that all addresses are lawful and comply with the Council's policies.

Please E-mail: namingnumbering@lbhf.gov.uk

or telephone: **020 8753 3030** for advice.

Explanatory notes and an application form are enclosed for your convenience.

**LONDON BOROUGH OF HAMMERSMITH AND FULHAM
TOWN AND COUNTRY PLANNING ACT 1990**

STATEMENT OF APPLICANTS' RIGHTS

arising from the grant of planning permission subject to conditions

1 An applicant aggrieved by the accompanying decision may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990. An appeal must be made by Notice served within six months of the date of this notice.

The Secretary of State has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order and any Direction given under the Order.

2 If permission to develop land granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which had been or would be permitted, then a Purchase Notice may be served on the Council of the London Borough of Hammersmith and Fulham requiring that authority to purchase the owner's interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3 In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 108 of the Town and Country Planning Act, 1990.

4 Any appeal must be made on the appropriate forms, which can be obtained by post from:
The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN
or from the Inspectorate website at: www.planning-inspectorate.gov.uk
Telephone: **0117 372 8000**

GENERAL INFORMATION

The granting of planning permission does not relieve developers of the necessity for complying with any local Acts, the Building Regulations and general statutory provisions in force in the area, nor does it modify or affect any personal or restrictive covenants, easements etc, applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the Council of the London Borough of Hammersmith and Fulham) entitled to the benefit thereof or holding in the property concerned in the development permitted or in any adjoining property.

The Council's Building Control Officer should be consulted at the earliest possible opportunity before commencing the development with regard to the provisions of the Building Regulations and/or other statutes.

Further, applicants are advised that the granting of planning permission does not authorise any development which may encroach upon a public highway and, in the event of such an encroachment, the Council may take such action as is appropriate to secure the removal of that part of the development which encroaches upon the public highway.

The Council's Highways and Engineering Division should be consulted as to any works proposed to, above, under or abutting any carriageway, footway or forecourt.

For all telephone enquiries please call the Council's Corporate Contact Centre on: **020 8753 1081**

Jo Rowlands
Regeneration, Planning and
Housing Lead Director

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Street Naming and Numbering

LONDON BUILDING ACTS (AMENDMENT) ACT 1939 - PART II (AS AMENDED BY THE LOCAL GOVERNMENT ACT 1985) STREET NAMING AND NUMBERING

The Council provides a naming and numbering service for all properties in the borough. It deals with all changes to streets, buildings, houses and units, both residential and commercial.

Under the above Act it is obligatory that streets and buildings are named and numbered through the Council. It is an offence under Section 13 of the above Act to display any name or number which has not been lawfully assigned by the Council.

We Are Here To Help

Please contact us if you are involved in:

- Property Development
- Creating New Properties
- Building Conversions

If you do not have your name/number lawfully assigned by the Council your address may not be recognised and you may experience difficulties with the following:

- Postal Deliveries
- Utilities Connection / Billing
- Obtaining Credit
- Electoral Registration

What Do We Do?

Many problems arise because the Royal Mail does not hold a correct address. Please note that the Royal Mail will only amend their database on the recommendation of the Council so changes of this nature should be directed to us in the first instance. The Royal Mail are, however, solely responsible for the allocation of postcodes.

If a new name or number must be assigned to a street, premises or development then a series of consultations must be carried out with the Metropolitan Police, Fire Brigade, Ambulance Service and the Royal Mail. This is to avoid duplications which may cause confusion and lead to possible misdirection and/or delay of post and emergency services. This process will often take 2-6 weeks to complete.

It is therefore advisable that the naming and numbering of new streets and buildings is applied for well in advance of their occupation to avoid delays to the provision of utilities and other services.

Please note that a fee is charged for this service, calculated according to the number of addresses required.

How To Contact Us

If you are the owner or developer and need to get in touch with the Council, please write to us, or fill out the attached form, and send with a site plan of the property in question indicating the main entrances to:

**Street Naming & Numbering
Transport and Technical Services
Town Hall Extension
King Street
London
W6 9JU**

Or email: namingnumbering@lbhf.gov.uk

For enquiries please phone 020 8753 3030

Street & Building Naming & Numbering Application Form

Applicant Details

Name: _____
Address: _____
_____ Post code: _____
Telephone: _____ Mobile: _____
Fax: _____ Email: _____

Are you the owner of the Property/Site? _____

N.B. If the applicant is **NOT** the freeholder of the property/site, please ask the freeholder to apply or alternatively attach a letter (with appropriate signatures) confirming that the applicant is acting on behalf of the freeholder.

Existing Address (If Applicable)

Address: _____
_____ Post code: _____

Proposed Address/ Street for (Re) Naming & Numbering

Note: Preference will always be given to names that have a historical or local relevance.

Address(s): _____

Please continue on a separate sheet if necessary

Planning application number? _____ When did building commence? _____

Historical Relevance And/or Reason for Change Please detail on which grounds you wish us to name/rename. Are there historical connections to the name(s)?

N.B. A site plan is required – this need only be a site outline indicating main entrances.

Applicant Signature _____ **Date** _____

Please wait for council approval before printing stationery or erecting name plates.

Please return the completed form along with any information you feel may support your request to:
Street Naming & Numbering, Hammersmith Town Hall Extension, King Street, W6 9JU

Tel: **020 8753 3030** or Email to: namingnumbering@lbhf.gov.uk

Please note that a fee is charged for this service, calculated according to the number of addresses required.

From: Rawlinson James: H&F
Sent: 07 December 2021 21:34
To: Dimitriou Maria: H&F; Licensing HF: H&F; Asante William: H&F
Subject: RE: Licensing Act 2003 - Premises Number: 2021/01376/LAPR

Hi Maria

Noise and nuisance would like to make a representation against this application. The representation is on the grounds of the prevention of public nuisance and specifically that the operating schedule (as submitted with the application), is not considered sufficiently robust to ensure potential noise nuisance is fully considered. We would consider removing the representation should the applicant agree to the following conditions. We are currently in discussion with the applicant so will confirm this with you shortly.

- Delivery riders/drivers shall only be permitted to collect orders and deliver on foot, by pedal bike, electric bike (or other electric vehicle) between the hours of 22:00 and 06:00.
- Between 22:00 and 06:00 hours all delivery riders/drivers shall wait inside the premises and shall not be permitted to congregate in the immediate vicinity of the premises.

Thanks

James Rawlinson
Noise and Nuisance Officer
Resident services
Hammersmith & Fulham Council

From: Carpenter Anna: H&F
Sent: 07 December 2021 14:05
To:
Subject: RE: Licensing Act 2003 - Premises Number: 2021/01431/LAPR and 2021/01376/LAPR UPDATE

Dear All

Further to my email below I realise I should have been more specific regarding the second point re: deliveries of alcohol 24/7 and highlighted the different application number. My apologies

To clarify - 2021/01376/LAPR 24/hr delivery of alcohol by a company in a unit at Access Storage 21 Effie Road SW6 1EN

The concerns relate to the application for a company to set up a 24-hour storage unit at Access Storage, 21 Effie Road SW6 to sell off the Premises for online sales of alcohol to be delivered via vehicles to customer, from the Access Storage site.

The concerns are twofold:

The site backs onto the rear facades of numbers 1-27 Barclay Road where many children sleep to the rear of the houses, so in the direction of the Access Storage loading bay (which closes at 6pm but the potential will now be for 24 hour use) and are disturbed by noise, especially in the evening and late/early morning hours. The exit for noisy delivery bikes in Effie Road, from the area behind called 21 Effie Road. There are children and families already suffering from noise from scooters etc. There are also concerns that Uber/Deliveroo drivers (or whoever) are not trained or empowered to check that the recipients are old enough to receive deliveries, that their only priority will be to deliver goods as quickly as possible and there is zero incentive for them to support the Licencing Objectives. I share this concern.

I would be grateful if these concerns are given high consideration when reaching a decision about this application.

Kind Regards

Anna Carpenter
Head of Safeguarding, Review and Quality Assurance
145 King Street
Hammersmith
W6 9XY

From: noreply@lbhf.gov.uk
Sent: 20 November 2021 01:34
To: Licensing HF: H&F
Subject: Comments for Licensing Application 2021/01376/LAPR

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/11/2021 1:33 AM from Miss Annabel Cottrell.

Application Summary

Address:	21 Effie Road London SW6 1EN
Proposal:	Licensing Act - Premises Licence
Case Officer:	Mr William Asante

[Click for further information](#)

Customer Details

Name:	Miss Annabel Cottrell
Email:	
Address:	Shottendane Road London

Comments Details

Commenter Type:	Residents Group
Stance:	Customer objects to the Licensing Application
Reasons for comment:	
Comments:	20/11/2021 1:33 AM It is unreasonable for a business to request to operate 24 hours a day in a highly residential area, with the attendant noise caused by vehicles collecting goods for distribution and other machinery.

Kind regards

From: Annabel Cottrell
Sent: 07 December 2021 23:56
To: Licensing HF: H&F
Subject: Re: Comments for Licensing Application 2021/01376/LAPR

Thank you.

I would like to add the following comments as the representative of a Residents Association comprising of 5 streets and as the Ward Panel Chair with direct reference to the Licensing objectives:

1. Disorder will increase should people be able to order alcohol late at night, when they are probably drunk already, both in public spaces and after leaving private homes.
2. This would also lead to more noise nuisance in residential streets from drunk patrons attending parties that will be extended later into the night with the additional fuel. Furthermore the operation of a warehouse with delivery vehicles 24/7 will cause significant noise nuisance both to the high number of residential homes adjacent but also to all the streets where deliveries take place, unless of course all deliveries will take place using cycles or electric vehicles. There is also the question of the machinery that will be necessary to store, sort and pack orders unless the applicant has some form of plan to noise insulate the warehouse and there is a directive to keep the doors shut at all times except for access or egress.
3. No comment except to point out that more drunkenness always impacts public safety, in the form of falls, fights and car accidents for example.
4. As there is no way that the delivery personnel will either be trained, able or have any incentive to check the ages of the recipient of the goods children will be harmed. Furthermore, children living in the vicinity will be kept awake at night harming their development by the machinery and noise emanating from the establishment and the movement of vehicles.

Furthermore, this establishment has not got planning permission to operate 24/7 so on this ground alone the application should be refused.

Yours
Annabel

Annabel Cottrell
Shottendane Road
London SW6 5TJ

From: Charlotte Dexter
Sent: 12 November 2021 12:14
To: Asante William: H&F
Subject: Fwd: REPRESENTATION Lic/alcohol24/hr sales LAPR new application re 21 Effie Road Access Storage unit 4225 - 2021/01376/LAPR

Dear William Asante (LBHF Licensing)
The Licensing COMMENTING page is NOT WORKING at this time, Fri 12 Nov 12:13pm
. It says there is a problem. 'Your comments could not be submitted due to an error in the system'.
I have tried three times now, so I am submitting now by email to you

I am submitting for Barclay Road Residents. We object and ask for further information as below.

Begin forwarded message:

From: Charlotte Dexter
Subject: REPRESENTATION Lic/alcohol24/hr sales LAPR new application re 21 Effie Road Access Storage unit 4225 - 2021/01376/LAPR
Date: November 11, 2021 at 12:26:35 PM GMT
To: Overton H&F
Cc:

Dear Adrian Overton
Ref: 2021/01376/LAPR

—NEW LICENSE: Not a 24-hr facility
I write to object to this application in full.
The address/building is not a 24-hr facility, as per LBHF Planning, as below. It is also not a bonded facility for customs/VAT issues related to alcohol. Most of the units are not temperature controlled nor ventilated.

— Operating plan?
I would like to see the operating plan to better understand things. Orders will be taken on the internet (remotely, one presumes), although it has been known for storage units on the ground floor and in the basement of this very facility at 21 Effie Road to be turned into windowless offices lacking both ventilation as well as heat, without planning permission, I might add.

—Amenity of neighbours, noise nuisance
In addition, were this new LAPR License application to be amended I feel it should be amended to very reasonable hours that would not compromise the amenity of those residents of Barclay Road whose houses back onto the Access Storage Site at 21 Effie Road.
Noise Nuisance from any type of vehicle and such vehicle's occupants, or even those coming on foot/bicycle to the address to load, unload, help with moving bottles etc, must not be allowed to shift goods outside after 7:30pm.

Sound echos very loudly behind our houses. We have experienced numerous noise nuisance problems over the years in this regard. Any license would need strict Noise Nuisance Conditions on it to remind the License Holder of the acoustic challenges in this area and oblige her/him to take extra care with shifting goods outside the facility, on the site.

—Light spillage early evening

I would also bring to your attention the need for conditions regarding possible light spillage from windows of the unit facing the rear of our terrace. Only last night two windows were fully lit up and I had to pull curtains to avoid the light.

—Planning permission?

I do not know where unit 4225 is located but it might also need planning permission to operate as an office or to actually store bonded goods. Is it a bonded storage unit?

Does it have this permission? I raised further related points in my first paragraph.

—Further detail

We have children living in this terrace who go to bed at 7:30pm.

This terrace of houses is numbered 5,5a,7,9,11,13,15,17,19,21,23,25,27 Barclay Road.

We also have a newborn a few doors down from me who would be awoken by unnecessary nuisance.

—Finally,

will they be holding wine/liquor tastings and events in the unit or outside in the open loading area, and if so how will these be regulated regarding hours for such events and parking, ie lack thereof (there are only six official parking spots as per the latest VAR under consideration 2019/01157/VAR. Of course drinking and driving don't go together but again, best to spell these things out in Conditions. This loading area could not handle an onslaught of Ubers dropping people off for an event, for instance.

Thank you.

Charlotte Dexter

Barclay Rd

London SW6 1EJ

From: Charlotte Dexter
Sent: 05 December 2021 11:05
To: Asante William: H&F
Cc: Overton Adrian: H&F
Subject: Addendum to my first Representation: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

SUBJECT: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

To: licensing@lbhf.gov.uk
cc:

From: Charlotte Dexter, in my name and for and with Barclay Road Residents
Address: Barclay Road SW6 1EJ
[email:](#)

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

This is an addendum to my first objection submitted. More information has come to light and therefore I am compelled to write about these further developments. I have learned that many of our concerns must be addressed directly by specific Responsible Authorities (RAs) in a Representation directly to the Licensing Committee; it is not enough for residents to merely raise concerns and ask for help from various RAs, ie departments—this must be done BEFORE the hearing so that the Committee has all the information to hand, directly from RAs, in order to make their decision about specific concerns raised by residents. This is new information to us, after 20 years of being involved in such applications. It finally answers our question as to why our concerns and questions are very rarely dealt with at the hearing stage.

I oppose this application and ask the Licensing Committee not to grant the License. To quote the LBHF Licensing Policy at point 6.5, "The premises will give rise to a negative cumulative impact in the area in question", relating specifically to all four of the Licensing Objectives: Public Safety, Disorder, Prevention of Public Nuisance, Protecting Children from Harm

Our concerns all relate to the four licensing objectives and we believe they are strong enough to refuse the License. Full stop.

I understand that the Licensing Act of 2003 addresses actual physical Premises eg real public houses, hotels, restaurants, shops; it did not foresee the internet age, let alone online purchases and off Premises deliveries from so-called 'ghost Premises' (similar to what are called 'ghost kitchens' ie kitchens of restaurants that are set up away from the actual physical restaurant Premises to specifically serve take away or banqueting orders).

All the more reason that the Licensing Committee must take into consideration the negative consequences of this 'click and deliver' business for residents as well as for the public realm in and around our highly saturated residential area.

The business model of the Applicant (who runs similar businesses in Basingstoke) is about a potential customer running out of alcohol and ringing up to buy a few more bottles at double to triple the normal price, for quick delivery, and we assume, consumption. The Applicant cannot control the behavior of the customer drinking in any way. In a normal Premises (pub, shop or restaurant), personnel are trained as per the 2003 Licensing Act and alcohol can be refused, customers can be dealt with directly/in person, Police can be called, ambulances can be summoned.

Prevention of Public Nuisance, Protection Children from Harm

The Access Storage facility backs on to the rear of the houses at 1-27 Barclay Road (shared long garden wall).

We suffer noise nuisance during the day and night from vehicular movements, but this facility closes at 6pm.

Were it to stay open 24 hours or any hours after 6pm, to allow for many deliveries per hour of bottles of alcohol, this would cause great noise nuisance, especially during sleeping hours for children, but also at any hour. The Licensing Objective, Protecting Children from Harm must be addressed here. I have been in contact with the Safeguarding Officer who has made a representation.

The areas on all sides of the Access Storage facility are wholly or substantially residential.

1-27 Barclay Road with bedrooms to the rear, so facing Access Storage facility; Broadway Mansions on Effie Road with bedrooms to the rear ie facing Access Storage; flats in 11 Bank Buildings on Fulham Broadway with bedrooms to the rear, ie facing Access Storage. and Flats in Argon Mews (new build) with bedrooms facing Access Storage.

The Licensing Policy of LBHF specifically states in Section 22 Consideration of our Residents:

"22.3 Population densities in this borough are high, with many residential premises located above or in close proximity to licensed premises. This means that the public nuisance and crime and disorder objectives will be of paramount concern when evaluating Operating Schedules. Licensing Committees will place high regard on the control measures in place by the applicant in order to ensure our residents are protected from the potential detrimental effects of any licensed premises."

On this point of highly dense residential area alone, we believe the License should be refused.

There are other storage/office facilities in Fulham that are in more developed business areas where the noise and nuisance would not be noticed as much by residents.

Public Safety in the area

The ingress/egress into 21 Effie Road, which is off Effie Road down a narrow single file alley-type drive, is very narrow and the outlook/angles are very dangerous. The Applicant has not addressed this important Public Safety issue.

I have asked LBHF RA Highways to address this issue directly to the Committee.

I asked, through the Licensing Officer, for an operating plan and a traffic/vehicular plan, but the Applicant did not contact me, nor supply these to the Licensing Officer. Lack of cooperation should be addressed by the Licensing Committee to the Applicant.

If the Licensing Committee decides to grant the license, we ask for ONLY electric ie absolutely proven, silent vehicles to be used at any and all times, that deliveries be to residential and business addresses only, not parks, bus stops, playgrounds, sports grounds or facilities, health clubs, tennis courts, schools, etc. That delivery drivers are prohibited from congregating in the loading bay area/entrance/exit into the facility.

How can the Committee make a decision without a traffic plan and an 'click and deliver' operating plan (to understand how many deliveries will be made and at what times and thus the noise nuisance consequences and public safety consequences on the public highway at Effie Road and from Argon Mews with blind spots left and right out to Fulham Road)? This relates to two of the four Licensing objectives, namely Public Safety as well as Disorder in adjoining roads.

Related issues: Planning

There is no planning permission for potentially high volumes of traffic at Access Storage, 21 Effie Road. SW6 1EN. In fact, it is required to follow strict LBHF Council environmental traffic objectives; no commuting but on foot or bicycle etc, essentially, almost zero vehicular movement.

There are four parking spaces that are always full.

There are no dedicated spaces for delivery scooters, a safety issue that should concern the Licensing Committee.

The Access Storage facility does not enjoy Planning Permission for 24 hour use. It has closed at 6pm for many years, and opened at 8am or 8:30. Hours are shorter on Sundays, and have been for many years.

The Responsible Authority, Planning, is addressing these issues in a Representation.

Crime and Disorder

We also suggest that CCTV should be inside the unit so that Police can regularly check what goes on in this 'ghost' Premises. The applicant is counting only on the CCTV of Access Storage which covers only hallways and exterior areas. That would be similar to only asking for CCTV outside a Licensed Premises. Licensed Premises need CCTV inside, just as is required in a pub, a shop etc.

This address, 21 Effie Road is part of the Fulham Broadway Cumulative Impact Policy Zone (CIPzone) established in 2008. Looking at the map, this portion of Effie Road is included.

Although this CIP Zone has technically lapsed due to COVID, whereby Premises were closed and thus the inability of RAs to therefore gather current evidence, the LBHF Licensing Policy still allows for consideration of density and impact of new Licenses, especially in residential areas. I call on the Committee to consider section 6.5 of their Policy:

"The absence of a special policy in other areas does not prevent any Responsible Authority or other persons from making representations on the grounds that the premises will give rise to a negative cumulative impact in the area in question, on one or more of the four Licensing Objectives (The Secretary of State's Guidance – March 2015)."

Delivery issues as they relate to the Four Licensing Objectives:

The Applicant will not receive permission to stack a number of vehicles at this facility because the planning permission 2015/04542 won't allow it, so the Applicant would be forced to use third-party delivery services.

We note that third-party/Deliveroo-type drivers are rarely official Personal License holders as defined by the 2003 Licensing Act.

They are not employed by the proposed Premises. They are not under the supervision of the proposed Premises.

They are not trained in recognizing the signs of drunk customers, nor checking ID, challenging age etc.

They are not trained in refusing to hand over alcohol to drunk customers who have already paid for their order. Nor are they motivated to do so;

1) their job is to deliver, only. Yes, Deliveroo claims on its website that it can offer challenge 18 age delivery, but this is a claim. It is not related to the 2003 Act. It is a foil. Nowhere does Deliveroo mention the 2003 Act, and for good reason; their claims have nothing to do with the 2003 Act; their claims might be related to convention, but they are not related to the law!

2) why should a Deliveroo-type driver put him/herself in danger with someone who is most likely intoxicated?

This loophole in the 2003 Act requires very careful consideration of granting a license such as this one in this specific dense residential area of Effie Road/Barclay Road SW6, just off Fulham Broadway.

For these reasons alone, the delivery personnel cannot meet the objectives of the Four Licensing Objectives because the delivery personell of a third party have no legal obligation to uphold the Four Licensing Objectives. Those drivers are neither trained nor do they have a Personal License, nor are they employed by the Applicant, nor are they under any kind of 'on Premises' supervision by the Applicant, as would be envisioned by the 2003 Act.

Please refuse this Application 2021/01376/LAPR.

Thank you.

Charlotte Dexter, in my name and for and with Barclay Road Residents

From: Gareth Hughes
Sent: 07 December 2021 15:21
To: Overton Adrian: H&F; Licensing HF: H&F
Cc: Charlotte Dexter
Subject: Application 2021/01376/LAPR-21 Effie Road London SW16 1EN

Dear Adrian

Hope you are well.

Please find attached letter from this firm on behalf of our client Charlotte Dexter and other residents upon whose behalf she is authorised to speak in this application.

This letter supports our client's submissions and we ask that it also be treated as an addendum to those earlier representations. We reserve the right to refer to any of the matters set out in this letter at any hearing.

We are unable to send this via the council's website as it will only allow 5000 characters and this is a larger document.

Please kindly acknowledge safe receipt of this letter and email which is sent within the time period set down for consultation.

Kind regards

Gareth
Gareth Hughes | Partner

London Borough of Hammersmith
& Fulham
Licensing Authority
(by email)

Your ref:
Our ref: GH/DEX4/2
Direct dial: 020 3319 3700
gareth.hughes@keystonelaw.co.uk

7 December 2021

Dear Sirs,

Re: Application 2021/01376/LAPR-21 Effie Road London SW16 1EN

We are instructed to write to you on behalf of Ms Charlotte Dexter of Barclay Road which is immediately adjacent to the proposed licensed premises.

Our client has already submitted a detailed representation earlier during consultation and the matters we raise are in confirmation of, or in addition to, those issues which she has already raised with the licensing authority. We reserve the right to expand on these issues at any licensing committee hearing which may be required in due course.

We support the representation by Charlotte Dexter in respect of the cumulative impact policy in this area. Whilst it may be that the policy currently lies dormant because of the inability to collect evidence during the pandemic to support a review, it is nonetheless the very real situation on the ground that all the problems that have occurred over many years in the immediate around Fulham Broadway and Effie Road and Barclay Road are still present and still need a cumulative impact policy to control the increase in these numbers. Our client has made and will make submissions on the reintroduction of the policy as the matter progresses in 2022. Nonetheless, we would submit that our client is entitled to argue cumulative impact within the area and that the introduction of yet another licensed premises, very close to her own address and that of several other residents on whose behalf she has authority to speak can only cause increased antisocial behaviour, noise, nuisance and crime and disorder as well as harm to public safety.

With regard to the specific application we would submit the following points:-

1. We have represented many applicants on storage facilities and oppose such applications, but we are yet to see such an application presented to a licensing authority without a detailed transport assessment or report by expert transport consultants. This application seeks a 24-hour licence to provide off-sales to those apparently 'phoning in' to make orders. However, it gives no indication of the sheer volumes of custom that may be expected at the site and if it does exceedingly well, which in the current pandemic may be the case, then

there is a very high risk of motorbikes and other vehicles attending the premises on a very frequent basis throughout the day. During the sensitive hours of the evening this could be particularly problematic with comings and goings every few minutes, causing severe difficulties for those residents whose bedrooms face onto the site. This includes our client and many others living in Barclay Road.

It is our submission that for this reason alone the application should be refused outright on the basis that the licensing authority or the members sitting on the committee to determine the application can have no idea as to the levels of custom that may be anticipated in an average 24-hour day. Similar projects upon which this firm have worked in the past have involved motorbike movements every one to two minutes throughout a 24-hour day and it goes without saying that this would cause intolerable difficulties and disturbance to the local residents.

In all the circumstances, the licensing authority and/or the licensing committee are invited to reject this application on this basis alone. This is not a normal restaurant or public house application where capacities are known, and hours are also known. This is a 24-hour proposal providing no indication of the numbers of comings and goings that may occur throughout any day. In the absence of this data, it is impossible in our submission for any committee, properly directing itself to come to a view about the application one way or the other.

2. Our clients are extremely concerned about matters concerning the immediacy of the service on offer.

There is no management plan placed in as part of the application and it is impossible, therefore, to come to a view on the kind of custom that the premises will expect. We have no indication as to whether people will be arriving at the premises in order to pick up alcohol, having already pre-ordered it via telephone. For example, there is a distinct probability that members of the public could order from this site on a mobile 'phone and come to collect it at the site and then drink the purchased alcohol in the streets around the areas where our client lives. As the licensing authority and committee will know, this can only lead to antisocial behaviour, noise and disturbance, particularly during sensitive hours of the morning after 11pm at night and before 8am. It could also cause a significant degree of difficulty for local residents even during daylight hours and in the absence of such a management report, it is again submitted that the committee is not in a position to be able to determine this application. In those circumstances, it is our submission that the application be refused.

3. There is no indication as to whom will be making the deliveries.

It is unclear whether this will be employees of the proposed licence holder or those of standard delivery companies such as Deliveroo or Uber or other third-party concerns. As a result, we are unable to be satisfied of the training and the policies that are in place with specific regard to the employment of such delivery companies and their drivers.

4. Training of staff



There is no indication within the application that we have seen that staff will be trained in the sale of alcohol to people over a telephone line or the internet.

Staff in other licensed premises which authorise on-sales are all trained in the relevant provisions of the Licensing Act 2003 and local licensing policies as well as conditions on a premise's licence. It is not clear how that will happen in this particular case and who will be delivering that training.

5. The security of the site

Given that there will be substantial quantities of alcohol in storage at the site for onward sale, there is a concern over the security of the site and its possible attraction to criminal elements. Again, no indication is given as to the provision of CCTV both externally for coverage of entrances and exits and internally to ensure that alcohol is being prepared in the proper manner and that no members of the general public are having access and consuming alcohol within.

6. No indication is provided as to whom any sales will be made and there is a risk that allcomers will turn up in the street to attempt to buy alcohol perhaps on a mobile 'phone and collect it there and then. If this be the case, then it is to be assumed that some street drinking will take place with all the consequent disturbance that that will cause to local residents in Effie Road and Barclay Road in particular.

7. There is no evidence provided about the numbers of vehicles that will be attending the premises throughout the day and whether those vehicles will be petrol fuelled or electric. If all the vehicles are general motorbikes, then there will be substantial noise disturbance with all the comings and goings throughout the day and this new and expanded activity within this densely populated area of residents will also contribute to the noise and disturbance they will endure.

8. Our client and other local residents are concerned about staff working throughout the night and using external areas for smoking and no undertakings or assurances have been provided in this respect, particularly in view of the fact that the premises face onto nearly all the bedrooms within the street.

9. Weight of traffic

There is considerable concern that many of those drivers on motorbikes will circle the area in an attempt to locate the premises causing further noise, nuisance and disturbance to local residents throughout the day and particularly the night. Again, there is no transport assessment or management plan to indicate how this will be addressed.

We invite the licensing committee to have regard to all of the above matters as well as those already set out in the representation submitted by our client at the start of consultation.

This is an inadequate and ill-thought through application and for all the reasons set out above should, in our submission, be rejected.



Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Gareth Hughes', followed by a horizontal line and a period.

Gareth Hughes - Barrister
Partner
Keystone Law



From: Adrian Dear
Sent: 12 November 2021 10:48
To: Overton Adrian: H&F
Cc: Charlotte Dexter
Subject: Re: REPRESENTATION Lic/alcohol24/hr sales LAPR new application re 21 Effie Road Access Storage unit 4225 - 2021/01376/LAPR

Dear Mr Overton,

I also wish to object to this application for the reasons given in Charlotte's email below.

Adrian Dear
Barclay Road
SW6 1EJ

From: Charlotte Dexter
Sent: 11 November 2021 12:26
To: Overton H&F
Cc:
Subject: REPRESENTATION Lic/alcohol24/hr sales LAPR new application re 21 Effie Road Access Storage unit 4225 - 2021/01376/LAPR

Dear Adrian Overton
Ref: 2021/01376/LAPR

—NEW LICENSE: Not a 24-hr facility

I write to object to this application in full.

The address/building is not a 24-hr facility, as per LBHF Planning, as below. It is also not a bonded facility for customs/VAT issues related to alcohol. Most of the units are not temperature controlled nor ventilated.

— Operating plan?

I would like to see the operating plan to better understand things. Orders will be taken on the internet (remotely, one presumes), although it has been known for storage units on the ground floor and in the basement of this very facility at 21 Effie Road to be turned into windowless offices lacking both ventilation as well as heat, without planning permission, I might add.

—Amenity of neighbours, noise nuisance

In addition, were this new LAPR License application to be amended I feel it should be amended to very reasonable hours that would not compromise the amenity of those residents of Barclay Road whose houses back onto the Access Storage Site at 21 Effie Road.

Noise Nuisance from any type of vehicle and such vehicle's occupants, or even those coming on foot/bicycle to the address to load, unload, help with moving bottles etc, must not be allowed to shift goods outside after 7:30pm.

Sound echos very loudly behind our houses. We have experienced numerous noise nuisance problems over the years in this regard. Any license would need strict Noise

Nuisance Conditions on it to remind the License Holder of the acoustic challenges in this area and oblige her/him to take extra care with shifting goods outside the facility, on the site.

—Light spillage early evening

I would also bring to your attention the need for conditions regarding possible light spillage from windows of the unit facing the rear of our terrace. Only last night two windows were fully lit up and I had to pull curtains to avoid the light.

—Planning permission?

I do not know where unit 4225 is located but it might also need planning permission to operate as an office or to actually store bonded goods. Is it a bonded storage unit?

Does it have this permission? I raised further related points in my first paragraph.

—Further detail

We have children living in this terrace who go to bed at 7:30pm.

This terrace of houses is numbered 5,5a,7,9,11,13,15,17,19,21,23,25,27 Barclay Road.

We also have a newborn a few doors down from me who would be awoken by unnecessary nuisance.

—Finally,

will they be holding wine/liquor tastings and events in the unit or outside in the open loading area, and if so how will these be regulated regarding hours for such events and parking, ie lack thereof (there are only six official parking spots as per the latest VAR under consideration 2019/01157/VAR. Of course drinking and driving don't go together but again, best to spell these things out in Conditions. This loading area could not handle an onslaught of Ubers dropping people off for an event, for instance.

Thank you.

Charlotte Dexter

Barclay Rd

London SW6 1EJ

From: noreply@lbhf.gov.uk

Sent: 16 November 2021 15:39

To: Asante William: H&F

Subject: Comments for Licensing Application 2021/01376/LAPR

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 16/11/2021 3:38 PM from Mr Simon Jones.

Application Summary

Address:	21 Effie Road London SW6 1EN
Proposal:	Licensing Act - Premises Licence
Case Officer:	Mr William Asante

[Click for further information](#)

Customer Details

Name:	Mr Simon Jones
Email:	
Address:	Effie Place London

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Licensing Application

Reasons for comment:

Comments: 16/11/2021 3:38 PM I do not support such a business at all that enables people to order alcohol 24 hours a day. Any civil society must have reasonable limits around the provision of alcohol. Pubs and night clubs operate at certain hours and we all know that people who have too much to drink create endless problems for others. In this case, providing alcohol to anyone in the middle of the night creates endless noise nuisance from mopeds and motorbikes around the corner from us. The end recipient of the alcohol can then perpetuate parties to the annoyance of their neighbours. Let's arrange a conference call with the applicant here to see how they propose to run this business. Without further information, I fully object.

Kind regards

From:**Sent:** Monday, November 22, 2021 9:20:42 PM**To:** Overton Adrian: H&F <**Cc:** Licensing HF: H&F; Charlotte Dexter**Subject:** REPRESENTATION Lic/alcohol24/hr sales LAPR new application re 21 Effie Road Access Storage unit 4225 - 2021/01376/LAPR

Dear Mr Overton,

I also wish to object to this application for the reasons given in Charlotte's email below.

Best Regards

Lissa Napolitano

Barclay Road

SW6 1EH

From: Charlotte Dexter**Sent:** 11 November 2021 12:26**To:** Overton H&F**Cc:****Subject:** REPRESENTATION Lic/alcohol24/hr sales LAPR new application re 21 Effie Road Access Storage unit 4225 - 2021/01376/LAPR

Dear Adrian Overton

Ref: 2021/01376/LAPR

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Thank you.

Charlotte Dexter

Barclay Rd

London SW6 1EJ

From: KAREN POWNALL

Sent: Monday, November 22, 2021 4:45:52 PM

To: Overton Adrian: H&F

Subject: Representation Lic/Alcohol 24 hr sales LAPR new application re 21 Effie Road Access Storage

Dear Mr Overton

I am writing to object to this application. The address/building is not a 24 hour facility. It is a storage centre with some office space. Neither to my knowledge is it a bonded warehouse.

I am not sure what the applicant intends but we would want conditions on noise, light and deliveries/collections.

Noise - The area between the back of the odd numbered Barclay Road houses and Access Storage and BIM somehow amplifies sound so the noise of bottles being delivered or collected would be significant. In addition, how many customers would be coming and going? Where will they park?

Light - as a storage facility we are used to not having light spillage in to the backs of our houses where young children are sleeping. We would like this to be continued.

It would be helpful to know more about the applicant's intentions and what CONDITIONS your propose.

Kind regards
Karen Pownall
Barclay Road

From: Mary Ferguson
Sent: 06 December 2021 21:16
To: Licensing HF: H&F
Cc: Overton Adrian: H&F
Subject: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

From: Guy Ferguson
Address: Barclay Road SW6 1EJ
Email:

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

Our concerns relate to the four licensing objectives and we believe they are strong enough to refuse the License. Full stop.

The Access Storage facility backs on to the rear of the houses at 1-27 Barclay Road (shared long garden wall).

We suffer noise nuisance during the day and night from vehicular movements, but this facility closes at 6pm.

Were it to stay open 24 hours or any hours after 6pm, to allow for many deliveries per hour of bottles of alcohol, this would cause great noise nuisance, especially during sleeping hours for children, but also at any hour. The Licensing Objective, Protecting Children from Harm must be addressed here. I understand that Charlotte has been in contact with the Safeguarding Officer who has made a representation.

There is no planning permission for potentially high volumes of traffic at Access Storage, 21 Effie Road. In fact, it is required to follow strict LBHF Council environmental traffic objectives; no commuting but on foot or bicycle etc. There are no dedicated spaces for delivery scooters, a safety issue that should concern the Licensing Committee.

The Access Storage facility does not enjoy Planning Permission for 24 hour use. It has closed at 6pm for many years, and opened at 8am or 8:30. Hours are shorter on Sundays, and have been for many years. The Responsible Authority, Planning, is addressing this issue in a Representation.

The areas on all sides of the Access Storage facility are wholly or substantially residential.

1-27 Barclay Road with bedrooms to the rear, so facing Access Storage facility, Broadway Mansions on Effie Road with bedrooms to the rear ie facing Access Storage, flats in 11 Bank Buildings on Fulham Broadway with bedrooms to the rear, ie facing Access Storage. Flats in Argon Mews (new build) with bedrooms facing Access Storage.

The Licensing Policy of LBHF specifically states in Section 22 Consideration of our Residents:

"22.3 Population densities in this borough are high, with many residential premises located above or in close proximity to licensed premises. This means that the public nuisance and crime and disorder objectives will be of paramount concern when evaluating Operating Schedules. Licensing Committees will place high regard on the control measures in place by the applicant in order to ensure our residents are protected from the potential detrimental effects of any licensed premises."

On this point of highly dense residential area alone, we believe the License should be refused.

There are other storage/office facilities in Fulham that are in more developed business areas where the noise and nuisance would not be noticed as much by residents.

The ingress/egress into 21 Effie Road, which is off Effie Road down a narrow single file alley-type drive, is very narrow and the outlook/angles are very dangerous. The Applicant has not addressed this important Public Safety issue.

I understand that my neighbour, Charlotte Dexter, asked, through the Licensing Officer, for an operating plan and a traffic/vehicular plan, but the Applicant did not contact her, nor supply it to the Licensing Officer. Lack of cooperation should be address by the Licensing Committee to the Applicant.

How can the Committee make a decision without a traffic plan and an 'click and deliver' operating plan (to understand how many deliveries will be made and at what times and thus the noise nuisance consequences and public safety consequences on the public highway at Effie Road and from Argon Mews with blind spots left and right out to Fulham Road)? This relates to two of the four Licensing objectives, namely Public Safety as well as Disorder in adjoining roads.

I understand that the Licensing Act of 2003 addresses actual physical Premises eg real public houses, hotels, restaurants, shops; it did not foresee the internet age, let alone online purchases and off Premises deliveries from 'ghost Premises'. All the more reason that the Licensing Committee must take into consideration the negative consequences for residents and the public realm in and around our residential area, of this type of 'click and deliver' business.

The business model of the Applicant (who runs similar businesses in Basingstoke) is about a potential customer running out of alcohol and ringing up to buy a few more bottles at double to triple the normal price, for quick delivery, and we assume, consumption. The Applicant cannot control the behavior of the customer drinking in any way. In a normal Premises, personnel are trained and alcohol can be refused, Police can be called, ambulances can be summoned.

If the Licensing Committee decides to grant the license, we ask for ONLY electric ie absolutely proven, silent vehicles to be used at any and all times, that deliveries be to residential and business addresses only, not parks, bus stops, playgrounds,

sports grounds or facilities, health clubs, tennis courts, schools, etc. That delivery drivers are prohibited from congregating in the loading bay area/entrance/exit into the facility.

We also suggest that CCTV should be inside the unit so that Police can regularly check what goes on in this 'ghost' Premises. The applicant is counting only on the CCTV of Access Storage which covers only hallways and exterior areas. That would be similar to only asking for CCTV outside a Licensed Premises. Licensed Premises need CCTV inside, just as is required in a pub, a shop etc.

Finally, we note that Deliveroo-type drivers are rarely official Personal License holders as defined by the 2003 Licensing Act.

They are not trained in recognizing the signs of drunk customers, nor checking ID, challenging age etc. They are not trained in refusing to hand over alcohol to drunk customers who have already paid for their order. Nor are they motivated to do so; 1) their job is to deliver, only. 2) why put yourself in danger with someone who is most likely intoxicated? This loophole in the 2003 Act requires very careful consideration of granting a license such as this one in this specific dense residential area of Effie Road/Barclay Road.

For this reason alone, the delivery personnel cannot meet the objectives of the Four Licensing Objectives because the delivery personell of the Applicant or of a third party have no obligation to uphold the Four Licensing Objectives.

Please refuse this Application 2021/01376/LAPR.

From: Anne Terrasse
Sent: 06 December 2021 21:05
To: Licensing HF: H&F; Overton Adrian: H&F
Cc:
Subject: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN

SUBJECT: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

To: licensing@lbhf.gov.uk

cc:

From: Anne Terrasse

Address: Barclay Road SW6 1EH

email:

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

Our concerns relate to the four licensing objectives and we believe they are strong enough to refuse the License. Full stop.

The Access Storage facility backs on to the rear of the houses at 1-27 Barclay Road (shared long garden wall).

We suffer noise nuisance during the day and night from vehicular movements, but this facility closes at 6pm.

Were it to stay open 24 hours or any hours after 6pm, to allow for many deliveries per hour of bottles of alcohol, this would cause great noise nuisance, especially during sleeping hours for children, but also at any hour. The Licensing Objective, Protecting Children from Harm must be addressed here. I understand that Charlotte has been in contact with the Safeguarding Officer who has made a representation. There is no planning permission for potentially high volumes of traffic at Access Storage, 21 Effie Road. In fact, it is required to follow strict LBHF Council environmental traffic objectives; no commuting but on foot or bicycle etc. There are no dedicated spaces for delivery scooters, a safety issue that should concern the Licensing Committee.

The Access Storage facility does not enjoy Planning Permission for 24 hour use. It has closed at 6pm for many years, and opened at 8am or 8:30. Hours are shorter on Sundays, and have been for many years. The Responsible Authority, Planning, is addressing this issue in a Representation.

The areas on all sides of the Access Storage facility are wholly or substantially residential.

1-27 Barclay Road with bedrooms to the rear, so facing Access Storage facility, Broadway Mansions on Effie Road with bedrooms to the rear ie facing Access Storage, flats in 11 Bank Buildings on Fulham Broadway with bedrooms to the rear, ie facing Access Storage. Flats in Argon Mews (new build) with bedrooms facing Access Storage.

The Licensing Policy of LBHF specifically states in Section 22 Consideration of our Residents:

"22.3 Population densities in this borough are high, with many residential premises located above or in close proximity to licensed premises. This

means that the public nuisance and crime and disorder objectives will be of paramount concern when evaluating Operating Schedules. Licensing Committees will place high regard on the control measures in place by the applicant in order to ensure our residents are protected from the potential detrimental effects of any licensed premises."

On this point of highly dense residential area alone, we believe the License should be refused.

There are other storage/office facilities in Fulham that are in more developed business areas where the noise and nuisance would not be noticed as much by residents.

The ingress/egress into 21 Effie Road, which is off Effie Road down a narrow single file alley-type drive, is very narrow and the outlook/angles are very dangerous. The Applicant has not addressed this important Public Safety issue.

I understand that my neighbour, Charlotte Dexter, asked, through the Licensing Officer, for an operating plan and a traffic/vehicular plan, but the Applicant did not contact her, nor supply it to the Licensing Officer. Lack of cooperation should be addressed by the Licensing Committee to the Applicant.

How can the Committee make a decision without a traffic plan and a 'click and deliver' operating plan (to understand how many deliveries will be made and at what times and thus the noise nuisance consequences and public safety consequences on the public highway at Effie Road and from Argon Mews with blind spots left and right out to Fulham Road)? This relates to two of the four Licensing objectives, namely Public Safety as well as Disorder in adjoining roads.

I understand that the Licensing Act of 2003 addresses actual physical Premises eg real public houses, hotels, restaurants, shops; it did not foresee the internet age, let alone online purchases and off Premises deliveries from 'ghost Premises'.

All the more reason that the Licensing Committee must take into consideration the negative consequences for residents and the public realm in and around our residential area, of this type of 'click and deliver' business.

The business model of the Applicant (who runs similar businesses in Basingstoke) is about a potential customer running out of alcohol and ringing up to buy a few more bottles at double to triple the normal price, for quick delivery, and we assume, consumption. The Applicant cannot control the behavior of the customer drinking in any way. In a normal Premises, personnel are trained and alcohol can be refused, Police can be called, ambulances can be summoned.

If the Licensing Committee decides to grant the license, we ask for ONLY electric ie absolutely proven, silent vehicles to be used at any and all times, that deliveries be to residential and business addresses only, not parks, bus stops, playgrounds, sports grounds or facilities, health clubs, tennis courts, schools, etc. That delivery drivers are prohibited from congregating in the loading bay area/entrance/exit into the facility.

We also suggest that CCTV should be inside the unit so that Police can regularly check what goes on in this 'ghost' Premises. The applicant is counting only on the CCTV of Access Storage which covers only hallways and exterior areas. That would be similar to only asking for CCTV outside a Licensed Premises. Licensed Premises need CCTV inside, just as is required in a pub, a shop etc.

Finally, we note that Deliveroo-type drivers are rarely official Personal License holders as defined by the 2003 Licensing Act.

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For this reason alone, the delivery personnel cannot meet the objectives of the Four Licensing Objectives because the delivery personnel of the Applicant or of a third party have no obligation to uphold the Four Licensing Objectives.

Please refuse this Application 2021/01376/LAPR.

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Anne Terrasse

From: Roland Wells
Sent: 06 December 2021 15:19
To: Licensing HF: H&F
Cc: Overton Adrian: H&F; Charlotte Dexter
Subject: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

Roland Wells
Address: Barclay Road, SW6 1EJ

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

Our concerns relate to the four licensing objectives and we believe they are strong enough to refuse the License. Full stop.

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There is no planning permission for potentially high volumes of traffic at Access Storage, 21 Effie Road. In fact, it is required to follow strict LBHF Council environmental traffic objectives; no commuting but on foot or bicycle etc. There are no dedicated spaces for delivery scooters, a safety issue that should concern the Licensing Committee.

The Access Storage facility does not enjoy Planning Permission for 24 hour use. It has closed at 6pm for many years, and opened at 8am or 8:30. Hours are shorter on Sundays, and have been for many years. The Responsible Authority, Planning, is addressing this issue in a Representation.

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From: Paul Whitehouse
Sent: 06 December 2021 14:25
To: Licensing HF: H&F
Cc: Overton Adrian: H&F
Subject: ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

From: Paul Whitehouse
Address: Barclay Road SW6 1EH
email:

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

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If the Licensing Committee decides to grant the license, we ask for ONLY electric ie absolutely proven, silent vehicles to be used at any and all times, that deliveries be to residential and business addresses only, not parks, bus stops, playgrounds,

sports grounds or facilities, health clubs, tennis courts, schools, etc. That delivery drivers are prohibited from congregating in the loading bay area/entrance/exit into the facility.

We also suggest that CCTV should be inside the unit so that Police can regularly check what goes on in this 'ghost' Premises. The applicant is counting only on the CCTV of Access Storage which covers only hallways and exterior areas. That would be similar to only asking for CCTV outside a Licensed Premises. Licensed Premises need CCTV inside, just as is required in a pub, a shop etc.

Finally, we note that Deliveroo-type drivers are rarely official Personal License holders as defined by the 2003 Licensing Act.

They are not trained in recognizing the signs of drunk customers, nor checking ID, challenging age etc. They are not trained in refusing to hand over alcohol to drunk customers who have already paid for their order. Nor are they motivated to do so; 1) their job is to deliver, only. 2) why put yourself in danger with someone who is most likely intoxicated? This loophole in the 2003 Act requires very careful consideration of granting a license such as this one in this specific dense residential area of Effie Road/Barclay Road.

For this reason alone, the delivery personnel cannot meet the objectives of the Four Licensing Objectives because the delivery personell of the Applicant or of a third party have no obligation to uphold the Four Licensing Objectives.

Please refuse this Application 2021/01376/LAPR.

Yours sincerely

Paul Whitehouse

From: Tanya Kandel
Sent: 06 December 2021 13:45
To: Licensing HF: H&F
Cc: Overton Adrian: H&F; Charlotte Dexter
Subject: SUBJECT: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

Dear Licensing and Adrian Overton

Ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

Our concerns relate to the four licensing objectives and we believe they are strong enough to refuse the License. Full stop.

The Access Storage facility backs on to the rear of the houses at 1-27 Barclay Road (shared long garden wall).

They suffer noise nuisance during the day and night from vehicular movements, but this facility closes at 6pm.

Were it to stay open 24 hours or any hours after 6pm, to allow for many deliveries per hour of bottles of alcohol, this would cause great noise nuisance, especially during sleeping hours for children, but also at any hour. The Licensing Objective, Protecting Children from Harm must be addressed here. I understand that Charlotte has been in contact with the Safeguarding Officer who has made a representation.

There is no planning permission for potentially high volumes of traffic at Access Storage, 21 Effie Road. In fact, it is required to follow strict LBHF Council environmental traffic objectives; no commuting but on foot or bicycle etc. There are no dedicated spaces for delivery scooters, a safety issue that should concern the Licensing Committee.

The Access Storage facility does not enjoy Planning Permission for 24-hour use. It has closed at 6pm for many years, and opened at 8am or 8:30. Hours are shorter on Sundays, and have been for many years. The Responsible Authority, Planning, is addressing this issue in a Representation.

The areas on all sides of the Access Storage facility are wholly or substantially residential.

1-27 Barclay Road with bedrooms to the rear, so facing Access Storage facility, Broadway Mansions on Effie Road with bedrooms to the rear ie facing Access Storage, flats in 11 Bank Buildings on Fulham Broadway with bedrooms to the rear, ie facing Access Storage. Flats in Argon Mews (new build) with bedrooms facing Access Storage.

The Licensing Policy of LBHF specifically states in Section 22 Consideration of our Residents:

"22.3 Population densities in this borough are high, with many residential premises located above or in close proximity to licensed premises. This means that the public nuisance and crime and disorder objectives will be of paramount concern when evaluating Operating Schedules. Licensing Committees will place high regard on the control measures in place by the applicant in order to ensure our residents are protected from the potential detrimental effects of any licensed premises."

On this point of highly dense residential area alone, we believe the License should be refused.

There are other storage/office facilities in Fulham that are in more developed business areas where the noise and nuisance would not be noticed as much by residents.

The ingress/egress into 21 Effie Road, which is off Effie Road down a narrow single file alley-type drive, is very narrow and the outlook/angles are very dangerous. The Applicant has not addressed this important Public Safety issue.

I understand that my neighbour, Charlotte Dexter, asked, through the Licensing Officer, for an operating plan and a traffic/vehicular plan, but the Applicant did not contact her, nor supply it to the Licensing Officer. Lack of cooperation should be address by the Licensing Committee to the Applicant.

How can the Committee make a decision without a traffic plan and an 'click and deliver' operating plan (to understand how many deliveries will be made and at what times and thus the noise nuisance consequences and public safety consequences on the public highway at Effie Road and from Argon Mews with blind spots left and right out to Fulham Road)? This relates to two of the four Licensing objectives, namely Public Safety as well as Disorder in adjoining roads.

I understand that the Licensing Act of 2003 addresses actual physical Premises eg real public houses, hotels, restaurants, shops; it did not foresee the internet age, let alone online purchases and off Premises deliveries from 'ghost Premises'. All the more reason that the Licensing Committee must take into consideration the negative consequences for residents and the public realm in and around our residential area, of this type of 'click and deliver' business.

The business model of the Applicant (who runs similar businesses in Basingstoke) is about a potential customer running out of alcohol and ringing up to buy a few more bottles at double to triple the normal price, for quick delivery, and we assume, consumption. The Applicant cannot control the behaviour of the customer drinking in any way. In a normal Premises, personnel are trained and alcohol can be refused, Police can be called, ambulances can be summoned.

If the Licensing Committee decides to grant the license, we ask for ONLY electric ie absolutely proven, silent vehicles to be used at any and all times, that deliveries be to residential and business addresses only, not parks, bus stops, playgrounds, sports grounds or facilities, health clubs, tennis courts, schools, etc. That delivery

drivers are prohibited from congregating in the loading bay area/entrance/exit into the facility.

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For this reason alone, the delivery personnel cannot meet the objectives of the Four Licensing Objectives because the delivery personnel of the Applicant or of a third party have no obligation to uphold the Four Licensing Objectives.

Please refuse this Application 2021/01376/LAPR.

Thanks in advance for your help with this.

Tanya Kandel (Barclay Road, SW6 1EH)

From: Broadfield, Jasmine
Sent: 06 December 2021 12:54
To: Licensing HF: H&F
Cc: Overton Adrian: H&F
Subject: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

From: Jasmine Broadfield
Address: Barclay Road, SW6 1EJ
Email:

Ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

Our concerns relate to the four licensing objectives and we believe they are strong enough to refuse the License.

The Access Storage facility backs on to the rear of the houses at 1-27 Barclay Road (shared long garden wall).

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There is no planning permission for potentially high volumes of traffic at Access Storage, 21 Effie Road. In fact, it is required to follow strict LBHF Council environmental traffic objectives; no commuting but on foot or bicycle etc. There are no dedicated spaces for delivery scooters, a safety issue that should concern the Licensing Committee.

The Access Storage facility does not enjoy Planning Permission for 24 hour use. It has closed at 6pm for many years, and opened at 8am or 8:30. Hours are shorter on Sundays, and have been for many years. The Responsible Authority, Planning, is addressing this issue in a Representation.

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How can the Committee make a decision without a traffic plan and an 'click and deliver' operating plan (to understand how many deliveries will be made and at what times and thus the noise nuisance consequences and public safety consequences on the public highway at Effie Road and from Argon Mews with blind spots left and right out to Fulham Road)? This relates to two of the four Licensing objectives, namely Public Safety as well as Disorder in adjoining roads.

I understand that the Licensing Act of 2003 addresses actual physical Premises eg real public houses, hotels, restaurants, shops; it did not foresee the internet age, let alone online purchases and off Premises deliveries from 'ghost Premises'. All the more reason that the Licensing Committee must take into consideration the negative consequences for residents and the public realm in and around our residential area, of this type of 'click and deliver' business.

The business model of the Applicant (who runs similar businesses in Basingstoke) is about a potential customer running out of alcohol and ringing up to buy a few more bottles at double to triple the normal price, for quick delivery, and we assume, consumption. The Applicant cannot control the behavior of the customer drinking in any way. In a normal Premises, personnel are trained and alcohol can be refused, Police can be called, ambulances can be summoned.

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For this reason alone, the delivery personnel cannot meet the objectives of the Four Licensing Objectives because the delivery personell of the Applicant or of a third party have no obligation to uphold the Four Licensing Objectives.

Please refuse this Application 2021/01376/LAPR.

Thanks,
Jasmine

—

Jasmine Broadfield
Senior MBA Recruiter
London, United Kingdom

From: Adrian Dear
Sent: 06 December 2021 09:44
To: Licensing HF: H&F; Overton Adrian: H&F
Cc: Charlotte Murray
Subject: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

From: Adrian Dear
Address: Barclay Road SW6 1EJ
email:

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

Our concerns relate to the four licensing objectives and we believe they are strong enough to refuse the License. Full stop.

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The Access Storage facility does not enjoy Planning Permission for 24 hour use. It has closed at 6pm for many years, and opened at 8am or 8:30. Hours are shorter on Sundays, and have been for many years. The Responsible Authority, Planning, is addressing this issue in a Representation.

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How can the Committee make a decision without a traffic plan and an 'click and deliver' operating plan (to understand how many deliveries will be made and at what times and thus the noise nuisance consequences and public safety consequences on the public highway at Effie Road and from Argon Mews with blind spots left and right out to Fulham Road)? This relates to two of the four Licensing objectives, namely Public Safety as well as Disorder in adjoining roads.

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For this reason alone, the delivery personnel cannot meet the objectives of the Four Licensing Objectives because the delivery personell of the Applicant or of a third party have no obligation to uphold the Four Licensing Objectives.

Please refuse this Application 2021/01376/LAPR.

Adrian Dear

From: Kira Taylor
Sent: 05 December 2021 23:08
To: Licensing HF: H&F
Cc: Overton Adrian: H&F; Charlotte Dexter
Subject: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

From: Kira Taylor
Address: Barclay Road SW6 1EH
email:

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

Our concerns relate to the four licensing objectives and we believe they are strong enough to refuse the License. Full stop.

The Access Storage facility backs on to the rear of the houses at [1-27 Barclay Road](#) (shared long garden wall).

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The Access Storage facility does not enjoy Planning Permission for 24 hour use. It has closed at 6pm for many years, and opened at 8am or 8:30. Hours are shorter on Sundays, and have been for many years. The Responsible Authority, Planning, is addressing this issue in a Representation.

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[1-27 Barclay Road](#) with bedrooms to the rear, so facing Access Storage facility, Broadway Mansions on Effie Road with bedrooms to the rear ie facing Access Storage, flats in 11 Bank Buildings on Fulham Broadway with bedrooms to the rear,

ie facing Access Storage. Flats in Argon Mews (new build) with bedrooms facing Access Storage.

The Licensing Policy of LBHF specifically states in Section 22 Consideration of our Residents:

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On this point of highly dense residential area alone, we believe the License should be refused.

There are other storage/office facilities in Fulham that are in more developed business areas where the noise and nuisance would not be noticed as much by residents.

The ingress/egress into [21 Effie Road](#), which is off Effie Road down a narrow single file alley-type drive, is very narrow and the outlook/angles are very dangerous. The Applicant has not addressed this important Public Safety issue.

I understand that my neighbour, Charlotte Dexter, asked, through the Licensing Officer, for an operating plan and a traffic/vehicular plan, but the Applicant did not contact her, nor supply it to the Licensing Officer. Lack of cooperation should be address by the Licensing Committee to the Applicant.

How can the Committee make a decision without a traffic plan and an 'click and deliver' operating plan (to understand how many deliveries will be made and at what times and thus the noise nuisance consequences and public safety consequences on the public highway at Effie Road and from Argon Mews with blind spots left and right out to Fulham Road)? This relates to two of the four Licensing objectives, namely Public Safety as well as Disorder in adjoining roads.

I understand that the Licensing Act of 2003 addresses actual physical Premises eg real public houses, hotels, restaurants, shops; it did not foresee the internet age, let alone online purchases and off Premises deliveries from 'ghost Premises'. All the more reason that the Licensing Committee must take into consideration the negative consequences for residents and the public realm in and around our residential area, of this type of 'click and deliver' business.

The business model of the Applicant (who runs similar businesses in Basingstoke) is about a potential customer running out of alcohol and ringing up to buy a few more bottles at double to triple the normal price, for quick delivery, and we assume, consumption. The Applicant cannot control the behavior of the customer drinking in any way. In a normal Premises, personnel are trained and alcohol can be refused, Police can be called, ambulances can be summoned.

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For this reason alone, the delivery personnel cannot meet the objectives of the Four Licensing Objectives because the delivery personell of the Applicant or of a third party have no obligation to uphold the Four Licensing Objectives.

Please refuse this Application 2021/01376/LAPR.

Yours faithfully,

Kira Taylor

From:

Sent: 05 December 2021 22:39

To: Licensing HF: H&F; Overton Adrian: H&F;

Subject: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

From: Francesca Stratton

Address: Barclay Road SW6 1EH

email:

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

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Please refuse this Application 2021/01376/LAPR.

From: Thomas Railhac
Sent: 05 December 2021 20:30
To: Licensing HF: H&F; Overton Adrian: H&F
Cc: Emilie Railhac
Subject: SUBJECT: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

SUBJECT: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

To: licensing@lbhf.gov.uk

cc:

cc:

From: Thomas & Emilie Railhac
Address: Barclay Road SW6 1EJ/EH
email:

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

Our concerns relate to the four licensing objectives and we believe they are strong enough to refuse the License. Full stop.

The Access Storage facility backs on to the rear of the houses at 1-27 Barclay Road (shared long garden wall).

We suffer noise nuisance during the day and night from vehicular movements, but this facility closes at 6pm.

Were it to stay open 24 hours or any hours after 6pm, to allow for many deliveries per hour of bottles of alcohol, this would cause great noise nuisance, especially during sleeping hours for children, but also at any hour. The Licensing Objective, Protecting Children from Harm must be addressed here. I understand that Charlotte has been in contact with the Safeguarding Officer who has made a representation.

There is no planning permission for potentially high volumes of traffic at Access Storage, 21 Effie Road. In fact, it is required to follow strict LBHF Council environmental traffic objectives; no commuting but on foot or bicycle etc. There are no dedicated spaces for delivery scooters, a safety issue that should concern the Licensing Committee.

The Access Storage facility does not enjoy Planning Permission for 24 hour use. It has closed at 6pm for many years, and opened at 8am or 8:30. Hours are shorter on Sundays, and have been for many years. The Responsible Authority, Planning, is addressing this issue in a Representation.

The areas on all sides of the Access Storage facility are wholly or substantially residential.

1-27 Barclay Road with bedrooms to the rear, so facing Access Storage facility, Broadway Mansions on Effie Road with bedrooms to the rear ie facing Access Storage, flats in 11 Bank Buildings on Fulham Broadway with bedrooms to the rear, ie facing Access Storage. Flats in Argon Mews (new build) with bedrooms facing Access Storage.

The Licensing Policy of LBHF specifically states in Section 22 Consideration of our Residents:

"22.3 Population densities in this borough are high, with many residential premises located above or in close proximity to licensed premises. This means that the public nuisance and crime and disorder objectives will be of paramount concern when evaluating Operating Schedules. Licensing Committees will place high regard on the control measures in place by the applicant in order to ensure our residents are protected from the potential detrimental effects of any licensed premises."

On this point of highly dense residential area alone, we believe the License should be refused.

There are other storage/office facilities in Fulham that are in more developed business areas where the noise and nuisance would not be noticed as much by residents.

The ingress/egress into 21 Effie Road, which is off Effie Road down a narrow single file alley-type drive, is very narrow and the outlook/angles are very dangerous. The Applicant has not addressed this important Public Safety issue.

I understand that my neighbour, Charlotte Dexter, asked, through the Licensing Officer, for an operating plan and a traffic/vehicular plan, but the Applicant did not contact her, nor supply it to the Licensing Officer. Lack of cooperation should be address by the Licensing Committee to the Applicant.

How can the Committee make a decision without a traffic plan and an 'click and deliver' operating plan (to understand how many deliveries will be made and at what times and thus the noise nuisance consequences and public safety consequences on the public highway at Effie Road and from Argon Mews with blind spots left and right out to Fulham Road)? This relates to two of the four Licensing objectives, namely Public Safety as well as Disorder in adjoining roads.

I understand that the Licensing Act of 2003 addresses actual physical Premises eg real public houses, hotels, restaurants, shops; it did not foresee the internet age, let alone online purchases and off Premises deliveries from 'ghost Premises'. All the more reason that the Licensing Committee must take into consideration the negative consequences for residents and the public realm in and around our residential area, of this type of 'click and deliver' business.

The business model of the Applicant (who runs similar businesses in Basingstoke) is about a potential customer running out of alcohol and ringing up to buy a few more bottles at double to triple the normal price, for quick delivery, and we assume,

consumption. The Applicant cannot control the behavior of the customer drinking in any way. In a normal Premises, personnel are trained and alcohol can be refused, Police can be called, ambulances can be summoned.

If the Licensing Committee decides to grant the license, we ask for ONLY electric ie absolutely proven, silent vehicles to be used at any and all times, that deliveries be to residential and business addresses only, not parks, bus stops, playgrounds, sports grounds or facilities, health clubs, tennis courts, schools, etc. That delivery drivers are prohibited from congregating in the loading bay area/entrance/exit into the facility.

We also suggest that CCTV should be inside the unit so that Police can regularly check what goes on in this 'ghost' Premises. The applicant is counting only on the CCTV of Access Storage which covers only hallways and exterior areas. That would be similar to only asking for CCTV outside a Licensed Premises. Licensed Premises need CCTV inside, just as is required in a pub, a shop etc.

Finally, we note that Deliveroo-type drivers are rarely official Personal License holders as defined by the 2003 Licensing Act.

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For this reason alone, the delivery personnel cannot meet the objectives of the Four Licensing Objectives because the delivery personell of the Applicant or of a third party have no obligation to uphold the Four Licensing Objectives.

Please refuse this Application 2021/01376/LAPR.
Thomas Railhac

From:

Sent: 05 December 2021 20:25

To: Licensing HF: H&F; Overton Adrian: H&F

Cc:

Subject: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

From: Laura s Kennedy

Address: Barclay Road SW6 1EJ/EH

email:

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

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There is no planning permission for potentially high volumes of traffic at Access Storage, 21 Effie Road. In fact, it is required to follow strict LBHF Council environmental traffic objectives; no commuting but on foot or bicycle etc. There are no dedicated spaces for delivery scooters, a safety issue that should concern the Licensing Committee.

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How can the Committee make a decision without a traffic plan and an 'click and deliver' operating plan (to understand how many deliveries will be made and at what times and thus the noise nuisance consequences and public safety consequences on the public highway at Effie Road and from Argon Mews with blind spots left and right out to Fulham Road)? This relates to two of the four Licensing objectives, namely Public Safety as well as Disorder in adjoining roads.

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The business model of the Applicant (who runs similar businesses in Basingstoke) is about a potential customer running out of alcohol and ringing up to buy a few more bottles at double to triple the normal price, for quick delivery, and we assume, consumption. The Applicant cannot control the behavior of the customer drinking in any way. In a normal Premises, personnel are trained and alcohol can be refused, Police can be called, ambulances can be summoned.

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For this reason alone, the delivery personnel cannot meet the objectives of the Four Licensing Objectives because the delivery personell of the Applicant or of a third party have no obligation to uphold the Four Licensing Objectives.

Please refuse this Application 2021/01376/LAPR.

From: Philippa Hawkins
Sent: 05 December 2021 13:14
To: Licensing HF: H&F
Cc: Overton Adrian: H&F; Charlotte Dexter
Subject: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

SUBJECT:

From: Philippa Hawkins
Address: Barclay Road SW6 1EJ (co-owner, not current tenant)
[email:](#)

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

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How can the Committee make a decision without a traffic plan and an 'click and deliver' operating plan (to understand how many deliveries will be made and at what times and thus the noise nuisance consequences and public safety consequences on the public highway at Effie Road and from Argon Mews with blind spots left and right out to Fulham Road)? This relates to two of the four Licensing objectives, namely Public Safety as well as Disorder in adjoining roads.

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Please refuse this Application 2021/01376/LAPR.

From: Fleur Collyer
Sent: 05 December 2021 10:45
To: Licensing HF: H&F
Cc: Overton Adrian: H&F; Charlotte Dexter
Subject: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

From: Fleur Collyer
Address: Barclay Road SW6 1EJ/EH
email:

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

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Please refuse this Application 2021/01376/LAPR.

Fleur Collyer

From: Florian Härb
Sent: 05 December 2021 10:21
To: Licensing HF: H&F
Cc: Overton Adrian: H&F
Subject: Ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

From: Florian Haerb
Address: Barclay Road SW6 1EJ
email:

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

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Please refuse this Application 2021/01376/LAPR.

Yours sincerely,
Florian Haerb
Dr. Florian Härb

From: Alexander Hare
Sent: 07 December 2021 13:08
To: Licensing HF: H&F; Overton Adrian: H&F
Cc: Charlotte Dexter
Subject: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

From: Alexander Thornton Hare
Address: Barclay Road SW6 1EH
email:

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

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For this reason alone, the delivery personnel cannot meet the objectives of the Four Licensing Objectives because the delivery personell of the Applicant or of a third party have no obligation to uphold the Four Licensing Objectives.

Please refuse this Application 2021/01376/LAPR.

From: Adrian Murray
Sent: 07 December 2021 14:46
To: Licensing HF: H&F
Cc: Overton Adrian: H&F; Charlotte
Subject: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

SUBJECT: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

To: licensing@lbhf.gov.uk

cc:

cc:

From: Adrian Timothy Lawrence Murray
Address: Barclay Road SW6 1EJ
email:

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

I oppose this application and ask the Licensing Committee not to grant the License. At the licensing hearing (date not yet set; zoom call), I give my permission for Charlotte Dexter or her representative, Barclay Road to represent me and take my 5 minutes to elaborate my and our concerns as Barclay Road Residents.

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Please refuse this Application 2021/01376/LAPR.

Yours faithfully

Adrian Murray
7 December 2021

From: Sally Bagot
Sent: 07 December 2021 15:32
To: Licensing HF: H&F; Overton Adrian: H&F
Cc: 'Charlotte Dexter'
Subject: SUBJECT: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

From: Sally Bagot & Charles Bagot
Address: Barclay Road SW6 1EJ/EH

ref: 2021/01376/LAPR 24/hr online alcohol sales off the Premises for delivery to customers

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Please refuse this Application 2021/01376/LAPR.

Many thanks.

Yours sincerely

Sally Bagot & Charles Bagot

From: Clare Harris

Sent: 07 December 2021 15:48

To: Licensing HF: H&F; Overton Adrian: H&F

Cc: 'Charlotte Dexter'

Subject: RE: 2021/01376/LAPR 21 Effie Road SW6 1EN 24/hr online alcohol sales from a proposed 'ghost' Premises at Access Storage

Dear Licensing and Adrian Overton

SUBJECT: ref: 2021/01376/LAPR 21 Effie Road SW6 1EN: 24/hr online alcohol sales from a proposed ghost Premises for delivery to customers

To: licensing@lbhf.gov.uk

cc:

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Please refuse this Application 2021/01376/LAPR. I look forward to hearing from you.

Clare Harris.
BARCLAY ROAD
SW6 1EH

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1. THE APPLICATION

On 9 November 2021, Mrs Ramela Mathysoothanan (“the agent”) submitted an application on behalf of Mr Kajanthan Karthigesu (“the applicant”) for a Premises Licence to be granted in respect of the premises trading as Londis and located at 53 Palliser Road London W14 9EB.

1.1 Application Requested

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

Sale of alcohol – Off the Premises Only

Monday to Sunday 08:00 - 22:00

Hours open to public:

Monday to Saturday 07:00 - 22:00

Sunday 08:00 - 22:00

A copy of the application form and plans can be seen on pages 140-146 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 steps can be seen on pages 143-144 of this report.

2. BACKGROUND

The main access to the premise’s unit will be located on Palliser Road. There is a mixture of both residential and commercial premises within the selected 75m buffer zone. A map showing the location of the premises and neighbouring licensed premises can be seen on pages 147-148 of this report.

There are several options for transport away from the area including buses and taxis which run from in and around the Palliser Road area. Barons Court tube station is a 2-minute walk away and West Kensington tube station is a 7-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 149-150 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 8.8 page 16 of the SLP states that off Licences, shops, supermarkets and stores selling alcohol for consumption off the premises potentially have a high risk of crime and disorder as well as being targeted as easy premises from where to acquire alcohol. Such premises can contribute to anti-social behaviour and disorder through the consumption of alcohol on the street and in open spaces by groups of drinkers, through the sale of alcohol to children, and through the sale of alcohol to street drinkers and persons who are already drunk.

5.5 Section 8.9 page 16 of the SLP states that the Licensing Authority expects operators of off licences to show particular diligence in areas where these problems are prevalent, and to strictly monitor the way they sell alcohol where the premises are located close to schools and hostels and similar premises that provide shelter or services to alcohol dependent persons.

5.6 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.

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 2021/01382/LAPR
Payment transaction reference 256-35652
Amount paid £190
Date submitted 09/11/2021

Are you the applicant or their Agent agent?

PREMISES DETAILS

Premises address

53 Palliser Road, London W14 9EB

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) Londis

Telephone number at the premises (if any)

Are the premises in the course of construction?

No

Non-domestic rateable value 21500 if the premises

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

No

APPLICANT DETAILS

I am applying as an individual or individuals

Title Mr

Name Kajanthan Karthigesu

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:

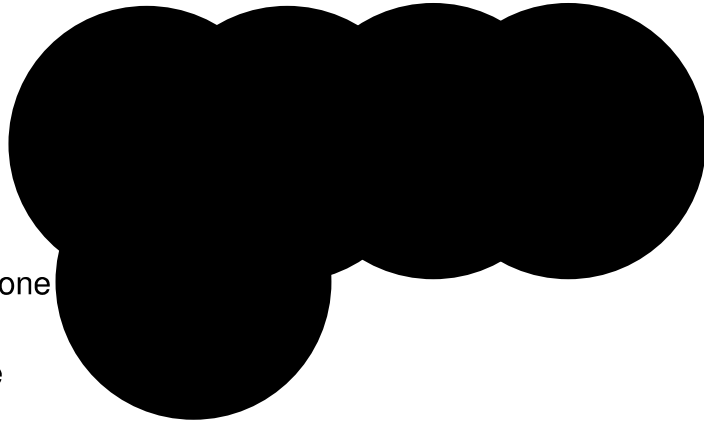
I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities

Alternative details for correspondence

Contact name (if different from premises user) Mrs Ramela Mathysoothanan

Business name

Correspondence address



Daytime/ business telephone number

Evening/ home telephone number

Mobile phone number

Email address

OPERATING SCHEDULE

When do you want the premises licence to start?

10/12/2021

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 will be used as a convenience store.

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

supply of alcohol

HOURS OPEN TO THE PUBLIC

Standard days

Mondays

Start 07:00

Finish 22:00

Tuesdays

Start 07:00

Finish 22:00

Wednesdays

Start 07:00

Finish 22:00

Thursdays

Start 07:00

Finish 22:00

Fridays

Start 07:00

Finish 22:00

Saturdays

Start 07:00
Finish 22:00

Sundays

Start 08:00
Finish 22:00

Please state any seasonal variations

n/a

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

n/a

SUPPLY OF ALCOHOL

Please give further details here

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

Off the premises

Standard days

Mondays

Start 08:00
Finish 22:00

Tuesdays

Start 08:00
Finish 22:00

Wednesdays

Start 08:00
Finish 22:00

Thursdays

Start 08:00
Finish 22:00

Fridays

Start 08:00
Finish 22:00

Saturdays

Start 08:00
Finish 22:00

Sundays

Start 08:00
Finish 22:00

Please state any seasonal variations

n/a

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

n/a

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

Full name Mr Kajanathan Karthigesu

Date of birth

Home address of prospective designated premises supervisor

Personal licence number (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

n/a

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

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

-EVERY SUPPLY OF ALCOHOL UNDER THE PREMISES LICENCE MUST BE MADE OR AUTHORISED BY A PERSON WHO HOLDS A PERSONAL LICENCE
-THE PREMISES LICENCE HOLDER SHALL ENSURE THAT AN AGE VERIFICATION POLICY APPLIES TO THE PREMISES IN RELATION TO THE SALE OF ALCOHOL

-ALL STAFF SHALL BE TRAINED IN RESPONSIBLE OF ALCOHOL TRADING. THE TRAINING LOG AND RECORDS ARE TO BE KEPT ON THE PREMISES AND MUST BE PROVIDED ON REQUEST OF THE POLICE OR LICENSING AUTHORITY

-SPIRITS TO BE PLACED BEHIND THE COUNTER

b) The prevention of crime and disorder

-AN ADEQUATE CCTV SYSTEM SHALL BE INSTALLED, OPERATED AND MAINTAINED IN GOOD WORKING ORDER AT THE PREMISES. THE CCTV WILL PROVIDE ADEQUATE COVERAGE OF ALL SALES AND TILL AREAS AS WELL AS THE ENTRANCE DOOR.

-THE CCTV MUST RETAIN ALL IMAGES FOR A MINIMUM OF 28 DAYS AND THESE MUST BE KEPT AVAILABLE FOR THE POLICE AND LICENSING AUTHORITY.

-STAFF MUST BE TRAINED AND ABLE TO OPERATE THE SYSTEM

-ANY PERSON WHO APPEARS TO BE DRUNKEN AND AGGRESSIVE WILL NOT BE PERMITTED INTO THE PREMISES AND WILL NOT BE ALLOWED TO PURCHASE ALCOHOL

-ANY INCIDENTS MUST BE REPORTED TO THE POLICE. A LOGBOOK MUST BE MAINTAINED TO RECORD ANY SUCH INCIDENTS

c) Public safety

- ALL EXIT DOORS TO BE EASILY OPENABLE

-MEANS OF ESCAPE TO BE MAINTAINED, UNOBSRUCTED AND CLEARLY IDENTIFIED WITH EMERGENCY LABELS

-COMPLIANCE WITH ALL CURRENT FIRE AND HEALTH & SAFETY LEGISLATION AS REQUIRED BY THE LAW

d) The prevention of public nuisance

- REGULAR CHECKS BY STAFF OF THE IMMEDIATE OUTSIDE AREA TO BE MADE AND ALL LITTER IS REMOVED FROM THE VICINITY OF THE PREMISES

e) The protection of children from harm

-AN EFFECTIVE 'CHALLENGE 25 POLICY' SHALL BE MAINTAINED IN PLACE AT THE PREMISES

- ANY PERSON APPEARING TO BE UNDER THE AGE OF 25 WHO ATTEMPTS TO PURCHASE ALCOHOL MUST BE CHALLENGED IN RESPECT OF THEIR AGE AND ARE REQUIRED TO PROVIDE ADEQUATE PROOF (ONLY PHOTOGRAPHIC BASED FORMS OF IDENTIFICATIONS)

- THESE MUST BE ACCREDITED TO THE PASS SCHEME OR SUBSEQUENT EQUIVALENT BUT COULD ALSO INCLUDE PASSPORT, DRIVING LICENSE OR NATIONAL ID CARD

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.

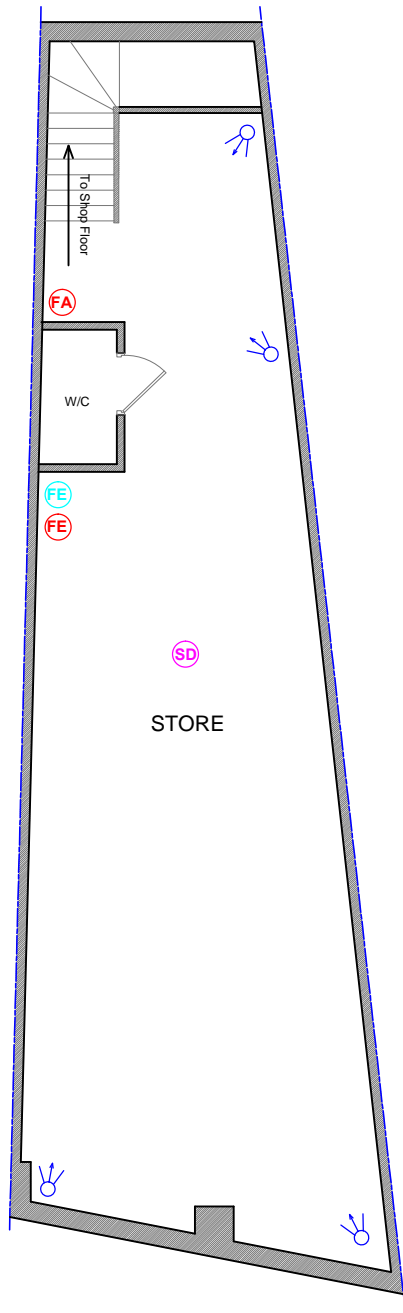
I have the consent of any individuals or third parties listed in this form to provide their personal details and I am authorised to submit this application on behalf of all applicants.

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.

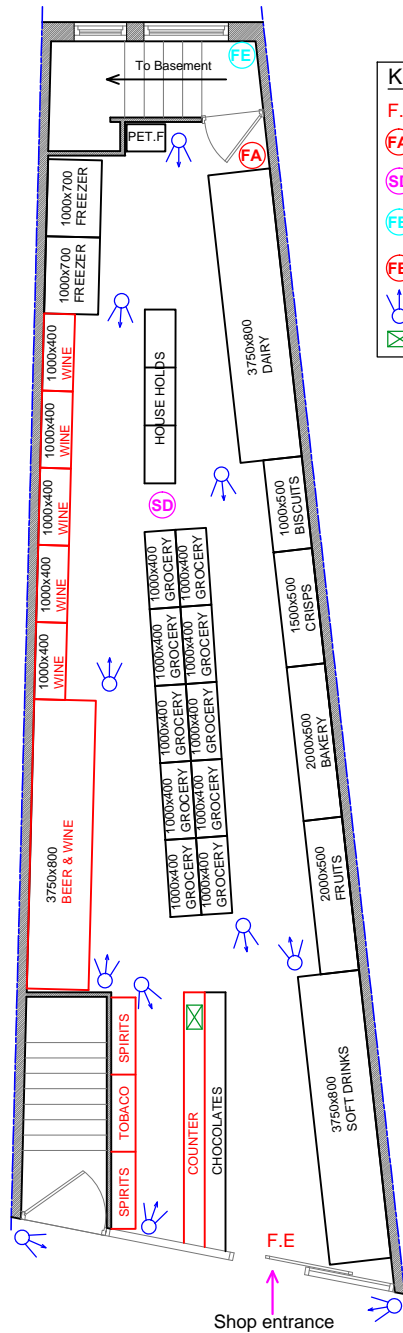
I agree to the above

Yes I agree to the above declaration

Full name	Ramela Mathysoothanan
Capacity	Agent
Date	09/11/2021

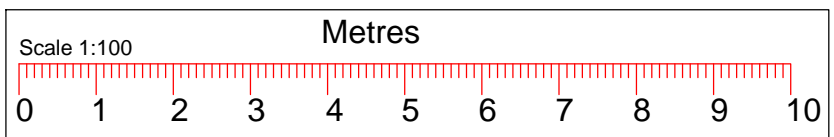


PROPOSED BASEMENT PLAN
Scale 1:100



PROPOSED SHOP PLAN
Scale 1:100

- KEYS:**
- F.E - Fire Exit
 - FA - Fire Alarm
 - SD - Smoke Detector
 - FE (Foam) - Fire Extinguisher (Foam)
 - FE (H2O) - Fire Extinguisher(H2O)
 - CCTV - CCTV
 - First Aid equipment



TITLE : PREMISES PLAN.



Contact: M.Mathu(BSc, MSc Civil Engineering)
Tel : 07515365953 Web: mkmdesigns.co.uk
Email: mathu_eng@yahoo.co.uk

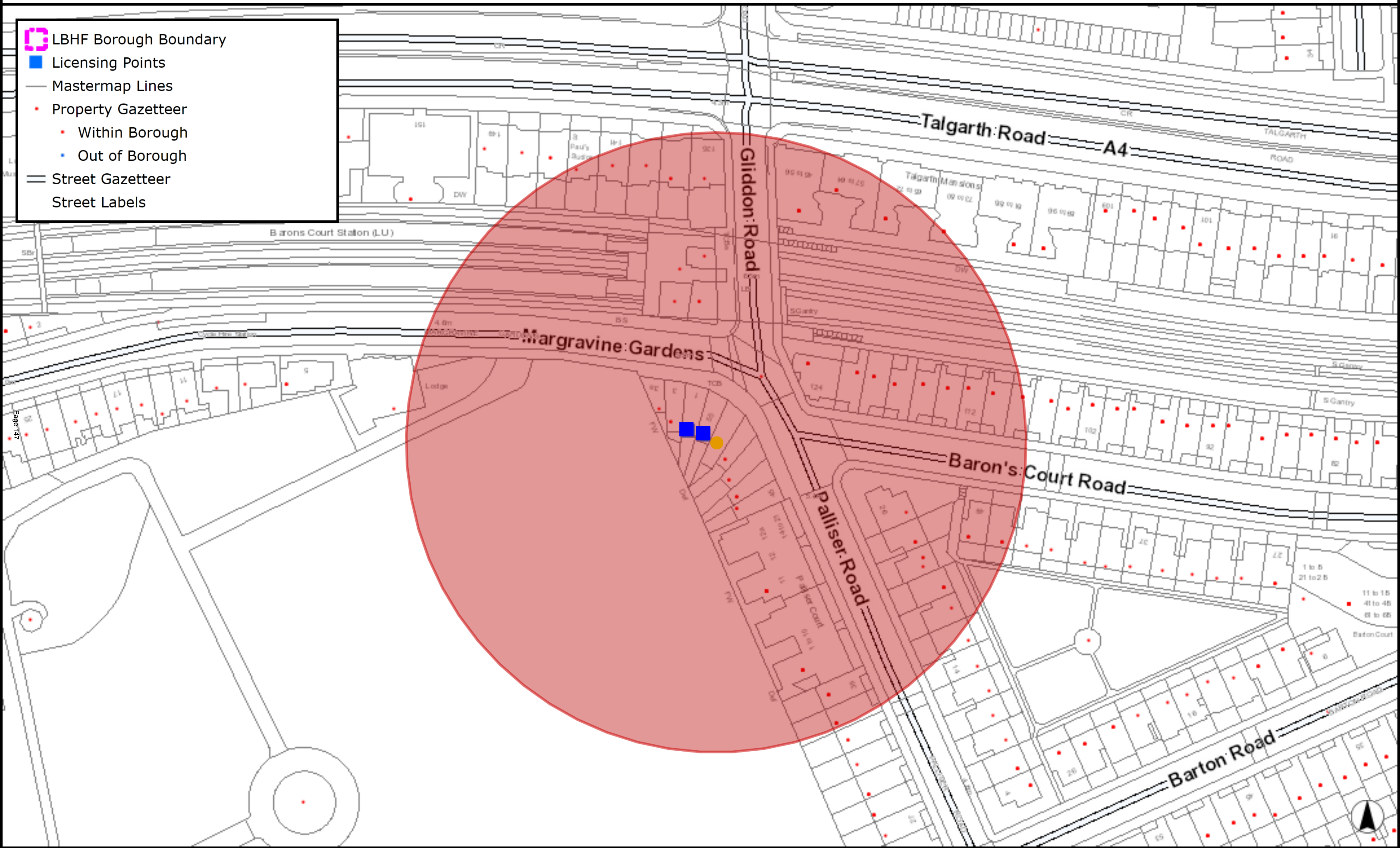
NAME :
ADDRESS : 53 PALLISER ROAD,
LONDON,
W14 9EB.

Notes: # This Drawing is Copyright of MKM DESIGNS.
Contractor/Builder to check all dimension on site, Before commencement of any works. Figured dimension only to be used.
All work shall comply with the latest Building Regulations & be to the satisfaction of the L. Authority.
Materials shall be suitable for the purpose for which they are used & the quality shall not be lower than that defined in the relevant British standard.

Drg No : MKM/21/PAL53/PL02 | Scale : Shown@A4 | Drwn By: M.MATHU | Date : 10/11/2021 | Page : 01/01

London Borough of Hammersmith & Fulham

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



Reference	Name	Address	Activities	Monday to Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
2018/00045/LAPR	Martins	1 Margravine Gardens London W6 8RL	Sale of Alcohol Off the Premises Only	06:00 - 23:00							
2019/02030/LAPR	Oddbins	55 Palliser Road London W14 9EB	Sale of Alcohol Off the Premises Only		08:00 - 23:00	08:00 - 23:00	08:00 - 23:00	08:00 - 23:00	08:00 - 23:00	08:00 - 23:00	10:00 - 22:30

From: noreply@lbhf.gov.uk
Sent: 28 November 2021 13:42
To: Dimitriou Maria: H&F
Subject: Comments for Licensing Application 2021/01382/LAPR

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/11/2021 1:42 PM from Mrs Jane Spooner.

Application Summary

Address:	53 Palliser Road London W14 9EB
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mrs Jane Spooner
Email:	
Address:	Palliser Court Palliser Road London

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Licensing Application

Reasons for comment:

Comments: 28/11/2021 1:42 PM Objection: This application for an off license provision in what is currently solely a grocery store (Londis) is in one of the 9 shops in the small shopping parade consisting of: dress shop, chemist, newsagent (which also sells cheaper end beers, wine etc), a more upmarket off-license (in operation for about 30 years), the food store (Londis), butcher, estate agent, cafe, drycleaners. This is essentially otherwise a residential neighbourhood. The two shops with off-license provision generally close around 8 pm anyway as do the other shops. A third off license would pose a significant additional risk for disorder in the overall residential context and is disproportionate to the context as well. Barons Court tube station nearby is not a later evening destination other than for residents homebound. Visitors to the Queens Club have hospitality provided there.

Under age students at the 6th Form college and FE college nearby are around in the weekday daytimes; and a third off license would pose an additional risk to this age group and also to residents in general of on street drinking or drinking in public in the nearby cemetery. The LA neighbourhood safety provision who are notified in any event of antisocial behaviour in the cemetery- and it does happen- are already very overstretched. Since the demise of the former LA sponsored Parks Police, the current service is no longer a rapid response unit. Overall, this application is inappropriate for this context and consent should be refused.

Kind regards