

Licensing Sub-Committee

Agenda

Thursday 3 March 2022

6.30 pm

Online - Virtual Meeting

MEMBERSHIP

Administration:	Opposition:
Councillor Natalia Perez (Chair) Councillor Matt Uberoi	Councillor Dominic Stanton

CONTACT OFFICER: Amrita White
Committee Co-ordinator
Governance and Scrutiny
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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/q50GEZzLZ2o>

Licensing Sub-Committee Agenda

3 March 2022

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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>	
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1. THE APPLICATION

On 05 January 2022, Parklife Trading Ltd (“the applicant”) submitted an application for a new premises licence to be granted in respect of the premises known as The Tea House located at Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA.

1.1 Application Requested

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

Sale of alcohol – Both On and Off the Premises

Monday to Sunday 09:00 – 23:00

*the sale of alcohol between 17:00 and 23:00 shall cover events at the venue

Hours open to public:

Monday to Friday 08:00 – 17:00

Saturday to Sunday 09:00 – 17:00

On 03 February 2022 the applicant added a seasonal variation to this application, please see below:

Between the spring and summer months the applicant proposes to extend the premises closing hours from 17:00 to 20:00.

On 07 February 2022 the applicant further amended the application. Therefore, the updated licensable activities are as follows:

Sale of alcohol – On the Premises Only

Monday to Sunday 11:00 – 20:00

*the sale of alcohol shall include events at the venue

Hours open to public:

Monday to Friday 08:00 – 17:00

Saturday to Sunday 09:00 – 17:00

Non-standard timings for Hours open to public - British Summer Time Period Only

Monday to Friday 08:00 – 20:00

Saturday to Sunday 09:00 – 20:00

A copy of the application form, plan and amendments can be seen on pages 9-16 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 page 12 of this report.

On 03 February 2022, following correspondence received from the Police, the applicant agreed to amend the alcohol location and hours as well as add extra conditions to their licence if granted. A copy of this amendment and relevant correspondence can be seen on pages 17-18 of this report.

On 04 February 2022, following correspondence received from the Environmental Health Authority, the applicant sent some further clarifications regarding their risk and safety assessments. A copy of relevant correspondence can be seen on pages 19-36 of this report.

2. BACKGROUND

The premises is located within Bishop's Park. The main access to the premise's unit will be via Bishop's Avenue as well as Bishop's Park Road and its junction with Stevenage Road. There are primarily residential premises within the area, therefore, there is only one other neighbouring licensed premises within the selected 75m buffer zone. A map showing the location of the premises can be seen on pages 37-38 of this report.

There are several options for transport away from the area including buses and taxis which run from in and around the Bishop's Avenue area. Parsons Green tube station is a 19-minute walk away and Putney Bridge 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 Cllr Lloyd-Harris objecting to the licence application. A copy of this representation can be seen on pages 39-40 of this report.

The licensing section received one representation from Cllr Johnson objecting to the licence application. A copy of this representation can be seen on page 41 of this report.

The licensing section received one representation from the Fulham Society Residents Group objecting to the licence application. A copy of this representation can be seen on pages 42-43 of this report.

The licensing section received one representation from the Bishops Mansions Residents Group objecting to the licence application. A copy of this representation can be seen on pages 44-57 of this report.

The licensing section received 147 representations from local residents objecting to the licence application. A copy of these representations can be seen on pages 58-209 of this report.

The licensing section received eight representations from local residents supporting the licence application. A copy of these representations can be seen on pages 210-218 of this report.

In addition to the above representations, the licencing section received comments from the Parks Authority. A copy of these comments can be seen on page 219 of this report.

The licensing section received a number of further comments from Cllr Lloyd-Harris, Cllr Johnson and local residents following the application amendments. A copy of these comments can be seen on pages 220-233 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 5.2 page 12 of the SLP states that the Licensing Authority will closely scrutinise extended hours applications to ensure that the Licensing Objectives are met. In determining an application, the licensing committee might decide that the circumstances are such that a restriction on hours is the only appropriate means to achieve the Licensing Objectives. If an 'hours' restriction is imposed, the Licensing Authority will normally require that customers should be allowed a minimum of thirty minutes to consume alcohol. For example, if the closing time on the application is stated as 12 midnight, the latest time that a licence would be granted to serve alcohol would be 11:30pm, as the Licensing Authority will normally allow a minimum of 30 minutes to consume alcohol that has been purchased before the terminal hour.

5.3 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.

5.4 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.

5.5 Section 8.2 pages 15 and 16 of the SLP states that the Licensing Authority will require the licence holder to indicate what steps will be put in place to control the excessive consumption of alcohol and drunkenness on relevant premises in order to reduce the risk of anti-social behaviour occurring elsewhere after customers have left the premises.

5.6 Section 9.1 page 17 of the SLP states that the Licensing Authority will require the applicant to detail in their operating plan the steps proposed to ensure the physical safety of people using the relevant premises or place.

5.7 Section 10.3 page 19 of the SLP states that the Licensing Authority will particularly consider the following matters where they are material to the individual application:

- The proximity of residential accommodation;
- The type of use proposed, including the likely numbers of customers, proposed hours of operation and the frequency of activity;
- The steps taken or proposed to be taken by the applicant to prevent noise and vibration escaping from the premises, including music, noise from ventilation equipment, and human voices. Such measures may include the installation of soundproofing, air conditioning, acoustic lobbies and sound limitation devices;
- The steps taken or proposed to be taken by the applicant to prevent disturbance by customers arriving at or leaving the premises. This will usually be of greater importance late at night and/or in the early hours of the morning. However, nuisance can arise at any time of the day or night so the Licensing Authority will consider representations from Responsible Authorities and/or Interested Parties relating to potential nuisance from any activity at all times dependent on the merits of the application/steps taken or proposed to prevent nuisance.
- The steps taken or proposed to be taken by the applicant to prevent queuing (either by pedestrian or vehicular traffic). If some queuing is inevitable then

- queues should be diverted away from neighbouring premises or be otherwise managed to prevent disturbance or obstruction;
- The steps taken or proposed to be taken by the applicant to ensure staff leave the premises quietly;
 - The arrangements made or proposed for parking by patrons, and the effect of parking by patrons on local residents;
 - The provision for public transport in the locality (including taxis and private hire vehicles) for patrons;
 - The level of likely disturbance from associated vehicular and pedestrian movement to and from the premises;
 - The delivery and collection areas and delivery/collection times;
 - The siting of external lighting, including security lighting that is installed inappropriately;
 - The arrangements for refuse disposal, storage and the prevention/tidying of litter (including fly posters and illegal placards);
 - The generation of odour, e.g. from the preparation of food;
 - Any other relevant activity likely to give rise to nuisance;

5.8 Section 11.1 page 20 of the SLP states that the Licensing Authority will require operating plans to specify the measures and management controls in place to protect children from harm. Where appropriate a written childcare policy should be available and be incorporated in the induction of staff.

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 2022/00010/LAPR
Payment transaction reference 256-90063
Amount paid £100
Date submitted 05/01/2022
Are you the applicant or their Applicant agent?

PREMISES DETAILS

Premises address
Tea Rooms Bishop's Park Bishop's Avenue, London SW6 6EA
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) The Tea House
Telephone number at the premises (if any)
Are the premises in the course of construction?

No
Non-domestic rateable value 0 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 a person other than an individual
Please confirm if you are applying as a limited company/ limited liability partnership

Applicant name Parklife Trading Ltd
Address  Roots & Berries
62 West Hill
London
SW18 1RU

Registered company number 8813967

Telephone 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)
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?

02/02/2022

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 Tea House is a heritage building, and parts of Bishop's Park, are listed Grade II on the register of parks and gardens. We have created a modern, stylish café that is sympathetic to the fabulous building it is in and its gorgeous surroundings.

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

supply of alcohol

HOURS OPEN TO THE PUBLIC

Standard days

Mondays

Start 08:00

Finish 17:00

Tuesdays

Start 08:00

Finish 17:00

Wednesdays

Start 08:00

Finish 17:00

Thursdays

Start 08:00

Finish 17:00

Fridays

Start 08:00

Finish 17:00

Saturdays

Start 09:00

Finish 17:00

Sundays

Start 09:00

Finish 17:00

Please state any seasonal variations

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

SUPPLY OF ALCOHOL

Please give further details here

The sales of wine, beer & spirits to go alongside our food offering in the cafe. Also an option to use the space for small events which may require alcohol.

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

Both

Standard days

Mondays

Start 09:00
Finish 23:00

Tuesdays

Start 09:00
Finish 23:00

Wednesdays

Start 09:00
Finish 23:00

Thursdays

Start 09:00
Finish 23:00

Fridays

Start 09:00
Finish 23:00

Saturdays

Start 09:00
Finish 23:00

Sundays

Start 09:00
Finish 23:00

Please state any seasonal variations

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

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

Full name Mr Charles Oppenheim

Date of birth

Home address of prospective designated premises supervisor



Personal licence number (if known)

Issuing authority (if known)

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

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

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

b) The prevention of crime and disorder

Effective and responsible management of premises

Training and supervision of staff

Adoption of best practice guidance

Provision and monitoring of CCTV

Provision of litter bins and other security measures, such as outside lighting

c) Public safety

Suitable risk assessments

Provision of a sufficient number of people employed or engaged to secure the safety of the premises and patrons

Appropriate instruction, training and supervision of those employed

Adoption of best practice guidance

Provision of effective CCTV

No alcohol to be served on days where there are football matches at Craven Cottage (Fulham FC's ground).

d) The prevention of public nuisance

CCTV

Appropriate instruction, training and supervision to prevent incidents of public nuisance

Control of operating hours

Adoption of best practice guidance

No amplified music to be heard outside of the premises

No flashing lights to be seen outside of the premises

Signage for guests leaving at night

Management of dispersing groups following events

Position of external lighting

Collection and disposal of litter

e) The protection of children from harm

Sufficient number of staff to secure the protection of children from harm

Appropriate instruction, training and supervision of staff in respect to determining the age of a customer

Adoption of best practice guidance

Imposition of requirements for children to be accompanied by an adult

Acceptance of accredited 'proof of age' cards and/or 'photo' driving licence

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 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.

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

Charles Oppenheim

Capacity

Date

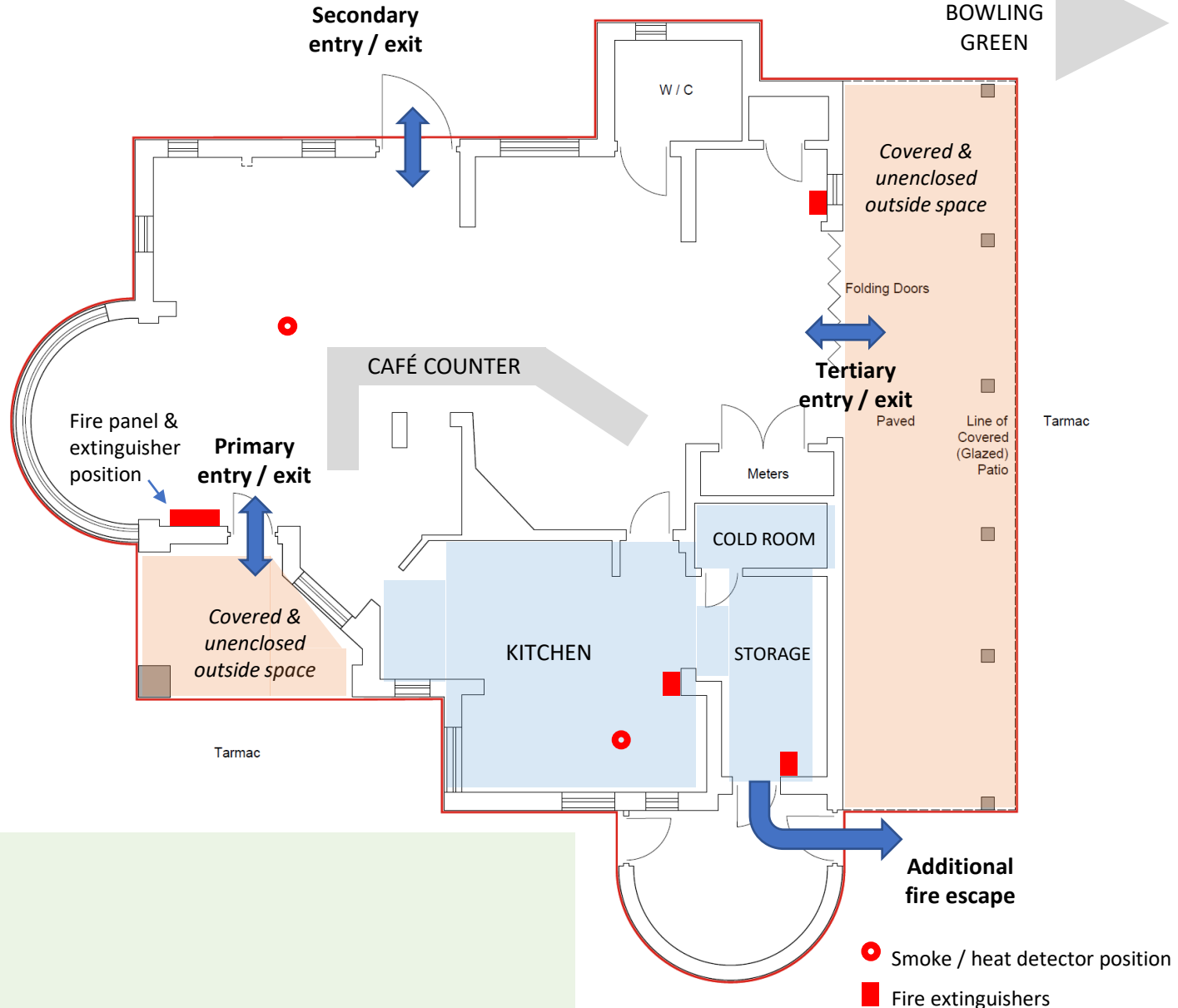
05/01/2022

Site Plan for Licensing Application
 The Tea House, Bishops Park, SW6 6EA

PARK &
 THAMES
 WALKWAY

Page 14

OUTSIDE
 PARK CAFÉ
 SEATING
 AREA
 PERMITTED
 WITHIN
 THE LEASE



- Smoke / heat detector position
- Fire extinguishers

NOTES

1. All entry & exit points are unlocked during opening hours and marked as fire exit with illuminated signage
2. Outside seating space is designated in the lease with LBHF, all furniture is stored inside the premises overnight
3. Full emergency lighting is in place throughout

From: Licensing HF: H&F
Sent: 03 February 2022 10:02
To:
Subject: RE: Licensing Act 2003 - Premises Number: 2022/00010/LAPR

Dear Officers and Councillors,

The applicant wishes to add a seasonal variation to this application, please see the details below.

- Between the spring and summer months the applicant proposes to extend the premises closing hours from 17:00 to 20:00.

Kind Regards,

William Asante
Licensing Compliance Assistant
Licensing Team
The Environment Department
Hammersmith & Fulham Council

From: Licensing HF: H&F
Sent: 07 February 2022 11:32
To:
Subject: RE: Licensing Act 2003 - Premises Number: 2022/00010/LAPR

Dear Officers and Councillors,

Following my email below we have received confirmation from the licensee that they have made changes to the operating schedule, please refer to the details below.

Licensable activities sought:

The sale of alcohol on the premises only (was previously both on and off the premises)

Days and times sought:

Monday to Sunday between 11:00 to 20:00 (Was previously 09:00 to 23:00)

Hours open to the public:

Monday to Friday between 08:00 to 17:00
Saturday to Sunday between 09:00 to 17:00

Non-standard timings for Hours open to the public (During British summer time period)

Monday to Friday between 08:00 to 20:00
Saturday to Sunday between 09:00 to 20:00

Kind Regards,

William Asante

Licensing Compliance Assistant

Licensing Team

The Environment Department

Hammersmith & Fulham Council

From: Kristen Cardwell

Sent: 03 February 2022 12:13

To:

Cc:

Subject: RE: The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA:- Premises Number: 2022/00010/LAPR

Good Afternoon Licensing,

The Police confirm that they are happy with this amendment regarding any day when Fulham FC play a home fixture. The conditions agreed between the applicant and the Police are as follows:-

The sale of alcohol **ON the premises only.**

Days and times sought for licensable activity:-

Monday to Sunday between 11:00 to 20:00

1.High Definition CCTV shall be installed, operated and maintained, at all times that the premises are open for licensable activities and;

- shall be checked every two weeks to ensure that the system is working properly and that the date and time are correct. A record of these checks, showing the date and name of the person checking, shall be kept and made available to Police or authorised Council officers on request
- one camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering.
- shall cover any internal or external area of the premises where licensable activities take place.
- recordings shall be in real time and stored for a minimum period of 31 days with date and time stamping.
- footage shall be provided free of charge to Police or authorised council officer within 24 hours of a request.
- a staff member from the premises that is conversant with the operation of the CCTV system shall be on the premises at all times. This staff member will be able to show police or authorised officers of the Licensing Authority recent data footage with the minimum of delay when requested. This data or footage reproduction shall be almost instantaneous

2.All staff responsible for selling alcohol shall receive regular training in the Licensing Act 2003 in terms of the licensing objectives, offences committed under the Act and conditions of the Premises Licence. Written records of this training shall be retained and made available to police and authorised officers of the Licensing Authority on request

3.The licence holder see shall put arrangements in place to ensure that before serving alcohol or other age-restricted goods to customers they believe to be less than 25 years of age, staff ask to see accredited proof of age: that is, proof of age

cards carrying the 'PASS' logo (and no others), a Passport, or UK Driving Licence bearing the photograph and date of birth of the customer

4.The licence holder shall require staff to note any refusals in a refusals log. The refusals log shall record the date and time of the refusal; the name of the staff member refusing; and the reason for refusal. It must be checked and signed monthly by the designated premises supervisor. The refusals log shall be made available for inspection upon request by the Licensing Team, Police or Trading Standards.

5.Alcohol supplied for consumption on the premises shall only be supplied with and be ancillary to a substantial meal to be consumed on the premises at the same time.

6. Alcohol shall not be sold on days when Fulham Football Club are playing at home or on days when a Fulham victory parade takes place.

Kind regards,

Kris.

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

From: Charles Oppenheim
Sent: 04 February 2022 15:14
To: Christian Shaafiek: H&F
Cc: Dimitriou Maria: H&F; Gemma Finlay
Subject: Re: FW: The Tea House, Bishops Park Premises License Application - requested H&S information

Hi Shaafiek

Thank you very much for your email below.

On the electrical certificate our contractors (Catersales) have confirmed they have this and are sending a copy through, I've said it's urgent so will get it over asap.

For the fire risk assessment, we followed the same methodology which we've used at our other licensed cafes for their annual statutory inspections by the Lambeth and Wandsworth Councils as landlord. I can request a third party assessment though for the Tea House which I can see for this process will be of assistance.

I appreciate you may only be able to provide conditional consent at this stage on the license application subject to the above, so will progress them as quickly as possible.

Kind regards
Charlie

On Fri, 4 Feb 2022 at 11:03, Christian Shaafiek: H&F wrote:

Good morning Charles,

Thank you for your email and information provided. I do hope that your team are navigating through this difficult time and that a full recovery has been made regarding Covid.

Please confirm if The Tea House is in possession of an up to date Fixed Electrical Wiring certificate, as this key information has not been provided to myself. It would be much appreciated if you could provide me with this information as soon as possible.

In regards to your Fire Risk Assessment provided, I would advise that the fire risk assessment be carried out by a competent contractor with reference to be made to elements such as gas safety testing, fixed electrical wiring, fire evacuation drills, name/date of assessor and significant findings identified with action plan provided.

I look forward to receiving your response.

Sincerely,

Shaafiek Christian
Environmental Health Practitioner

From: Charles Oppenheim
Sent: 03 February 2022 14:21
To: Christian Shaafiek: H&F
Cc: Overton Adrian: H&F; Dimitriou Maria: H&F; Gemma Finlay
Subject: The Tea House, Bishops Park Premises License Application - requested H&S information

Dear Shaafiek

Firstly, my apologies sorry it's taken a few days to come back to you, we've been struck down with Covid in various places so we've been running around plugging holes in the rota etc whilst also keeping the family above water!

There has also been a lot of correspondence on this application with various teams who have been very helpful in developing the application. I'm grateful to you for your patience and assistance on the health & safety side.

Thank you for your note below and in response to your direction, we have prepared the information which I hope is helpful in answering your questions. Please find attached for the Tea House:

1. The fire risk assessment (all the equipment has been either installed, upgraded or checked by Ohms Fire & Security within the past six months).
2. A statement on disabled access and overcrowding control. This is the first of one these we've been asked for so I hope this provides the right level of information and comfort. We've taken guidance from the HSE website in putting this together.
3. Recent PAT & gas inspection reports (we complete these annually at all our cafes as part of our annual compliance)
4. A copy of our last EHO inspection – I know this isn't directly relevant, but it gives you a sense of an inspection carried out by LBHF as statutory authority (some small amends / updates) and the details of the officer in case you wish to consult.
5. Just in case you aren't aware, I have had meetings with PC Kris Cardwell from the Met Police, Stephen Hollingsworth and Simon Ingyon of the LBHF parks department and we have also liaised with the licensing team via Gemma. Following this consultation we have adjusted the terms of the application which I have also attached for your information.

Please do let me know if I can be of any further assistance and thank you again for your help in progressing this matter.

Kind regards
Charlie

From: Christian Shaafiek: H&F

Sent: 26 January 2022 12:41

To:

Cc: Dimitriou Maria: H&F; Overton Adrian: H&F

Subject: Tea House Tea Rooms - Review of Public Safety Objectives for Premises License

Dear Gemma,

I write in reference to the premises licensing application submitted for The Tea House Tea Rooms, Bishop's Park, Bishop's Avenue, London, SW6 6EA and received on 05/01/2022.

I am the member of the Health and Safety team, allocated to review the steps you intend to take to promote the Public Safety Licensing Objective.

Upon review of the licensing application, it is noted that the following measures will be in place: Suitable risk assessments, provision of a sufficient number of people employed or engaged to secure the safety of the premises and patrons, appropriate instruction, training and supervision of those employed and provision of effective CCTV. No alcohol to be served on days where there are football matches at Craven Cottage (Fulham FC's ground).

The following further information will be required to ascertain how public safety objectives will be achieved:

- 1) Please provide a copy of your Fire Risk Assessment as I would like to make sure fire safety arrangements are adequate and that you have all necessary measures in place to prevent fire and evacuate people safely if fire does occur.
- 2) Disabled access and evacuation – what is your policy regarding admittance for disabled customers? How are you going to assure their safety at the premises?
- 3) Checks on equipment at specified intervals, e.g. gas safety checks and Portable Appliance Testing.
- 4) Standards to be maintained, e.g. Fixed electrical installations to comply with British Standards;
- 5) Measures to protect against overcrowding;

In the in the meantime I would refer you to our licensing policy, available on our website under this link [Statement of Licensing Policy 2017 - 2022.doc \(lbhf.gov.uk\)](#), especially pages 17-18, 26-27 and 30 which are relevant to public safety. Please familiarise yourself with it and elaborate on the specific measures which you are going to take to meet this objective. Please provide me with a response by **Tuesday, 01 February 2022.**

Thank you in advance of your co-operation.

Sincerely

Shaafiek Christian

Environmental Health Practitioner

Fire Risk Assessment & Management Plan

The Tea House, Bishops' Park, London SW6 1EA



Background

- This document has been prepared by Parklife Trading Limited (“Parklife” or the “Tenant”).
- There is a Site Plan which forms part of this management plan.
- The Tea House is a free-standing building of brick construction located in the centre of Bishops Park, 40 yards from the nearest road access on Bishops Park Avenue. The park is accessible at this point via double gates locked with a FB padlock (the “Property”).
- The landlord and freeholder of the Property is the London Borough of Hammersmith & Fulham (the “Landlord”).
- The Tenant is the operator of the café on a long lease. The Tenant is broadly responsible for the interior and exterior of the property including tenant’s improvements. The Landlord is responsible for the conduits to the building.
- Nearest fire station is the Fulham Fire Station which is 6 minutes normal driving distance from the Property.
- This assessment relates to The Tea House only.

Occupation & main users of the Property

- The Property is principally occupied during the daytime. The café is open seven days per week for 363 days of the year and there are personnel on site between 8.30am-6pm at the minimum each day.
- From time to time, seasonal hours will lengthen, expected to be to 8am to 8pm in the peak of the summer.
- The main users of the site are the café staff, customers across a broad range of demographics, contractors serving the café and suppliers to the café.

Property layout & condition

The Property is arranged over a ground floor comprising an open customer area, service counter, service kitchen, two door access to the kitchen and storage area behind the counter. There is a disabled access toilet accessible directly from the café. The entire property is step free. There is customer seating around the outside of the café and an enclosed yard to the rear for café storage with thumb lock security.

The Property was completely refurbished in 2021, being stripped back to the shell and core, before being renovated using modern and compliant building materials throughout.

Fire Risk Assessment (Ignition & Fuel) & Mitigating Actions

1. Electrical
 - a. All electrical equipment undergoes an annual PAT check and failed items are disposed of or replaced.
 - b. Consumer units are checked on an annual basis and any faulty items are replaced.
2. Cooking & gas:
 - a. Kitchen staff are trained on safe cooking technique and in the use of fire control equipment.
 - b. Extraction deep cleaned to statutory level on an annual basis or more frequently if deemed necessary. Exposed sections facing cooking areas are cleaned in their entirety on a weekly basis.
 - c. Natural gas appliances (boiler, chargrill and four burner stove) are tested and certified on an annual basis. They are all supplied via a mains connection to a U16 meter point on the outside wall of the kitchen.
 - d. The boiler is housed in an internal cupboard together with a hot water tank and adjacent to foul waste pumping equipment for a manhole outside the property which is the responsibility of the landlord. The boiler is powered by natural gas.
3. Chemicals:
 - a. Main store is in a locked cupboard in the corner of the café. Other operational stores hold very limited quantities (cleaning chemicals) and are not accessible by the public.

4. Arson:
 - a. Wherever practical, no combustible materials are held to the exterior of the property and waste is cleared on a daily basis via a commercial waste contract (fulfilled by LBHF)
5. Accident:
 - a. Staff are trained to be vigilant and in the Fire Procedures.
 - b. No powered equipment left on overnight other than refrigeration, IT cabinet, CCTV, air conditioning and water heating (closed loop hot water system).
 - c. Compliant Fire Procedure signage is placed throughout. There is no smoking permitted in the Property.

Fire Protection

The Property is protected by the following:

1. An RCB fuse board (with corresponding sub fuse boards) protecting all circuits within the Property. Enclosed in steel housing and installed by LBHF.
2. Smoke detectors within the café, a heat detector in the kitchen and fire alarm system installed by LBHF and checked by Ohms Fire & Security on an annual basis.
3. Fire alarm system, local sounding and connected to Parklife management (2 individuals).
4. Fire extinguishers throughout the Property – water, CO2 and wet chemical. These are checked and tested by Ohms Fire & Security.
5. Fire blanket in the kitchen
6. Gas interlock & cut-out system in the kitchen extraction.
7. Emergency lighting throughout the Property.
8. The IT equipment is contained within a fireproof steel and glass cabinet.
9. The cooking area is enclosed with a brick wall with steel heat shielding beside the cooking area
10. Illuminated emergency exit signs throughout.

Fire Exits

- There are four fire exits as marked on the plan which are unlocked as part of daily operating procedures, which are tracked via a cloud based app called Trail.
- The entire property is level, on one floor and step free. All doors exceed 800mm in width for disabled access.
- All fire exits are kept clear of obstructions.

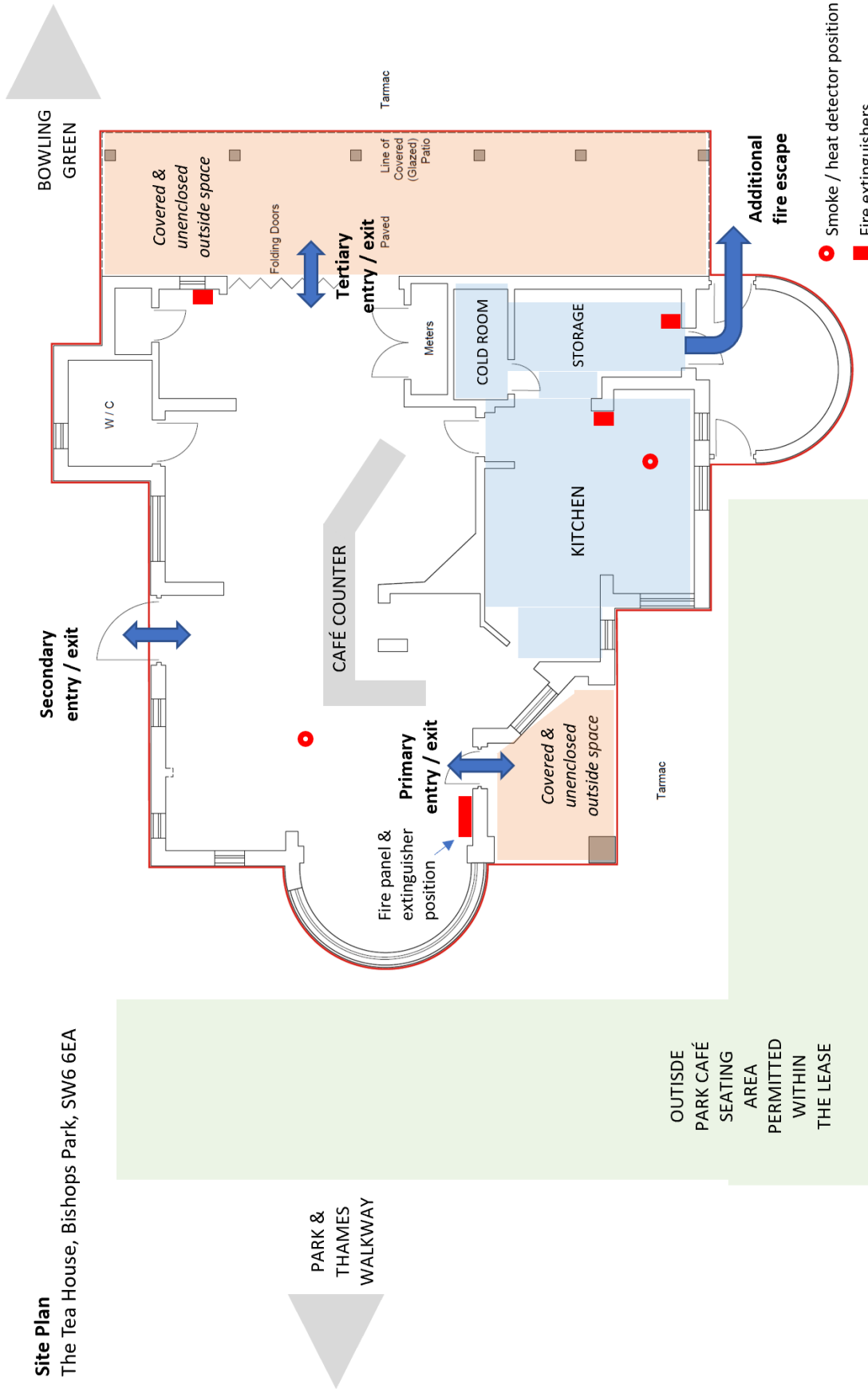
Fire Procedure

Fire Procedure training is provided to all staff during their induction. If an alarm sounds or a fire is identified, the building is evacuated to the front where the assembly point is in the concrete area by the playground.

The fire and heat alarms also send an alert to the Company's Operations Manager and Managing Director via a mobile app.

A log of this training is kept by the Company Administrator in the Company records.

The Tea House, Bishops Park SW6 6EA - Site Plan



The Tea House, Bishops Park, London SW6 6EA ("The Tea House")

Statement on Crowd Control & Disabled Access



The Tea House is the park café for Bishops Park in the London Borough of Hammersmith & Fulham. It is an historic building that is served this purpose for many decades and the landlord is the London Borough of Hammersmith and Fulham ("LBHF"). It is currently operated by Parklife Trading Limited ("Parklife"), a specialist operator of park cafes in London. Parklife has experience of operating cafes in large green spaces in five London boroughs, including two substantial and high footfall Commons (Wandsworth and Streatham). Further details can be found at

As a park café, it is a highly weather dependent and seasonal business, with much larger volumes of customers in the summer and weekends than the winter weekdays for example. It has been designed and built for the peak days.

Layout & Design

The Tea House benefits from a layout and design that facilitates movement through the site. It has been specifically designed and renovated to maximise speed of service through the building, with a large one way counter system built around the central core of the building. Seating capacity has been reduced in favour of space for customers to steadily progress through the service sequence, with 2-3 metres of clear space around the counter. There is a single 1.2 metre pinch point around one nib wall but ample space either side for movement.

There are three entry and exit points to the building which are even spaced evenly around the customer area on each side of the property. These are unlocked and open during operating hours and this is monitored by Parklife's compliance system, a cloud based app called Trail. These entry and exit points are designed to allow the building to empty rapidly in case of emergency.

The building has ample natural ventilation as well as small scale mechanical heating and cooling.

Service Model

Service is operated in a single lateral flow queuing system as normally found in specialty cafes, with customers moving past product displays (drinks, bakery, snacks) before approaching the till points in turn, as opposed to a pub style counter where all customers can simultaneously approach the counter front on. This eliminates the risk of surges at the counter.

The demographic of park users is diverse across age ranges, family type, ethnicity and socio-economic. This diversity promotes an atmosphere and tolerance, assisted by the cafes core business of being a daytime park café which attracts a regular set of customers who set an example of how to use and behave in the café. This is important to setting the right tone for new customers. Signage and music are also used to create the right atmosphere for calm, efficient and positive service in the café. It is very much family style park café hospitality.

Exterior Considerations

There is substantial space around the café for customers to consume product both in the agreed seating area around the café and in the broader park. Busy days are dry days and on these days, the inside space becomes predominately service space (and less for seating and dwelling), so customer density effectively self regulates.

Moving vehicles are minimised within the park and subject to low speed restrictions and this is regulated by LBHF personnel including parks officers, parks police and the Met police. External lighting and the security of footpaths are the responsibility of LBHF and are of a satisfactory standard, with any issues relating to the café reported to parks personnel.

There are provisions in the lease to ensure that internal music from the café is inaudible from the outside and that no flashing lights are visible from the outside.

Disabled User Considerations

For disabled customers, the spacing around the counter and the café facility has been designed to accommodate wheelchair users, and staff are trained to communicate with all customers to facilitate service to wheelchair users. Furniture is DDA compliant both inside and outside the café and has been selected in consultation with LBHF. There is a DDA toilet facility within the café itself, as well as additional facilities as part of the public toilets 50 yards from the café. Staff are trained to be helpful and mindful of hidden disabilities.

Alcohol Service Considerations

Should alcohol be served in the event of a successful license application, it should be noted that the products that Parklife sells are premium alcohol products such as craft beer and cider, organic wines and artisan spirits. Parklife does not sell low priced high strength products.

As is common in park café operations, beer and cider are sold from self serve fridges by the service point (i.e. under staff supervision, at height away from children, under CCTV surveillance and shuttered for non-licensed opening times). Wines and spirits are ordered from staff at the till point. It should be noted that alcohol forms a small proportion of overall sales in a park café operation.

Parklife has had no incidents of disorderly behaviour since taking on its first licensed park café on Wandsworth Common in 2014, and none at any of the subsequent cafés on Streatham Common and Twickenham Riverside. Parklife's cafés are regularly inspected by parks and Met police which to date has been a mutually constructive relationship, where the café has used as a facility to assist in the safeguarding of the park space more generally.

The property is ultimately controlled by LBHF who set the conditions in the lease and also select the operator based on their operating style. This provides a control over the property being run as a wet led pub style operation for example.

A licensing application has been developed in consultation with the Met police to ensure that it has considered and satisfies the four Licensing Objectives.

Emergency Situation Considerations

Site staff have multiple methods of communication with Parklife management via mobile device (voice, data, messaging) and there is also live CCTV that can be accessed remotely by Parklife management to assist with any emergency situations.

A Fire Risk Assessment and Management Plan has been completed for the Tea House including a site plan, this is available from Parklife.

ELECTRICAL EQUIPMENT TEST REPORT

Full detailed PRO

Room Bishop's Ave	Building SW6 6EA
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Appliance/Project 001		Test Date 6. Sep 2021		Status Pass						
Appliance name/Device Equipment		Retest Date 6. Sep 2022		Comment Visual Pass						
Serial 13020877		Test Site SW6 6EA		User Paul Gibson						
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = 49.3 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					1.50 mA	0.51 mA	Pass

Appliance/Project 002		Test Date 6. Sep 2021		Status Pass						
Appliance name/Device Equipment		Retest Date 6. Sep 2022		Comment Visual Pass						
Serial 13020877		Test Site SW6 6EA		User Paul Gibson						
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.75 mA	0.07 mA	Pass

Appliance/Project 003		Test Date 6. Sep 2021		Status Pass						
Appliance name/Device 4 Way Extension		Retest Date 6. Sep 2022		Comment Visual Pass						
Serial 13020877		Test Site SW6 6EA		User Paul Gibson						
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.09 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Polarity Test									OK	Pass

Appliance/Project 004		Test Date 6. Sep 2021		Status Pass						
Appliance name/Device Coffee Grinder		Retest Date 6. Sep 2022		Comment Visual Pass						
Serial 13020877		Test Site SW6 6EA		User Paul Gibson						
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.70 Ω	0.54 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					2.00 mA	0.16 mA	Pass

Appliance/Project 005		Test Date 6. Sep 2021		Status Pass						
Appliance name/Device Coffee Grinder		Retest Date 6. Sep 2022		Comment Visual Pass						
Serial 13020877		Test Site SW6 6EA		User Paul Gibson						
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.14 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.75 mA	0.05 mA	Pass

Appliance/Project 006		Test Date 6. Sep 2021		Status Pass						
Appliance name/Device Equipment		Retest Date 6. Sep 2022		Comment Visual Pass						
Serial 13020877		Test Site SW6 6EA		User Paul Gibson						
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.25 mA	0.12 mA	Pass

Signature: _____ Customer: _____ Operator: _____

ELECTRICAL EQUIPMENT TEST REPORT

Full detailed PRO

Room Bishop's Ave				Building SW6 6EA						
Appliance/Project 007				Test Date 6. Sep 2021				Status Pass		
Appliance name/Device EPosnow				Retest Date 6. Sep 2022				Comment Visual Pass		
Serial 13020877				Test Site SW6 6EA				User Paul Gibson		
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.25 mA	0.02 mA	Pass
Appliance/Project 008				Test Date 6. Sep 2021				Status Pass		
Appliance name/Device 4 Way Extension				Retest Date 6. Sep 2022				Comment Visual Pass		
Serial 13020877				Test Site SW6 6EA				User Paul Gibson		
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.08 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Polarity Test									OK	Pass
Appliance/Project 009				Test Date 6. Sep 2021				Status Pass		
Appliance name/Device Equipment				Retest Date 6. Sep 2022				Comment Visual Pass		
Serial 13020877				Test Site SW6 6EA				User Paul Gibson		
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.25 mA	0.12 mA	Pass
Appliance/Project 010				Test Date 6. Sep 2021				Status Pass		
Appliance name/Device Hand Mixer				Retest Date 6. Sep 2022				Comment Visual Pass		
Serial 13020877				Test Site SW6 6EA				User Paul Gibson		
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.25 mA	0.02 mA	Pass
Appliance/Project 011				Test Date 6. Sep 2021				Status Pass		
Appliance name/Device Fridge				Retest Date 6. Sep 2022				Comment Visual Pass		
Serial 13020877				Test Site SW6 6EA				User Paul Gibson		
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.30 Ω	0.22 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					1.00 mA	0.12 mA	Pass
Appliance/Project 012				Test Date 6. Sep 2021				Status Pass		
Appliance name/Device Equipment				Retest Date 6. Sep 2022				Comment Visual Pass		
Serial 13020877				Test Site SW6 6EA				User Paul Gibson		
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.25 mA	0.02 mA	Pass

Signature:

Customer:

Operator:

ELECTRICAL EQUIPMENT TEST REPORT

Full detailed PRO

Room Bishop's Ave				Building SW6 6EA						
Appliance/Project 013		Test Date 6. Sep 2021		Status Pass						
Appliance name/Device 4 Way Extension		Retest Date 6. Sep 2022		Comment Visual Pass						
Serial 13020877		Test Site SW6 6EA		User Paul Gibson						
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.18 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Polarity Test									OK	Pass
Appliance/Project 014		Test Date 6. Sep 2021		Status Pass						
Appliance name/Device External Socket - New Plug Fitted		Retest Date 6. Sep 2022		Comment Visual Pass						
Serial 13020877		Test Site SW6 6EA		User Paul Gibson						
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.09 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Polarity Test									OK	Pass
Appliance/Project 015		Test Date 6. Sep 2021		Status Pass						
Appliance name/Device Fridge		Retest Date 6. Sep 2022		Comment Visual Pass						
Serial 13020877		Test Site SW6 6EA		User Paul Gibson						
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.80 Ω	0.60 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					1.00 mA	0.15 mA	Pass
Appliance/Project 016		Test Date 6. Sep 2021		Status Pass						
Appliance name/Device Microwave Oven		Retest Date 6. Sep 2022		Comment Visual Pass						
Serial 13020877		Test Site SW6 6EA		User Paul Gibson						
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.04 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.75 mA	0.42 mA	Pass
Appliance/Project 017		Test Date 6. Sep 2021		Status Pass						
Appliance name/Device 1 Way Extension		Retest Date 6. Sep 2022		Comment Visual Pass						
Serial 13020877		Test Site SW6 6EA		User Paul Gibson						
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.08 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Polarity Test									OK	Pass
Appliance/Project 018		Test Date 6. Sep 2021		Status Pass						
Appliance name/Device Fridge		Retest Date 6. Sep 2022		Comment Visual Pass						
Serial 13020877		Test Site SW6 6EA		User Paul Gibson						
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						1.50 Ω	0.59 Ω	Pass
Insulation	500V	2s						1 MΩ	R = 145.1 MΩ	Pass
									Um = 525 V	Pass

Signature:

Customer:

Operator:

ELECTRICAL EQUIPMENT TEST REPORT

Full detailed PRO

Room Bishop's Ave	Building SW6 6EA
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Appliance/Project 018	Test Date 6. Sep 2021	Status Pass
Appliance name/Device Fridge	Retest Date 6. Sep 2022	
Serial 13020877	Comment Visual Pass	
	Test Site SW6 6EA	
	User Paul Gibson	

Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Subleakage	30.0V	2s	230V					2.00 mA	0.18 mA	Pass

Appliance/Project 019	Test Date 6. Sep 2021	Status Pass
Appliance name/Device Phone Charger	Retest Date 6. Sep 2022	
Serial 13020877	Comment Visual Pass	
	Test Site SW6 6EA	
	User Paul Gibson	

Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.25 mA	0.02 mA	Pass

Appliance/Project 020	Test Date 6. Sep 2021	Status Pass
Appliance name/Device Serial	Retest Date 6. Sep 2022	
Serial 13020877	Comment Visual Pass	
	Test Site SW6 6EA	
	User Paul Gibson	

Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.12 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Polarity Test									OK	Pass

Appliance/Project 021	Test Date 6. Sep 2021	Status Pass
Appliance name/Device Pannini Press	Retest Date 6. Sep 2022	
Serial 13020877	Comment Visual Pass	
	Test Site SW6 6EA	
	User Paul Gibson	

Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.15 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.75 mA	0.12 mA	Pass

Appliance/Project 022	Test Date 6. Sep 2021	Status Pass
Appliance name/Device IEC	Retest Date 6. Sep 2022	
Serial 13020877	Comment Visual Pass	
	Test Site SW6 6EA	
	User Paul Gibson	

Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.03 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Polarity Test									OK	Pass

Appliance/Project 023	Test Date 6. Sep 2021	Status Pass
Appliance name/Device Printer	Retest Date 6. Sep 2022	
Serial 13020877	Comment Visual Pass	
	Test Site SW6 6EA	
	User Paul Gibson	

Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					1.50 mA	1.03 mA	Pass

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Signature:	Customer:	Operator:
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ELECTRICAL EQUIPMENT TEST REPORT

Full detailed PRO

Room Bishop's Ave				Building SW6 6EA						
Appliance/Project 024				Test Date 6. Sep 2021				Status Pass		
Appliance name/Device Fridge				Retest Date 6. Sep 2022				Comment Visual Pass		
Serial 13020877				Test Site SW6 6EA				User Paul Gibson		
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.13 Ω	Pass
Insulation	500V	2s						1 MΩ	R = 80.3 MΩ Um = 525 V	Pass
Subleakage	30.0V	2s	230V					1.50 mA	0.17 mA	Pass
Appliance/Project 025				Test Date 6. Sep 2021				Status Pass		
Appliance name/Device Heat Lamps				Retest Date 6. Sep 2022				Comment Visual Pass		
Serial 13020877				Test Site SW6 6EA				User Paul Gibson		
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.07 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ Um = 525 V	Pass
Subleakage	30.0V	2s	230V					1.50 mA	0.12 mA	Pass
Appliance/Project 026				Test Date 6. Sep 2021				Status Pass		
Appliance name/Device Blender				Retest Date 6. Sep 2022				Comment Visual Pass		
Serial 13020877				Test Site SW6 6EA				User Paul Gibson		
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = >200 MΩ Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.50 mA	0.31 mA	Pass
Appliance/Project 027				Test Date 6. Sep 2021				Status Pass		
Appliance name/Device Extension Reel				Retest Date 6. Sep 2022				Comment Visual Pass		
Serial 13020877				Test Site SW6 6EA				User Paul Gibson		
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.30 Ω	0.21 Ω	Pass
Insulation	500V	2s						1 MΩ	R = 180.9 MΩ Um = 525 V	Pass
Polarity Test									OK	Pass
Appliance/Project 028				Test Date 6. Sep 2021				Status Pass		
Appliance name/Device Chest Freezer				Retest Date 6. Sep 2022				Comment Visual Pass		
Serial 13020877				Test Site SW6 6EA				User Paul Gibson		
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = >200 MΩ Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.50 mA	0.11 mA	Pass
Appliance/Project 029				Test Date 6. Sep 2021				Status Pass		
Appliance name/Device Chest Freezer				Retest Date 6. Sep 2022				Comment Visual Pass		
Serial 13020877				Test Site SW6 6EA				User Paul Gibson		
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = >200 MΩ Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.25 mA	0.11 mA	Pass

Signature:

Customer:

Operator:

Customer No.: Tea House Inspect. rec. No.: 56 Order No.: 164

Thames PAT Testing
07905 425 256

City & Guilds
Qualified

ELECTRICAL EQUIPMENT TEST REPORT

Full detailed PRO

Room Bishop's Ave				Building SW6 6EA						
Appliance/Project 030		Test Date 6. Sep 2021					Status Pass			
Appliance name/Device IEC		Retest Date 6. Sep 2022					Comment Visual Pass			
Serial 13020877		Test Site SW6 6EA					User Paul Gibson			
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Earth Continuity	200mA	5s						0.20 Ω	0.04 Ω	Pass
Insulation	500V	2s						1 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Polarity Test									OK	Pass
Appliance/Project 031		Test Date 6. Sep 2021					Status Pass			
Appliance name/Device Laptop Charger		Retest Date 6. Sep 2022					Comment Visual Pass			
Serial 13020877		Test Site SW6 6EA					User Paul Gibson			
Measurement	Parameter 1	Parameter 2	Parameter 3	Parameter 4	Parameter 5	Parameter 6	Parameter 7	Limit	Result	Status
Insulation	500V	2s						2 MΩ	R = >200 MΩ	Pass
									Um = 525 V	Pass
Subleakage	30.0V	2s	230V					0.25 mA	0.08 mA	Pass

Signature:

Customer:

Operator:

The Tea House in Bishops Park, SW6 6EA

Revised Licensing Application: 3rd February 2022 as per PC Kristen Cardwell

The conditions agreed between the applicant and the Police are as follows:

- The sale of alcohol ON the premises only.
 - Days and times sought for licensable activity: Monday to Sunday between 11:00 to 20:00
1. High Definition CCTV shall be installed, operated and maintained, at all times that the premises are open for licensable activities and;
 - a. shall be checked every two weeks to ensure that the system is working properly and that the date and time are correct. A record of these checks, showing the date and name of the person checking, shall be kept and made available to Police or authorised Council officers on request
 - b. one camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering.
 - c. shall cover any internal or external area of the premises where licensable activities take place.
 - d. recordings shall be in real time and stored for a minimum period of 31 days with date and time stamping.
 - e. footage shall be provided free of charge to Police or authorised council officer within 24 hours of a request.
 - f. a staff member from the premises that is conversant with the operation of the CCTV system shall be on the premises at all times. This staff member will be able to show police or authorised officers of the Licensing Authority recent data footage with the minimum of delay when requested. This data or footage reproduction shall be almost instantaneous
 2. All staff responsible for selling alcohol shall receive regular training in the Licensing Act 2003 in terms of the licensing objectives, offences committed under the Act and conditions of the Premises Licence. Written records of this training shall be retained and made available to police and authorised officers of the Licensing Authority on request
 3. The licence holder see shall put arrangements in place to ensure that before serving alcohol or other age-restricted goods to customers they believe to be less than 25 years of age, staff ask to see accredited proof of age: that is, proof of age cards carrying the 'PASS' logo (and no others), a Passport, or UK Driving Licence bearing the photograph and date of birth of the customer
 4. The licence holder shall require staff to note any refusals in a refusals log. The refusals log shall record the date and time of the refusal; the name of the staff member refusing; and the reason for refusal. It must be checked and signed monthly by the designated premises supervisor. The refusals log shall be made available for inspection upon request by the Licensing Team, Police or Trading Standards.
 5. Alcohol supplied for consumption on the premises shall only be supplied with and be ancillary to a substantial meal to be consumed on the premises at the same time.
 6. Alcohol shall not be sold on days when Fulham Football Club are playing at home or on days when a Fulham victory parade takes place.

GAS SAFETY INSPECTION COMMERCIAL CATERING - PART 1

SERIAL N° CP42 5065980



This form allows the recording of the results of the required checks as defined by the Gas Safety (Installation and Use) Regulations. Where only visual checks are undertaken, recording a 'YES' in 'Appliance Safe' is based only on a visual check for obvious defects with no physical tests completed. Ventilation / Extraction, if checked, were inspected for satisfactory evacuation of products of combustion, a detailed internal inspection of the Ventilation / Extraction system has not been carried out. The information recorded on this form does not confirm that the installation was installed by a person licensed by Gas Safe Register nor that the installation complies with any relevant Building Regulations.

JOB ADDRESS (Rented Accommodation (Yes / No))

Name: The Tes Howe
 Address: Bishops Park
Bishops Avenue
London
 Postcode: SW6 6EP
 Tel No: [REDACTED]

CLIENT DETAILS (If applicable)

Name: _____
 Address: _____
 Postcode: _____
 Tel No: _____

REGISTERED BUSINESS DETAILS

Reg No: [REDACTED]
 Company: [REDACTED]
 Address: [REDACTED]
 Postcode: [REDACTED]
 Tel No: [REDACTED]

CATERING AREA - INSTALLATION GENERAL: GAS INSTALLATION (Answer Yes / No / NA)

Additional / Emergency Control Valve (A/ECV)

Acceptable location? (i.e. exit of catering area) Yes
 Accessible? (see Automatic Isolation Valve below) Yes
 Suitable valve type? Yes
 Handle attached? Yes
 Direction of operation marked / shown? Yes
 Emergency notice present? Yes

Automatic Isolation Valve (AIV)

Suitably protected or shielded knock-off button located near the exit of the catering area? Yes
 Do all downstream appliance burners have full flame safeguard? Yes
 If No, is there a functioning automatic pressure proving system? N/A
 If there is a manual reset facility are appropriate warning notices affixed? _____

Gas Interlocks

Are all primary safety critical systems interlocked to the gas supply? Yes
 If Yes, is the primary interlock:
 Pressure / flow type?; or ✓
 Power monitoring type? ✓
 Is secondary means of interlocking also provided? _____
 (i.e. CO or CO₂ temperature, humidity monitoring - see Atmosphere Monitoring)
 Is the means of interlocking satisfactory & functioning correctly? (primary & secondary, where applicable) _____
 For existing installations only - is there means of manually overriding interlocking provisions? _____

Pipework

Correctly identified? Yes
 Correctly supported? Yes
 Sleeves extend through walls / floors by 25 mm? Yes
 Purge & test points fitted? Yes
 Additional isolation valves installed, as required? Yes

CATERING AREA - INSTALLATION GENERAL: SAFETY SYSTEMS (Answer Yes / No / NA / NT*)

Electrical Isolation

Main isolator installed within the catering area? 3 N/A
 Main Protective Bonding installed? 3 N/A
 Appropriate & correct labels / notices displayed? 3 N/A

Canopy System

Is a canopy system installed? Yes
 If yes - are canopy dimensions (overhang) correct? Yes
 Method of canopy filtration? (e.g. mesh/baffles / UV) 60000
 Is filtration adequately maintained? Yes
 Canopy interlocked to the gas supply? Yes

Ventilation System

Is the ventilation / extraction provided by:
 Natural means only? _____
 Mechanical means only? _____
 A mixture of the two? ✓

Ventilation rate & / or ventilation free area

Extract _____ m³/s High level 300 cm²
 Supply/make-up _____ m³/s Low level _____ cm²
 Canopy average face velocity _____ m/s

Mechanical ventilation / extraction interlocked & functioning? ✓

Atmosphere Monitoring

Fixed means of CO detection & alarm provided? _____
 Fixed means of CO₂ detection & alarm provided? _____
 CO or CO₂ detection interlocked with gas supply? _____

Air Quality Testing (ppm)

Max. CO₂ recorded at test locations (full load)

1. Test location 1 (specify)	850
2. Test location 2 (specify)	790
3. Test location 3 (specify)	520
4. Test average	620

Details of Sampling Instrument(s):

1. Make / model	Anton Vent
Calibration date	01-12-21
2. Make / model	
Calibration date	

* NT Not Tested on visit
 If more than one canopy system is installed then multiple forms may be needed

COMMENTS / REMEDIAL WORK REQUIRED - INSTALLATION GENERAL

INSTALLATION WARNING NOTICE SERIAL N° [REDACTED]

Top Copy - Gas User / Responsible Person Bottom Copy - Registered Business

To re-order quote Ref. CP42

GAS SAFETY INSPECTION COMMERCIAL CATERING - PART 2

SERIAL N° CP42 5065980



APPLIANCE DETAILS

Appliance type	Make	Model	Manufacturers Information Available (Yes/No)	Gas Isolation Valve Fitted (Yes/No)	Gas Hoses Restraints Fitted Correctly (Yes/No/NA)	Electrical Isolator Fitted & Correctly Fused (Yes/No/NA)	Operating Pressure (mbar) &/or Heat Input (kW)	Operating Pressure &/or Heat Satisfactory (Yes/No)	FSD's Fitted to All Burners (Yes/No)	FSD's Operating Correctly (Yes/No)	Ignition Operating Correctly (Yes/No)	Thermostats Operating Correctly (Yes/No/NA)	No. of Appliances Listed Below:		
													Combustion Satisfactory (Yes/No)	Pipework Gas Tight (Yes/No)	Safe to Use (Yes/No)
1. Range	Blue Seal	G5040-MT	Yes	Yes	Yes	N/A	34.6kW	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Chargin	Blue Seal	G5F3	Yes	Yes	Yes	N/A	14.4kW	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Yes
3.															
4.															
5.															
6.															
7.															
8.															
9.															
10.															

DETAILS OF WORK CARRIED OUT (e.g. service, etc.)

SAFETY INFORMATION (Yes/No)

Have Warning Labels been attached? _____
 Has a Warning Notice been raised? _____
 Has the Responsible Person been advised? _____

COMMENTS / REMEDIAL WORK REQUIRED - APPLIANCES

Issued by: [REDACTED] Signed: _____
 Print Name: _____ Issue Date: 07-12-21
 Licence No: _____
 Received by: [REDACTED] Signed: _____
 Print Name: _____
 Responsible Person / Tenant / Landlord / Other _____ present at the time of visit

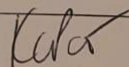
GUIDANCE TO RECIPIENT

This Gas Safety Inspection (Commercial Catering Appliances) form has been designed to allow a competent gas operative to document their findings when attending a catering installation. The competent operative should complete each point on the form as fully as possible, with any defects being identified and highlighted to you as the 'responsible person' for the installation. Any installation/appliance defects should be brought to your attention and documented on appropriate paperwork in accordance with the current Gas Industry Unsafe Situations Procedure (GIUSP). Where manual override of the gas interlocks have been identified, a separate risk assessment will be carried out to ensure the safety of the installation. In all cases this override should not be used and removed as soon as possible. The competent operative should use their judgement, in accordance with agreed industry best practice (GIUSP) to determine the best course of action ensuring your and others continued safety. Should any identified defect cause a safety concern, the operative will use their judgement, in accordance with agreed industry best practice (GIUSP), they will ask permission from the responsible person for the installation to make safe. This may involve turning off affected gas appliances/equipment from the installation to be either IMMEDIATELY DANGEROUS or AT RISK in accordance with the current GIUSP.

Inspection onsite report form

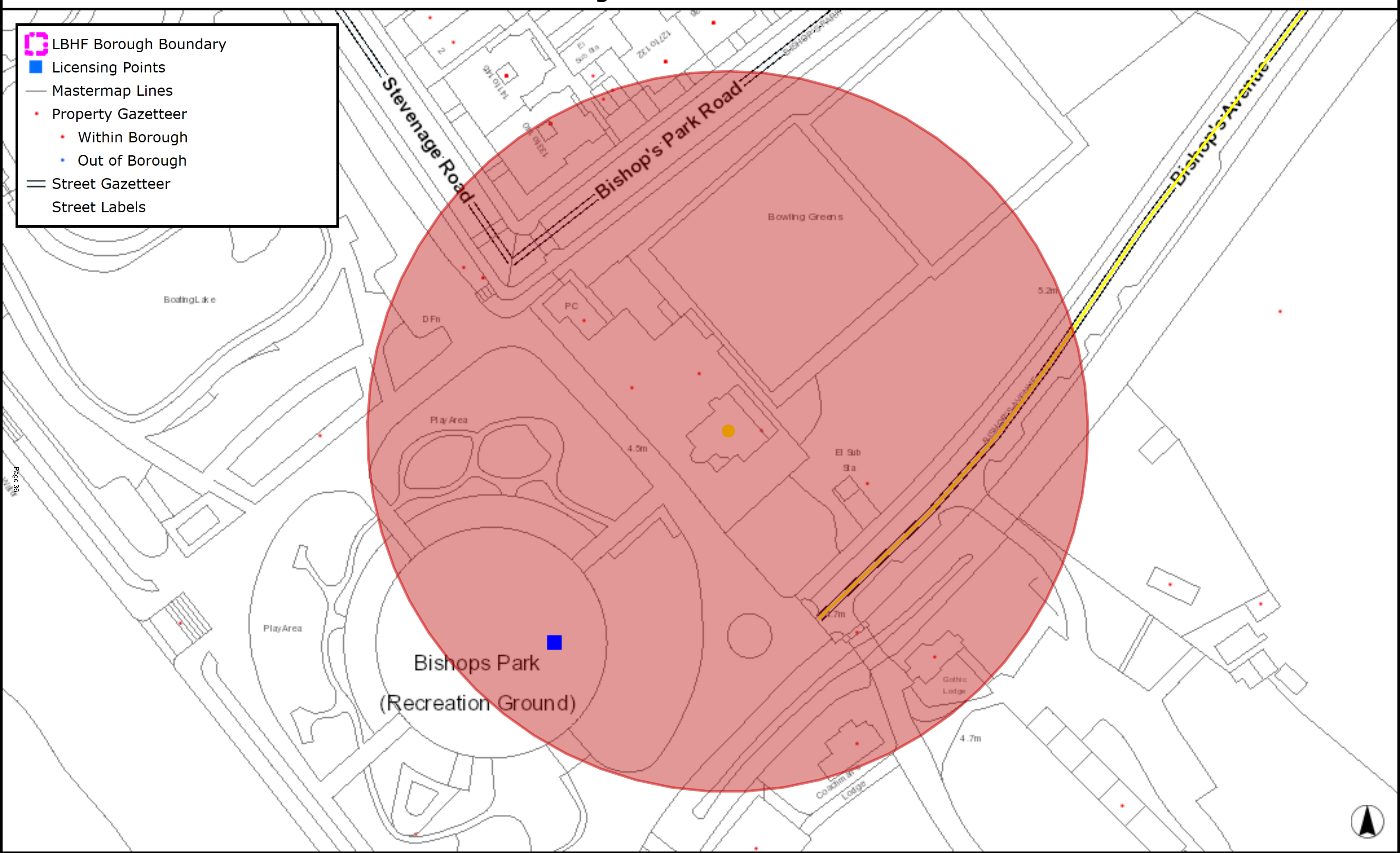
Name & address	The Tea House v Bishop's Park.	
Bishop's Park	Bishop Avenue	SW 66 EA
Date	08/12/21	

L/R	Priority actions / improvements necessary L = Legal compliance, R = Recommendation
R	Kitchen windows are not screened and opened in the summer. If so cleanable pest screens required.
L	Electric fly killer - lots of dead flies. Also located next to pasta and above food equipment. Relocate.
L	Large gap under front door - on Crystallid report. Also on this report mesh over air vents required.
	Confidence in Management - (0)
	no issue. - very good systems.
	<u>Health & Safety</u>
L	loose wires left of the wall in chiller.
L	Also Coronavirus Risk Assessment not available. Some communication from January 21 shown to me. Review the RA in light of recent change.

Name: Karen Paterson	Signature: 
Designation: Environmental Health Officer	Email: karen.paterson@lbhf.gov.uk

London Borough of Hammersmith & Fulham

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



Reference	Trading as	Address	Activity	Monday - Saturday	Sunday
2018/01418/LAPR	Hammersmith & Fulham Council	Bishop's Park Bishop's Avenue London	Performance of Dance - Both Indoors and Outdoors	11:00 - 23:00	11:00 - 22:00
			Exhibition of a Film - Both Indoors and Outdoors	11:00 - 23:00	11:00 - 22:00
			Performance of Live Music -Both Indoors and Outdoors	11:00 - 23:00	11:00 - 22:00
			Playing of Recorded Music -Both Indoors and Outdoors	11:00 - 23:00	11:00 - 22:00
			Entertainment Similar to Music or Dance -Both Indoors and Outdoors	11:00 - 23:00	11:00 - 22:00
			Performance of a Play - Both Indoors and Outdoors	11:00 - 23:00	11:00 - 22:00
			Sale of Alcohol On the Premises	11:00 - 23:00	11:00 - 22:00

From: Cllr Lloyd-Harris Amanda
Sent: 03 February 2022 17:26
To: Dimitriou Maria: H&F; Licensing HF
Cc: Cllr Johnson Donald: H&F
Subject: Premises License Application 2022/00010/LAPR

Dear Maria,

I would like to raise my concerns about the above application for the Tea Rooms in Bishops Park. The Park is covered by a Deed of Covenant issued by the Church Commissions which covers appropriate use of the park.

Granting a permanent Alcohol License to these premises is not in keeping with the park. It's close proximity to residential flats in Bishops Mansions and Stevenage Road is only approximately 45 meters away. The premises are in front of the children's playground which is less than ideal. The park is shut and locked at dusk and is a Grade II Listed Park, unlike the commons that the applicants other premises are in. This is a historic park which the Department should be aware does not have the activities or events that are a feature of parks/commons in the borough due to this Deed and the prior License application in 2007.

It might be useful to view the Premises License that the Council applied for in 2007 covered by: 2007/04070/LAPR and various emails about the hours and activities that would be allowed in the park under the Deed of Covenant, for guidance. One off licenses have generally been approved for events such as The Boat Race and Guy Fawkes Night which are a feature of the park, but a permanent license for a 'tea room' is going to set a precedent which will change the ambiance of this lovely quiet park.

The Ecclesiastical connection is why there are few premises selling alcohol in this part of the ward but there are still a number that are within walking distance, including the bars/cafes in the redevelopment of Fulham Football Club, where more patrons will exit into Bishops Park.

The idea of selling alcohol to patrons before large Council or other large non football events, that are included as part of the recent Fulham Football Club application, is likely to cause increased disturbance to residents and increase rubbish in a park. I am already hearing comments of being that the park is "not well maintained". I would hope that any increase in rubbish etc and its removal is not covered by the Section 106 Funds from FFC 's application as this is not what it was meant for.

The hours of operation 9.00 a.m. - 23.00 p.m. will impact on the amenity of the local residents by increasing the noise levels where currently, this is not an issue. The idea of events being held at night in the Tea Room which can feature amplified music is not in keeping with the park and its quiet residential surrounds. This is a Victorian Park that currently has sufficient issues with anti social behaviour from youths accessing the park when it is closed dealing drugs and drinking. I notice there is no detailed plan submitted to deal with noise or the exit of dinners/patrons from the venues. Doorman can not stop the escaping of noise or light spillage which will be exacerbated when doors or windows are left open.

It also looks from the plans that areas on either side of the tea rooms will become as it were an extension of the actual premises, this too sets a precedent. The Council is the custodian of Bishops Park on behalf of the residents of Hammersmith & Fulham, it is the peoples park and provides open space for various activities that residents and parks users avail themselves.

The park is also the home to various birds, foxes and other animals and a change in their environment will impact on their habitat. What measure have been proposed to address this issue?

If Licensing is minded to grant this License then I would like to suggest some Conditions that should be attached:

Hours of operation 9.00 a.m. - 6.00 p.m. and 9.00 p.m. (Summer)

No alcohol to be sold without a meal

Sales of alcohol be restricted to wines (under ABV 14%), craft beers, Prosecco and champagne but excluding spirits.

No amplified music

Approved method and route for patrons to exit the park

Maintenance plan to clear and dispose of refuse including bottles from the extended premises

Contact details for 'night' manager in the event of noise and nuisance

Review of the application involving the Police at the end of the first year of operation

Thanking you in anticipation.

Regards,

Amanda

Cllr Amanda Lloyd-Harris
Councillor for Palace Riverside Ward

From: Cllr Johnson Donald: H&F
Sent: 06 February 2022 20:45
To: Dimitriou Maria: H&F
Subject: Fwd: objection to the Tea Rooms, Bishops Park

Hi Maria,

I'm sending you my objection to the Tea Rooms alcohol license application in Bishops Park, as I'm not convinced my submission via the Council consultation pages went through! It probably did, but just in case...

Best wishes,
Donald

Cllr. Donald Johnson
Palace Riverside Ward, LBHF

I do not support this licencing application as described. My concern is that it is too loose in defining what's permissible, and does not recognise nor respect the current closing times and management of the Park. I am also concerned the applicant(s) has not demonstrated an awareness and appreciation of the essence of Bishops Park, it's residential setting, historic affiliation with the Fulham Palace (and status as temperance land) or its peaceful character.

I am also concerned about the immediate proximity of a young children's play area, making the path between the Tea Rooms and the play area entrance busy with young children, parents and carers much of the time. The introduction of an alcohol point of sale would change the dynamic and in my view introduce considerable risk.

In consultation with many local residents and Park users, I ask that:

- 1: Alcohol sales are restricted on on-premises sales only.
- 2: Alcohol for sale is restricted to "craft beer and wine" only, as described at other Roots and Berries establishments.
- 3: Spirits, keg / draft beer, fortified wine, liquors or alcopops should not be sold.
- 4: Alcohol sold on-premises must only be sold with food (alcohol should not be sold on its own without food)
- 5: No alcohol should be sold at all on FFC match days
- 6: Hours of on-premises sale are restricted by the managed locking of the Park by the Parks Police.
- 7: Any license awarded to be subject to annual review and assessment of complaints received, and report from local community representatives (including local elected councilors) with an option for the license to be withdrawn.



The Fulham Society

Inform Campaign Influence

Maya Donelan MBE
Fulham Society
1 Rosaville Road
SW6 7BN
04/02/22

Licensing Department
Hammersmith & Fulham

Reference – 2022/00010/LAPR
Bishops Park Cafe

Dear Sirs

I am writing on behalf of the Fulham Society, the largest local amenity Society with some 600+ members, to object to the application for a premises' license that has been submitted by Parklife Trading Ltd to sell alcohol at the Park Cafe, on the grounds that it will cause a public nuisance, increase the incidence of crime and disorder, endanger public safety and possibly cause harm to children.

The Park Cafe is located in the busiest area of the park, directly adjacent to the small children's play area with the nearest play equipment being approximately 15 metres away. The cafe is also some 30 metres away from the central play area, which is used for a wide variety of play and sports activities by children and young people. The path directly in front of the Park Cafe is the busiest walkway in the park and is often crowded with people walking through and around the park.

We consider that introducing alcohol into this environment is totally inappropriate, especially if it became a licensed venue that could be hired out for parties and celebrations during the day and night, especially during the summer months when the park is well used by the public late into the evenings. This area of the park was specifically designed by to be a safe space for young children to play in, so turning the Park cafe into a licensed premises for private and public consumption of alcohol indoors and outdoors would significantly increase the risk of harm to children in their own designated play area.

We note that the applicants have said that they would mitigate harm to children by making sure that any child that visits the cafe is accompanied by an adult. Does this mean that teenage children in the park without their parents would not be able to buy an ice cream or drink in the summer? This is nonsense.

The Park Cafe has outdoor seating areas at the back as well as the front of the building and music and noise will carry down Bishops Park Road. Over the years many Bishops Mansions residents have called the police because 3 or 4 loud and or drunk young people have jumped over the fence and are making noise in the park. The parks police have done an excellent job in attending in these instances. The idea therefore that the local authority would now give a licence for any number of guests to sit outside the park cafe drinking, partying and socializing until 11pm at night in this residential location would be completely nonsensical.

It is reasonable to assume that attendees leaving licensed events at the Park Cafe at 11pm at night will be at their most inebriated and voluble as they exit the park into the local vicinity. Security staff

will not be accompanying these people down the public roads e.g. Stevenage road, Bishops Park Road and Bishops Avenue. These staff will be closing the facility and going home leaving many people who are potentially drunk to hang around the edge of the park, possibly in the park if they have wandered away from the party area. The risk of crime and disorder would be significantly increased. The threat to public safety for night time walkers, dog walkers and joggers, often out on their own around the park perimeter, would be greatly increased.

Yours sincerely

Maya Donelan

Maya Donelan MBE
Fulham Society

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/01/2022 9:25 AM from Dr Marc Medina .

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Dr Marc Medina
Email:	
Address:	Bishops Mansions Stevenage Road London

Comments Details

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

Reasons for comment:

Comments: 15/01/2022 9:25 AM * I am submitting this objection again as I selected Amenity Group instead of Residents Group when I registered it yesterday.

I am objecting as a local resident who lives overlooking the park cafe, a regular park user and as the chairman of Bishops Mansions Ltd. We are the residents' association of the 148 flats that are directly adjacent to and overlook Bishops Park.

The park cafe is situated 75 metres from the nearest residential dwellings which are Bishops Mansions apartments. These apartments have balconies and living and sleeping spaces that overlook the park and approximately 40 of the 148 apartments directly overlook the area of the park where the park cafe, bowling green and club house are situated.

Please see my email to Maria Dimitriou, dated 14th January, that contains the details of my objection.

Kind regards

Objection to Application Comments 1 - 2022/00010/LAPR | Licensing Act - Premises Licence | Open for Consultation | Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

I am writing as a concerned local resident, a regular park user and as the chairman of Bishops Mansions Ltd. We are the residents' association of the 148 flats that are directly adjacent to and overlook Bishops Park.

I want to object to the application for a premises' license that has been submitted by Parklife Trading Ltd to sell alcohol at the Park Cafe, hereto referred to as the Tea Rooms in Bishops Park on the grounds that it will cause a public nuisance, increase the incidence of crime and disorder, endanger public safety and cause harm to children.

The applicants have applied to sell alcohol in the Park Cafe from 8am to 5pm Monday to Friday and 9am to 5pm on Saturday and Sunday to members of the public, save for match days. The applicants have also applied to sell / serve alcohol to guests attending events at the 'Venue' from 9am to 11pm. Monday to Sunday.

Granting a premises licence to the applicants would turn the park cafe into a licensed premises with a bar that can market itself as a venue to be hired out for parties and events as well as encourage members of the public who want to drink alcohol to visit the premises. The applicants have requested that they can serve alcohol outside as well as inside. Typically, this might involve portable outdoor beer taps/counters, wine and cocktail stations etc.

Impact within the Park:

The Park Cafe is located in the busiest area of the park, directly adjacent to the small children's play area with the nearest play equipment being approximately 15 meters away. The cafe is also some 30 meters away from the central play space in Bishops Park, which is used for skateboarding, basketball, outdoor gym equipment, table tennis, children learning to ride bikes and lots of other play and sports activities.

The path directly in front of the park cafe is the busiest walkway in the park and is often crowded with park users walking, cycling, running, skate boarding, roller blading and parents congregating with prams and young children.

Introducing alcohol into this environment for members of the public to day drink from 9am to 5pm is totally inappropriate. It would similarly be inappropriate and unnecessary to create a licensed venue that can be hired out for parties and celebrations during the day and night in this location primarily populated by 2-15 year old's and their parents. For example, an event with music and alcohol from 5pm to 11pm, where guests were quite reasonably expecting to drink and party, play music, both inside and outside would inevitably disturb/cause nuisance to other park users who are engaged in play and exercise very close by. It would also unacceptably impact on the

public safety and increase the occurrence of anti-social behaviour and crime/damage.

It is important to remember that the park is in a conservation area and is used for play, peaceful river walks, exercise and leisure until 9.30pm during the summer months. Turning the park cafe into a licensed venue would have a negative impact on the character and atmosphere of this historic park in this unique location.

Furthermore, playing music, partying and drinking alcohol at licensed venues is available in so many locations in Fulham and there is no sense whatsoever that granting an alcohol license in this location would be fulfilling any public need or creating a useful location amenity, in fact the very opposite would be the case.

Licensing the park cafe would also significantly impact on public safety in this crowded location. Mixing potentially large numbers of people drinking and partying outdoors with joggers cyclists, skateboarders would create a safety hazard.

This area of the park was specifically designed by the borough architect to be a safe space for young children to play in, (I was on the stakeholder group for the heritage lottery fund bid for the park), so turning the park cafe into a licensed premises for private and public consumption of alcohol indoors and outdoors significantly increases the risk of harm to children in their own designated play area. The idea that these children would be on the swings or the slide or the train right next to a licensed venue where private parties are taking place and adults would be drinking, being loud, wandering into the play area etc. would seem non sensical and a failure to protect these most vulnerable park users.

I note that the applicants have said that they would mitigate harm to children by making sure that any child that visits the cafe is accompanied by an adult. This is totally impractical. Is it being suggested that a 12 year old child who may not be in the park with their parent is not going to be able to buy an ice cream or a drink, or that all the skateboarders, basketball players and older children using play equipment can longer go to the cafe? If the local authority approves this license with this stipulation, then it will either be ignored from day 1 which will endanger children and if it is adhered to it will prevent children, particularly 10 to 15 year olds, from accessing the park cafe situated in the middle of a children's play area. This would be unfair to children and totally wrong.

Granting this license would also allow the applicants to sell alcohol to members of the public 7 days a week. As we all know during the spring and summer the park is crowded all day and evening with many park users spending significant periods of time in the park – sand and water play, picnicking, sunbathing exercising, cycling etc. As well as turning the park cafe into a sit down, indoor and outdoor drinking venue, granting this licence would also allow the applicants to sell alcohol from an indoor bar and or outdoor

mobile beer and wine stations to members of the public for consumption in the wider park.

Introducing the sale of alcohol into this environment would certainly increase the incidence of drunk people, particularly in the younger drinking age group (18-30) throughout the whole of Bishops Park. Whilst the applicants might be able to make good profits from this activity, I cannot see how the local authority would see this as a desirable or a progressive move. Granting this licence and introducing instant access to alcohol in the middle of this diverse park user community will cause a public nuisance, increase the incidence of crime and disorder, endanger public safety, promote antisocial behaviour and potentially harm children.

Impact in the vicinity of the park;

The park cafe is situated 75 metres from the nearest residential dwellings which are Bishops Mansions apartments. These apartments have balconies and living and sleeping spaces that overlook the park and approximately 40 of the 148 apartments directly overlook the area of the park where the park cafe, bowling green and club house are situated.

Granting this licence and creating a venue for private hire, for parties and events indoors and outdoors would cause a totally unacceptable noise nuisance for local residents until late at night.

I note that the applicants have said that no amplified music is to be heard outside the premises. I am afraid that this statement is at best naïve and at worst disingenuous. I live in one of the apartments overlooking the park cafe area and the river. We are able to hear the words of songs being played at licensed weekend events at the boat houses on the other side of the river which are 400 meters away. We also clearly hear the noise of people socializing and drinking outside at these events.

Any amplified music being played in the park cafe would be very clearly audible to many residents in Bishops Mansions in their homes, even if every door and window was closed at an event. The reality of course is that doors and windows will be open during events and people will be moving from indoor and outdoor seating, to and from the bar, potentially dancing, especially in the spring and summer months. The park cafe has an outdoor seating area at the back as well as the front of the building and music noise will carry right the way down Bishops Park Road.

Down the years many Bishops Mansions residents have called the police because 3 or 4 loud and or drunk young people have jumped over the fence and are making noise in the park. The parks police have done an excellent job in attending in these instances. The idea therefore that the local authority would now give a licence for any number of guests to sit outside the front and back of the park cafe drinking, partying and socializing until 11pm at night in this residential location would be completely nonsensical.

Allowing amplified music and outdoor socializing/ partying with alcohol in this location 7 days a week until 11pm at night would therefore cause a significant noise nuisance and ignore the rights of local resident to peaceful enjoyment of their own homes. It would affect their ability to open windows and balcony doors, sit on their balconies, watch TV and go to sleep on school/ work nights as well as weekends. To be clear, the staging of a well-managed licensed event in the park cafe would cause an unacceptable nuisance to local residents specifically because it is a totally unsuitable location to hold such an event.

I note that the applicants have talked about staff training, CCTV and managing dispersal of groups following events. Event guests and party goers will naturally spread out into the wider park, particularly the central play area, children play area, river walk and duck pond. There is no structural way of fencing or meaningfully segregating off the cafe for an event save for the usual bar barriers that will be stepped past easily. There is a hammock style children's swing right next to the park cafe which would be an irresistible draw to party goers, who are drinking after the park has closed at night!

These events therefore will still cause a significant nuisance, promote criminal damage and disorder and disturb local residents in their homes very close to the park at night when the park would normally be closed.

It is reasonable to assume that attendees leaving licensed events at the Park Cafe at 11pm at night will be at their most inebriated and voluble as they exit the park into the local vicinity. Security staff will not be accompanying these people down public roads e.g. Stevenage road, Bishops Park Road and Bishops Avenue.

These staff will be closing the facility and going home leaving many people who are potentially drunk to hang around the edge of the park, the tennis courts and the allotment as well as walk past Bishops Mansions apartments, with front gardens, balconies, living rooms and bedrooms just feet away.

Park benches down Bishops Avenue will be perfect spaces for attendees to carry on socialising and the walkway that splits the tennis courts will also be used.

The public nuisance would be inevitable and immediate and not adequately mitigated. The risk of crime and disorder would be significantly increased and not adequately mitigated. The threat to public safety for night time walkers, dog walkers and joggers, often out on their own around the park perimeter, would be greatly increased and not adequately mitigated against. Preventing children being able to sleep, particularly on school nights would cause harm to children, which has not adequately been mitigated against.

In my view and the view of many others I have spoken to this week, the reason that these four licensing objectives have not been adequately mitigated against by the applicants, both inside the park and its immediate

vicinity, is because it is simply not possible to do so as this is a totally unsuitable location for a licensed premises and event venue.

I sincerely hope that the licensing committee will agree and not grant this licence application and thereby protect the rights and the safety of the vast majority of park users and local residents in this instance.

Marc Medina
Chairman Bishops Mansions Ltd

Additional Comments 2 On Objection to Application 2022/00010/LAPR | Licensing Act - Premises Licence | Open for Consultation | Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Correspondence to the Parks and Leisure Department pertaining to our objection as a residents' group to this application.

Dear Stephen,

Thanks for your email. I'm afraid its content and approach left me very concerned and with a worrying sense of déjà vu.

The tenants or private contractors of a facility in any publicly owned space would rarely bother to submit serious plans and applications for something new without the support or acquiescence of the managers of that space, who in the case of Bishops Park are the Parks and Leisure Department of LBHF.

The last time your team negotiated with a private company, who were tenants and managers of a public facility in Bishops Park, the results were disastrous. In that case, your team were cajoled and misled into allowing a private company to construct three padel tennis courts, gain sponsorship for these courts and bank the profits with no planning consent given or applied for and without any public consultation.

The private company in that instance were very quick to tell your team that padel tennis worked in other London parks with 'no issues'. Your team seemed to accept this at face value. As the managers of Bishops Park, the question that your department should have considered in the first instance was this; would playing padel tennis in Bishops Park, a narrow and relatively small park with residential dwellings directly adjacent, cause an issue, not did playing padel tennis in Hyde Park cause no issues?

As the managers of Bishops Park, the Parks and Leisure Department apparently made no assessment as to the specific suitability of this park for this activity, and did not intervene when padel courts were erected and became operational. Local residents were subjected to an unacceptable and completely predictable noise nuisance in their homes for a year and a half and a portion of the public tennis amenity just disappeared.

Despite dealing with the padel company throughout, it was not your department as managers of Bishops Park, that eventually reported the company to the planning department for erecting a structure with no planning permission. It was however your department that, despite the obvious nuisance being caused to local residents, joined the padel company in staging an opening ceremony for the 'London Padel Centre' in Bishops Park and invited unwitting elected borough officials to cut the ribbon.

It was a local resident whose daily life at home had been badly impacted that reported the company to the planning department. The planning department and then elected officials from the current administration on the planning committee were left to turn things around and protect local residents.

In this new planning application, you have noted that you are aware that the 'operator has two licenced cafes in Wandsworth Parks i.e. the Sky Lark Café on Wandsworth Common, and the Rookery Café on Stretton Common with no issues'.

Have your team looked at those other cafes in any detail? Wandsworth Common is over 5 times bigger than Bishops Park and Streatham Common is over 4 times bigger than Bishops Park. The two cafes that you mention that have '*no issues*', are much further away from young children's play equipment than is the case in Bishops Park, are nowhere near as

close to residential dwellings as the case in Bishops Park, and are on open public commons, with both café's closing at 5pm.

Whilst the company may be the same, this application covers a completely different location and environs, and of course goes so much further than introducing the sale of alcohol into a park cafe during the day (which many people believe would have a different impact in this location). As a result of discussions with your team, the applicants have thought it appropriate and sensible to apply to extend the license to turn the park café into a venue for private hire for events and parties until 11pm at night, 7 days a week with indoor and outdoor seating, drinking alcohol and amplified music.

You have stated, 'it will up to the licencing committee to consider any objections'. This is obviously the case, but it is not the point. This is about the Parks Department's assessment of the application as the managers of Bishops Park, i.e. the department's written comments that will form part of the documentation for the licensing committee to consider and concerned parties to view and read.

Your department cannot be allowed to do what it did with regard to the padel courts, which was to be approached by a private business and then simply go along with their ideas to increase profit, abdicating your responsibility as park managers to properly assess the impact of an activity on park users in Bishops Park and local residents in the immediate vicinity of Bishops Park.

It is your team, along with the police and noise and nuisance departments, that are required to comment on the application in a considered and detailed manner as part of the licensing process. The idea that the Parks Department would comment on this application in a generic or brief way would be totally wrong and the victims would be local residents and park users.

Comparing to and conflating a situation where cafes close at 5pm in other boroughs on public commons, with a cafe in a historic gated park in a conservation area, surrounded by residential dwellings, hired out as a party venue until late at night would be totally unacceptable. Furthermore, to omit to comment on the issues that this application obviously raises would, I believe, be a negation of the duty of care of the managers of Bishops Park to adequately and professionally respond in this instance.

In light of the above and as the managers of Bishops Park, I would ask your department to consider the following when formulating your comments to the licencing committee about this application.

The planning consent objection that I have forwarded to you. Whilst taking into account the applicant's attempt to meet the four licencing objectives, this objection details the main issues that many local residents and park users are very concerned and angry about.

The Licensing officer in charge of this application has confirmed that they have received a lot of resident-representations which due to the big number are going to be acknowledged in bulk. As you say, these representations will be considered by the licensing committee. In formulating their own comments to the licencing committee, can the Parks Department, as managers of Bishops Park, stop and think about why so many people, not just Bishops Mansions residents have taken the time and energy to say that this wrong for Bishops Park?

As managers and custodians of Bishops Park, can your team comment on how hiring out the park cafe as a private venue will impact upon the covenants under which the park was given to the residents of the borough?

As the managers of Bishops Park, can your team think about whose interests are being served and what needs are being anticipated by turning the park cafe into a private night

time event venue? It is not any group of park users, it is not any local residents, and it is not any borough residents, who can access night time licensed venues for private hire, that are far more suitably located, throughout the whole borough. It does of course serve the interests of a private company and their need to drive revenue and increase profits. To be honest, many local residents can't think of a more inappropriate location for a licensed late night party venue than the park cafe in Bishops Park.

Before commenting on this application as the managers of Bishops Park, I would encourage you or a member of your team, to go to the park cafe and stand in the back seating area and look at the nearby mansion flats on Bishops Park Road and stand in the large outdoor seating space between the park cafe and the public toilets at the front of the building and look at the nearby mansion flats and houses on Stevenage Road. Envisage a night time event with guests sitting outside, socialising drinking and partying and amplified music being played inside, with windows open and doors opening and closing constantly, until 11pm at night on work/school nights as well as weekends. How could a venue like this, however well run, be anything but a public nuisance in this specific location? It would immediately and unacceptably affect the ability of local residents to open windows and balcony doors, sit on their balconies, watch TV and go to sleep on school/ work nights as well as weekends. Then also imagine the aftermath as guests leave the park into local streets. Do the managers of Bishops Park really want to inflict that on their neighbours and if so why and in the service of what?

I sincerely hope that the comments that the Parks and Leisure department submit to the licensing committee on this application are thoughtful, comprehensive and appropriate and as such may go some way to restoring the confidence of many people in this part of the borough who have become understandably disillusioned with your department's apparent lack of thought and care about how local residents' lives could be adversely affected when considering new initiatives in Bishops Park.

Yours sincerely

Marc Medina
Chairman Bishops Mansions Ltd

Correspondence with Steve Holiingworth, Assistant Director Leisure, Sport & Culture, LBHF And Map of Bishops Park showing different areas of the park that were given at different times to the public from the Church commission.

Dear Steve,

The licensing department have now written to all 165 objectors with details of amendments to the above application including the parks departments comments that they are now content with the application, subject to police amendments and the lease.

I received an email from you on Friday February 4th saying that, 'I can confirm I have spoken to the applicant and he is revising his application to exclude evening events' As I said in my email of the same day, there is a confusion here about private events and your contractor applying for a premises licence.

I also note that alcohol is still proposed to be served until 8pm at night in the spring and summer months.

I am still waiting to hear from you with the answer to the following questions.

1. Could you please confirm whether your department has given or intends to give any permission to the contractors to hire out the park café for private events in the day or night?

I am sure that you are aware as landlords on the lease with this contractor and the managers of Bishops Park that one of the covenants which LBHF (The Vestry), are bound by with regard to the use of the park clearly states,

*'That the said hereditaments and premises hereby conveyed and every part thereof shall at all times hereafter be appropriated kept and maintained by the Vestry then successors and assigns as an open space **for perpetual use thereof by the Public** for exercise and recreation and shall not at any time or times be appropriated converted or used or permitted or suffered to be permitted appropriated converted or used for any other purposes or purposes whatsoever.'*

It would therefore be a prima facie breach of these covenants to allow private hire of the park cafe in Bishops Park at any time of the day or night.

The licencing committee need confirmation of this if any mention about events still remains in the application. Furthermore, even if there is no such mention of events left in the application, confirmation of this covenant still needs to be given by the parks department to the licensing committee, with regard to any future temporary event licences that the applicant may try to apply for, that would also be discussed at the forthcoming hearing - Temporary Event Licences only go the police and noise nuisance for comment, and not back to the licensing committee if a licence is already in place for a premises.

Therefore, in this case the licensing committee would need to know from the parks department whether there was anything that prevented the applicants from applying for a temporary event licence, for a private event, in the future, which in this case there clearly is, before the hearing stage. This is particularly relevant if the committee are being asked by any objectors to make the exclusion of any such applications a condition of the granting of a premises licence, which in this case I can confirm they will be. This is a very important procedural point.

This direction about private hire, from the managers of the park, therefore needs to be part of 'fit for purpose' comments that the parks department provide to the licensing committee as part of the statutory consultation process in this case.

2. Can you please confirm if your department has given or intends to give permission to the contractors to play amplified music at the park cafe in Bishops Park.

I'm sure that you are aware as landlords on the lease with this contractor and the managers of Bishops Park, that one of the covenants which LBHF (The Vestry) are bound by with regard to the use of the park clearly states,

'That the Vestry successors and assigns shall not do or suffer to be done to any part of the said hereditaments and premises hereby conveyed any act deed matter or thing which may be or tend to the nuisance damage annoyance or disturbance of the Commissioners their successors or assigns or the owners or occupiers of any property in the neighbourhood.'

This covenant is an even lower threshold for challenge than noise nuisance legislation.

If the applicant is still requesting permission to play amplified music at any time of the day or night as part of their application, then the parks department need to communicate the terms of this covenant as part of a 'fit for purpose' response to the licensing committee in the statutory consultation process in this case.

3. Could you also please confirm that the sale of alcohol in this location does not breach of any of the covenants in place in this part of the park.

We believe that additional covenants that relate to West Meadow, where the park cafe is situated, may specifically prevent the sale/consumption of alcohol (we have not yet had sight of these particular covenants).

Again, confirming whether or not this application can be considered by the licensing department from the point of view of any alcohol prohibition covenants in this part of Bishops Park, must form part of a 'fit for purpose' response to the licensing committee from the parks department in the statutory consultation process in this case.

Failing to advise the licensing committee on these 3 points, so that such advice can be included in the hearing papers, even more so as they have now been specifically raised, would in our view constitute a failure in your departments duty of care to comment appropriately and professionally on this premises licence application.

Furthermore, it would be counterproductive to all concerned, including the contractor, who is not having his expectations managed by his landlords and, depending on upon what the committee decide, may lead to future challenge from ourselves about the way that the parks department have operated in this case and the consequential loss suffered by local residents.

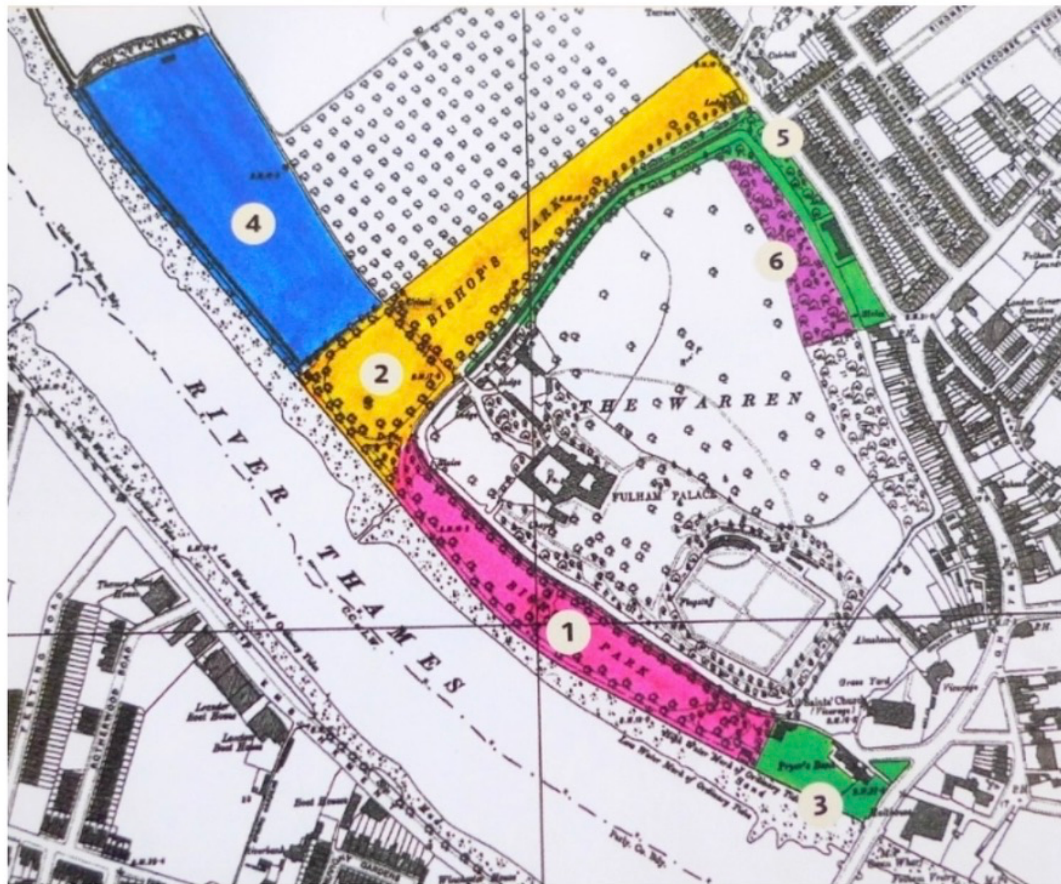
Looking forward to hearing from you in a timely manner in order that a properly informed licensing committee hearing can take place.

Yours sincerely

Marc Medina
Chairman Bishops Mansions Ltd

Dr Marc Medina
DProf (psych), MA (Psych), BACP

Map of Bishops Park showing different areas of the park that were given at different times to the public from the Church commission.



Note: area in yellow (labelled number 2) is where the park café and children's play area are situated. This area was called west meadow and was given to the people of Fulham by the church commissioners and was added to the park in 1891.

Correspondence with Steve Holiingworth, Assistant Director Leisure, Sport & Culture, and Simon Ingyon, Interim Head of Parks & Leisure, LBHF, regarding live and recorded amplified music and the Covenants of Bishops Park.

Dear Steve/Simon

I know you are waiting to hear from legal colleagues regarding the email below. I am writing with regard to my question 2.

2. **Can you please confirm if your department has given or intends to give permission to the contractors to play amplified music at the park cafe in Bishops Park?**

I am now aware that a number of changes have been made to the Licensing Act 2003 resulting from new legislation being implemented, namely the Live Music Act 2012, Licensing Act 2003 Entertainment Amendment Order 2013.

This legislation now means that if a premises licence is granted to the Park Cafe, that the current contractors and indeed any future contractors who may inherit the lease, will have the automatic right to play amplified live music and recorded music, potentially up to 11pm at night, 7 days a week, with no further consent being needed.

Question two therefore becomes,

2. **Can you please confirm why the Parks Department/LBHF do not believe that playing amplified live and recorded music at the park cafe, (which would automatically be part of the granting of a premises licence), is a breach of the below covenant.**

'That the Vestry successors and assigns shall not do or suffer to be done to any part of the said hereditaments and premises hereby conveyed any act deed matter or thing which may be or tend to the nuisance damage annoyance or disturbance of the Commissioners their successors or assigns or **the owners or occupiers of any property in the neighbourhood.**'

As I have said in previous correspondence,

- The park cafe is situated 75 metres from the nearest residential dwellings which are Bishops Mansions apartments. These apartments have balconies and living and sleeping spaces that overlook the park and approximately 40 of the 148 apartments directly overlook the area of the park where the park cafe, bowling green and club house are situated.
- I note that in their application the contractors have said that the no amplified music is to be heard outside the premises. I am afraid that this statement is at best naïve and at worst disingenuous. I live in one of the apartments overlooking the park cafe area and the river. We are able to hear the amplified music very clearly at weekend events at the boat houses on the other side of the river, which are 400 meters - over 4 times further away than the park cafe.
- Any amplified music being played in the park cafe would therefore be very clearly audible to many residents in Bishops Mansions and on Stevenage Road and some of Cloncurry, Doneraile and Ellerby streets, in their homes, even if every door and window was closed at the Park Cafe. The reality of course is that doors, including the big bi-fold doors, and windows will be open and people will be moving from indoor and outdoor seating, especially in the summer months.

- There is no way therefore that playing amplified live and recorded music would not be heard outside the premises and would definitely cause nuisance damage annoyance or disturbance..... of the owners or occupiers ofproperty in the neighbourhood.
- Furthermore, if the contractors continue to try to apply for private event hire and/or Temporary Event Licenses, in an attempt to turn the Park Cafe in Bishops Park into a licensed event venue, then the nuisance damage annoyance or disturbance..... of the owners or occupiers ofproperty in the neighbourhood' would be greatly increased.

The reality of amplified live and recorded music being automatically bolted on to the granting of a premises licence is yet further evidence that the park cafe in Bishops Park is not a suitable location for a licensed premises, with specific reference to the parks covenants and the close proximity of residential dwellings.

Simon, I would be grateful if you could confirm receipt of this email and that you have forwarded it to the legal department.

Many Thanks

Marc

Marc Medina

Prof (psych), MA (Psych), BACP

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 18/01/2022 9:54 AM from Phillip Rinn.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Phillip Rinn

Email:

Address: Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 18/01/2022 9:54 AM I strongly object this licence application for the following reasons:

- * public nuisance - amplified music being played in the park cafe would be very clearly audible to many residents in Bishops Mansions, even if doors and windows at the venue were shut
- * public safety - reasonable to expect attendees leaving licensed events at 11pm at night will be inebriated and voluble as they exit the park into the local vicinity
- * prevention of crime and disorder - potentially drunk people socialising at the edge park would increase the risk of crime significantly for neighbours, night time walkers, dog walkers, joggers, etc.
- * protection of children - preventing children to sleep, harmful, specifically when at school. Also, the cafe is situated next to an area specifically designed for young children to play in. A licensed premise for day drinking and private events in the afternoons and evenings will significantly increase the risk of harm to children in their very own designated play areas

The park is in a conservation area used for play and peaceful river walks, exercise and leisure. It doesn't feel right to grant an alcohol license in this location. This would contradict the public need of creating a useful local amenity.

Thank you for your consideration.

Phillip Rinn

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 18/01/2022 10:37 AM from Ms Edna Wolfermann.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Ms Edna Wolfermann

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 18/01/2022 10:37 AM It won't be a good idea to sell alcohol in the park, children are around, plus the nuisance in the neighbourhood. The cafe is situated opposite the children's playground I would not feel comfortable with drunk people nearby. Turning the park cafe into a licensed venue would have a negative impact on the character and atmosphere of this historic park in this unique location.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 18/01/2022 11:34 AM from Mr Nigel Stevenson.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Nigel Stevenson

Email:

Address: Bishops Mansions London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 18/01/2022 11:34 AM The park is open to all, including children. It is therefore inappropriate for a cafe in it near the children's play area to sell alcoholic drinks.
There are plenty of licenced premises near, but outside, the park. So there is no need for the cafe to have a license.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 18/01/2022 12:50 PM from John Andrew.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: John Andrew

Email:

Address: Bishop's Mansions Bishop's Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 18/01/2022 12:50 PM Daytime alcohol sales are completely inappropriate in the part of the park primarily used by children. Evening alcohol sales risk changing the pleasant character of the park for the majority of those who enjoy it.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 18/01/2022 2:36 PM from Mr Nikolay Ivlev.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Nikolay Ivlev

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 18/01/2022 2:36 PM The area around the park cafe is a safe space for young children to play in. Turning the park cafe into licensed alcohol drinking place would significantly increase the risk of harm to children. It would also increase the incidence of drunk people throughout the whole Bishops Park and create a public nuisance, endanger public safety and promote crime and disorder. Groups of drunk attendees leaving events at 11pm at night would carry on socialising at the edge of the park and Bishops Park Road outside Bishops Mansions apartments.

Music being played in the park cafe would be very audible to us in our apartment in Bishops Mansions, preventing us (especially children) being able to sleep. The noise of people partying and socialising will carry right the way down Bishops Park Road late into the night.

I strongly oppose an alcohol license application of park cafe.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 18/01/2022 2:40 PM from Ms Ailsa Beaton.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Ms Ailsa Beaton
Email:	
Address:	Bishop's Mansions Stevenage Road London

Comments Details

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

Reasons for comment:

Comments: 18/01/2022 2:40 PM I would like to oppose this alcohol licence application.

Firstly there would be a major public safety risk from the increased use of alcohol in this busy area of the park. The cafe is on a busy path shared by walkers, cyclists, skateboarders and the like.

Secondly the park is usually closed after dark but this application proposes allowing the park to be open for evening events up to 11pm. It is difficult to see how this will not lead to more crime in the park and the surrounding area. Not only will it increase the risk of vandalism which has been an after dark problem for the park in the past, it opens up a huge dark secluded space where robberies and other crimes of violence might occur. The current lighting in the park is totally insufficient for public safety after dark and the police do not need to patrol a closed park. Is the council going to provide funds to enhance the lighting and provide greater police presence?

Thirdly the proximity of the children's play area to the cafe selling alcohol seems most inappropriate. I am surprised the covenant put in place when the church gifted the park for public use does not prevent this mixing of alcohol and children. I also think it is most unfair that the solution to keeping the

children away from the alcohol is to prevent unaccompanied children going into the cafe to buy a soft drink or an ice cream.

Fourthly, as a local resident I am concerned about the public nuisance this proposal could cause. Loud music, people meandering round our quiet streets late at night when inebriated, an increase night traffic and litter are I suspect just some of the likely issues.

Finally, the proposal is unclear about whether events would be held on Fulham Football Club home match days. I would be particularly concerned in respect of all four issues if this licence would allow drinking in the park until 11pm on match days.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 18/01/2022 2:42 PM from Mrs Sally Munro.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Sally Munro

Email:

Address: Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 18/01/2022 2:42 PM I was extremely surprised to hear that an application had been made for a licence at this venue. It is a park cafe adjacent to the children's play area and as such is not suitable for potential all day drinking. This will encourage a very different customer and whilst I'm the first to enjoy a glass of wine this location is frankly too near the multi purpose kids area/ skate park. The idea that it might also hold events beyond the normal park closing time is also of concern with the likely noise from music but also patrons leaving the venue disturbing the quiet of this residential street after a good night out.
I object strongly.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 18/01/2022 3:09 PM from Mrs Irina Ivleva.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Irina Ivleva

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 18/01/2022 3:09 PM The area of the park where the café is situated was especially designed for young children to play in. It is also the busiest and most crowded area of the park. Turning the park cafe into licensed premises for day drinking and a venue for afternoon and evening events involving alcohol would significantly increase the risk of harm to children in their own designated area.

The public nuisance would be inevitable and immediate. The risk of crime and disorder would be significantly increased. The threat to public safety for night time walkers and joggers would also be greater.

The music being played in the park cafe and the noise of people partying and socialising would be very audible to us in our apartment in Bishops Mansions, preventing children being able to sleep.

I categorically against an alcohol license application of park cafe.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 18/01/2022 5:52 PM from Mrs annette aylwin.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs annette aylwin

Email:

Address: Ellerby Street LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 18/01/2022 5:52 PM The area of the park where the cafe is situated is specifically designed to be a safe space for children to play. Granting a licence to the cafe would definitely increase the incidence of drunk people within the park, this is already a problem. With the development of the football ground nearing completion and the opening of various bars there it is completely unnecessary to grant a licence to the cafe.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 18/01/2022 7:56 PM from Mr CHRISTOPHER BUTCHER.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr CHRISTOPHER BUTCHER

Email:

Address: BISHOPS MANSIONS BISHOPS PARK ROAD FULHAM

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 18/01/2022 7:56 PM OBJECT TO POTENTIAL NOISE AND
ANTISOCAL BEHAVIOUR THE ISSUSING WILL CAUSE

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 18/01/2022 9:12 PM from Mrs Barbara Voisey.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Barbara Voisey

Email:

Address: Ellerby Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 18/01/2022 9:12 PM I am writing to object to the application for the grant of a licence to the tea room in Bishop's Park. I live very close to Bishop's Park and am a regular park user. The park is almost always busy and has been even more so since the pandemic. The park is often frequented by younger people and children and the proposed licenced premises are very close to the play area. Access to alcohol at this point in the park would be very detrimental and would be likely to create a public nuisance. There would inevitably be more tipsy, or actually drunk people and this would be entirely inappropriate at that point in the park which is often full of children, particularly during the lighter summer months. It would change the dynamic of the part and promote crime and disorder. There is also no need for there to be a licence - alcohol is readily available on Fulham Palace Road at a number of both on and off licences. This application is entirely inappropriate and out of character for the nature of the park. It is also undesirable because it will damage the amenity of the park for other park users and, potentially, create a danger for one large class of park users - namely children.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 18/01/2022 11:12 PM from Mrs Ceyla Constantinidis.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Ceyla Constantinidis

Email:

Address: STEVENAGE ROAD LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 18/01/2022 11:12 PM I understand that this application has an exception on match days. If you think there would be a problem on match days, think that there may be problems on other days. Who is going to control the crowd after the Tea House is closed at night?
When the children play in the garden during the day, how safe would it be having people with alcohol in their hands walking around among the kids.
If it is a nice, chic restaurant like in Kew Gardens, it would be different.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 19/01/2022 7:13 AM from Marco Schwartz.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Marco Schwartz

Email:

Address: Doneraile Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 19/01/2022 7:13 AM

1. Right next to a playground and sand pit where small children and babies play
2. Very residential neighbourhood which is family oriented and quiet
3. Locale is small and inevitably drinkers would spill outside and make noise with the inevitable mess and hazards that would imply
5. In the middle of a park so at night and during winter months inebriated people could make it less safe for dog walkers, people going home from Putney Bridge tube
6. Character and atmosphere of the park would suffer significantly.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 19/01/2022 9:15 AM from Mr Stephen Newton.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Stephen Newton

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 19/01/2022 9:15 AM I strongly object to this application. Bishops Park is a lovely family / fitness environment. The Cafe itself has always been great for during the day, for people to meet, catch up over a coffee nearby to the childrens play area which is great for parents.

I have always known the park as being a safe place in the evenings, and largely used by children, so whilst on match days it is busier and drinking is around the area, I would say that at least the destination is outside of the park. To create a party atmosphere in the park to me creates a very unsafe environment, potentially 6 - 7 days a week that would put children's safety at risk, as long as a increased safety risk for adults.

There are many pubs in the local area away from the park, for there to be a need to have a cafe converted into a party place.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 19/01/2022 10:12 AM from Mr Thomas Woolas.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Thomas Woolas

Email:

Address: Bishops Mansions Bishops Park Road london

Comments Details

Commenter Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 19/01/2022 10:12 AM They're are plenty of spaces in the surrounding area of the highstreet where people can enjoy a drink other than in the building or outside of the cafe.

Im not sure permitting the sale of alchol in bishops park next to a play area is what the community wants. I would certainly think hard over this.

If a sunday morning farmers market is not allowed to re-open, which served the community and never served alcohol, why would a license to serve alcohol in the park be permitted?

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 19/01/2022 10:14 AM from Mrs Yolande Rinn.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Yolande Rinn

Email:

Address: Bishops Mansions, Bishops Park Road LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Licensing Application

Reasons for comment:

Comments: 19/01/2022 10:14 AM It would be very pity to transform the nice park cafe into a daytime drinking location.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 19/01/2022 10:26 AM from Mr Michael Rogers.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Michael Rogers

Email:

Address: Bishops Mansions Bishops Park Road Fulham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 19/01/2022 10:26 AM Allowing this application to succeed will create a paedophiles paradise, will encourage day-time drinkers, will cause late night partying and anti-social behaviour, create parking problems and is a totally wrong background for having positive family values.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 19/01/2022 10:44 AM from Mrs Susan Holder.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Susan Holder

Email:

Address: Stevenage Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 19/01/2022 10:44 AM I would like to object to this license application. Firstly the Tea Room in Bishops park is a tea/light refreshment venue and should remain as such. It is very much situated in a residential area which enjoy the peace and tranquillity of Bishops Park especially when the park closes in the evening which can be anywhere between 5pm in the winter to 10/10.30pm in the summer months. The Park is full of children playing after school and in the day on the holidays and the cafe provides a good place to get an ice cream or coffee especially on a summers day. The thought of having a few people having too much drink - there is always someone, and really don't want the kids to have to come into contact with a drunk, we have enough trouble with the drug takers in there, thankfully they keep to the riverside. To open the venue to private parties from 9am to 11pm and amplified music coming out is not on, as mentioned we are a residential area and want to go to sleep in peace and quiet without a park party going on. Also being a neighbour and have seen it before in the summer when the park has closed and the toilet facilities have closed as well and don't want to encourage peeing in my front garden or hanging around as they are not ready to go home having g had a skinful of alcohol.

The reason we chose to live where we do is that there is no pubs or rowdy places around and in our conservation area it should be kept like that, it gives a chance for us residents, park-life- ducks, birds etc to have a chance to have a good night and wake up to the next day without a disturbance. People are and do happily bring their bottle of wine or beer on a summers picnic drink and leave when it's finished without the temptation of purchasing more and becoming out of order.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 19/01/2022 10:54 AM from Mr Richard Martin.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Richard Martin

Email:

Address: Doneraile Street Fulham London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 19/01/2022 10:54 AM I understand there is a request to grant an alcohol licence for the café in Bishops Park. My objections are as follows: 1) Extra noise pollution in a residential area. 2) General risk of crime and disorder greatly increased. 3) Threat to to public safety for night time walkers, dog walkers etc. 4) Alcohol consumption during the day next to a playground designated for young children would significantly increase the risk of harm to these children. 5) Inevitable increase in rubbish/bottle etc being left in what are already overloaded waste bins on weekends. 6) Granting the licence would immediately increase the amount of alcohol consumed across the whole of the park and Bishops Palace further disrupting what is a family area.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 19/01/2022 12:00 PM from Mrs Laura Harcourt.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mrs Laura Harcourt
Email:	
Address:	Ellerby Street LONDON

Comments Details

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

Reasons for
comment:

Comments: 19/01/2022 12:00 PM Bishops Park is not place to have late night
licensing.

There are pubs in Fulham Bishops Park is for people to safely have
leisure time being able to buy alcohol on site inappropriate and it
being bang next door to the children's playground doubly so.

Our park is in the main a safe haven.

The parks police and staff work to keep it so without alcohol
encouraging bars in the park

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 19/01/2022 4:00 PM from Ms Juliet Hayward.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Ms Juliet Hayward

Email:

Address: Stevenage Rd Fulham London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 19/01/2022 4:00 PM My main objection to this cock-eyed proposal is that, in order for the "cafe" to be open until 11pm, the Bishops Park would also need to be open. This would lead to all sorts of problems, potentially drunken and unruly punters and associated behaviour. People leaving the park at all hours and the noise and disruption that would ensue. The park-keepers having to close up or the park remaining open all night.
The general disturbance caused for some chancers to make a few quid.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 19/01/2022 6:40 PM from Lydia McCall.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Lydia McCall

Email:

Address: Bishops Mansions, Bishops Park Road, LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 19/01/2022 6:40 PM This will cause a disturbance to the residents and make a safe playground for kids unsafe due to people drinking.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 20/01/2022 9:41 AM from Mrs Rhonda Boston.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mrs Rhonda Boston
Email:	
Address:	Bishops Mansions Stevenage Road Fulham, London

Comments Details

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

Reasons for comment:

Comments: 20/01/2022 9:41 AM This area of the park is specifically a children's playground area with provision for all ages from parent & toddler to teenagers who come here unaccompanied by parents to use the sports equipment. Licensing the Tea Rooms (may I stress "TEA") would utterly destroy the safe family character of this area. As a close neighbour I would not welcome the noise and disruption of the peace at night by inebriated or merry revelers leaving the park. There are several Pubs and restaurants within 10 minute's walk, the Palace has facility for licensed events, Fulham Football club will have licensed hospitality, there are restaurants and pubs along the river walk, there is no further need for licensed premises in this part of the borough. This is, and always has been, a residential area with the Bishops Park a great attraction for the families who choose to live here. It provides a safe and regulated space for walkers, children's play area, sports fields, and an open recreation area for those without gardens; it was a lifeline during Lock Down. Introducing alcohol to this mix would be completely wrong and is totally unnecessary.. Rhonda Boston

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 20/01/2022 10:53 AM from Mr Christopher Miers.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Christopher Miers

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 20/01/2022 10:53 AM I strongly object to this application. It is wholly unsuitable to the area, the venue, the park, the community and the spirit in which we live as neighbours. There is no need for it - there are plenty of licenced businesses in the area. The noise generated would be intolerable. As would the litter, We already need volunteers to assist the park keepers in the constant fight against overflowing bins, post-party debris in all corners and crevices of the park, etc. Amplified music would also be intolerable. As it is, the similar sound carries from as far away as Fulham Palace and we need to keep our doors and windows shut. Bar-style drinking behaviour in the daytime would not set a good example to small children in the play area diagonally opposite the tearoom. The park has a healthy image with the weekly parkrun, the outdoor gym and the skateboard facility. There are many, many more examples of potential disruption and conflict but those listed above should in themselves be sufficient evidence to indicate that this application is flawed and unacceptable, and in no-one's interests other than the business making the application. Thank you for your attention.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 20/01/2022 11:37 AM from Mr William Jackson.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr William Jackson

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 20/01/2022 11:37 AM I wish to object to the granting of an alcohol licence to the cafe in Bishops Park. It would have a significant impact on the neighbours. It would encourage drinking and drunkenness adjacent to our flats and a Children's play area. It would change the character of this area which is residential and for quiet enjoyment. My flat would be greatly affected by additional noise and nuisance both during the day and in the evening. The flat are in a conservation area. There is a higher density of residences than adjoining streets with flats rising to three and four stories. There are many with young children and elderly residents and others working from home. Please reject this application.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 20/01/2022 3:41 PM from Lisa Flynn.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Lisa Flynn

Email:

Address: Doneraile Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 20/01/2022 3:41 PM I am strongly objecting to all aspects of this application which will have a very detrimental effect on the surrounding neighbourhood. It is totally inappropriate in such a highly residential area. Amplified music coming from private parties? People drinking outdoors late at night? This is absolutely ridiculous and I fear fir neighbours in very close proximity who can imagine people spilling out onto their street st 11, shouting, calling taxis, although if they've just put up with an evening of music... This application will provide a public nuisance, threatens public safety, and could lead to an increase in crime. Families live in nearby flats and houses. They will be disturbed by events.
Importantlu, the people applying will swear blind that none of thus will happen Please please don't grant this on the basis that the people who run it guarantee to 'remind' people to keep the noise down. Everyone knows this is unrealistic and not worth the paper it's written on.
PLEASE DO NOT ALLOW THIS APPLICATION TO BE GRANTED.
Thank you

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 20/01/2022 4:44 PM from Mr Mark Tress.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Mark Tress

Email:

Address: Finlay St LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 20/01/2022 4:44 PM I am surprised that the application with a cut off
time of 11 p.m. was even accepted. The potential for the disturbance
in neighbouring street is high.

I have NO objection to the cut off time of 5 p.m.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 20/01/2022 5:13 PM from Mr simon lewis.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr simon lewis

Email:

Address: , BISHOPS MANSIONS BISHOPS PARK ROAD LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 20/01/2022 5:13 PM I am concerned regarding the Park being open for longer hours than is currently allowed in particular because alcohol will be available. In the warmer months there is already a problem of groups of young people drinking and smoking drugs congregating around the tennis hut in Bishops Avenue. If the Park becomes accessible after dark this will no doubt offer further opportunities for this sort of anti-social behaviour.
More generally,I think that the applicant's proposals will change the character of this beautiful and tranquil park.It's somewhat ironic that they are called the "Tea Rooms".

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 20/01/2022 7:55 PM from Mr Tim Oakley.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Tim Oakley

Email:

Address: Ellerby St london

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 20/01/2022 7:55 PM The very name of the park cafe ' The Tea House' is enough to suggest that an alcohol licence is inappropriate.
The intention of the application is to use the premises as a evening and night time party venue.
The granting of an alcohol licence and music until 11.00 at night both inside and in the seated areas outside the venue will encourage noisy behaviour and public nuisance in a quiet residential family area. The additional burden on policing the venue is a burden that I am sure the Police do not need.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 20/01/2022 8:32 PM from Mr James Birch .

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr James Birch

Email:

Address: Finlay Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 20/01/2022 8:32 PM I would like to object to the application for an alcohol license. It is inappropriate that a cafe so close to a children's play area will be able to sell alcohol all day.

I am concerned that the alcohol license will result in an increase in public nuisance, manifesting in drunken groups of young people which will be intimidating for the users of the park. My wider concerns include prevention of crime and disorder as the alcohol license will require in an increase in police presence at the park to pre-empt resulting drunken behaviour for an already limited pool of police.

I object to the license as overall it will change the nature of the park and what it is used for, there are alternative locations for licensed premises close to the park.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 21/01/2022 10:40 AM from Mr Michael Hoodless.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Michael Hoodless

Email:

Address: Ellerby Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 21/01/2022 10:40 AM We, as a family, frequently visit Bishops Park to use the playground, meet local neighbours, walk our dog and indeed use the Cafe. Over the past years we have seen a rise and in particular, with individuals (normally male), drinking alcohol in the Park from early morning to late in the evenings. By offering a Licence to the Park Cafe will only make alcohol readily available to those persons and encourage greater volumes to be consumed thus potentially creating a public nuisance.

The location of the Park Cafe is opposite the infant playground. Generally, the consumption of alcohol is directly proportionate to the volume at which individuals speak and further, the swearing that this brings. Its totally unacceptable to have a licensed premises in this location

The local community police are aware of existing anti social behaviour which generally involves drunk individuals in the park. Both my wife and daughter have personally experienced 'wolf whistles' and verbal outcrys, these drunken out bursts being both unacceptable and a criminal offence. The approval of such a License will bring a greater risk of anti social behaviour. Currently, the Cafe is used by local families with a great sense of community spirit. The introduction of alcohol will create a public nuisance, add potential risk of harm to our children and eventually drive the local community away. This leaves open an invitation for groups outside the area to gather and consume vast amounts of alcohol encouraging crime and disorder.....basically the local amenity will be destroyed

Groups leaving the Park Cafe will generally exit via our local neighbourhood. The socialising will continue down our streets and with the consumption of alcohol there will be a rise in both unacceptable noise and individual behaviour.

Finally, there will be added pressure on Council funds for additional park cleaning and community policing. Will the Park Cafe pay for these services?

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 21/01/2022 11:21 AM from Mrs Meryl Alcock.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Meryl Alcock

Email:

Address: Bishops Mansions Bishops Park Road Marsh Green

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 21/01/2022 11:21 AM I believe that it would have a negative impact on the quiet, tranquil nature of this area. As someone who has lived here for thirty years, such changes would be somewhat unwelcome.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 21/01/2022 11:23 AM from Ms Moraig Macdonald.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Ms Moraig Macdonald
Email:	
Address:	Bishops Mansions Bishops Park Road London

Comments Details

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

Reasons for comment:

Comments: 21/01/2022 11:23 AM Granting this licence would introduce access to alcoholic the park with a diverse user community. Due to drunken behaviour it would create a public nuisance, endanger public safety, promote crime and disorder, and potentially harm children, who have been encouraged to come from all around to use the amenities provided for them by a generous lottery grant. The park is in a conservation area, and is used for play, river walks, exercise and leisure until 9.30pm in the summer. It would be a nightmare on days when Fulham FC, with a greater crowd capacity, is playing at home. Inebriated people would not leave in an orderly, quiet way. There would be bodily waste emptied indiscriminately, and all residents would suffer from the results. Even the peace of Fulham Palace gardens would be destroyed. My friends are amazed such a peaceful, serene spot exists close to so much traffic. The risk of crime and disorder would be greatly increased. Therefore I hope you will refuse this application. Especially when there are so many local pubs in the vicinity which need supporting.

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 21/01/2022 1:35 PM from Mr Damian Lumley.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mr Damian Lumley
Email:	
Address:	Bishop mansions bishop parks road London

Comments Details

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

Reasons for comment:

Comments: 21/01/2022 1:35 PM I object to this alcohol licence application on the grounds of : public nuisance, public safety, prevention of crime and disorder and protection of children.
Amplified music played at the cafe will be very audible to many residents in Bishop mansions in their homes. Potentially drunk groups of people will pass right by bedrooms of local residents on exiting park which create noise and crime and disorder would significant increase. This area of the park is designed as a safe space for children and licenced premises increases risk of harm to children. Access to alcohol increases the incidence of drunk young people especially 18-30 age group. The proposed license will have a negative impact on the character and atmosphere of this historic park & conservation area. It will not fulfil any public need or create a useful local amenity. In fact the very opposite would be the case.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 21/01/2022 3:33 PM from Mr James Kidwell.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr James Kidwell

Email:

Address: cloncurry st london

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 21/01/2022 3:33 PM I object to the Tea Rooms having the ability to serve alcohol mainly because it is right opposite the children's playground which is in regular use by young children, who I think would be put at greater risk.
I also think that the potential to increase public nuisance to other users of the park would be much higher. I use the park every day as a dog walker and it gains a lot by being a safe peaceful place to walk. There are also plenty of licensed premises near the park on Fulham Palace Road and down to Putney bridge.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 21/01/2022 4:06 PM from Ms Sandra Brewster.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Ms Sandra Brewster
Email:	
Address:	Mornington Avenue Mansions Mornington Avenue London

Comments Details

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

Reasons for comment:

Comments: 21/01/2022 4:06 PM Granting this licence would introduce access to alcoholic the park with a diverse user community. Due to drunken behaviour it would create a public nuisance, endanger public safety, promote crime and disorder, and potentially harm children, who have been encouraged to come from all around to use the amenities provided for them by a generous lottery grant.

The park is in a conservation area, and is used for play, river walks, exercise and leisure until 9.30pm in the summer. It would be a nightmare on days when Fulham FC, with a greater crowd capacity, is playing at home.

Inebriated people would not leave in an orderly, quiet way. There would be bodily waste emptied indiscriminately, and all residents would suffer from the results.

Even the peace of Fulham Palace gardens would be destroyed. My friends are amazed such a peaceful, serene spot exists close to so much traffic.

The risk of crime and disorder would be greatly increased. Therefore I hope you will refuse this application. Especially when there are so many local pubs in the vicinity which need supporting.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 21/01/2022 6:47 PM from Mr Geoffrey Richards.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Geoffrey Richards

Email:

Address: Finlay Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 21/01/2022 6:47 PM This would completely change the use of the premises, tend to extend hours of trading, pose risks for children who play nearby, create further noise in a residential area, create a greater risk of crime or disorderly behaviour, have a negative impact on a historic park in a special location.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 22/01/2022 12:59 PM from Mr Peter Knox.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Peter Knox

Email:

Address: Doneraile Street Fulham London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 22/01/2022 12:59 PM We wish to object to this licensing application on the following grounds:

Facilitating the sale of alcohol in the park would adversely change the quiet and relaxed atmosphere of this park. It would impact on the safety and security of the nearby children's play area, even if purchased alcohol consumption is limited to the on-site table service and any off-site consumption would increase littering throughout the whole park and potential broken glass dangers. This would be exacerbated if mobile beer and wine stations are permitted. The proposal will also lead to late night noise and disturbance as groups disperse from either private events or general public sales. No permission should be granted for amplified music in the cafe or area as this would disrupt the quiet relaxed atmosphere of the park and incur further disturbance to neighbouring properties.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 22/01/2022 2:29 PM from Mr Hugh Garforth-Bles.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mr Hugh Garforth-Bles
Email:	
Address:	Bishops Mansions Bishops Park Road London

Comments Details

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

Reasons for comment:

Comments: 22/01/2022 2:29 PM I have lived in my flat in Bishops Mansions for over 23 years.
I object to this application on the following grounds

1. Public nuisance - the alcohol licence would result in a massive increase in undesirable people in Bishops Park consuming alcohol at all hours of the day and night (even when the cafe was shut)
2. Public safety - residents and family centric visitors to the park would be put at risk of injury by drunk and disorderly people
3. Prevention of crime and disorder - an alcohol licence will inevitably and immediately result in an increase in undesirable people loitering around Bishops Park which will have a major impact on likely disorder and the incidence of crime.
4. Protection of children - the area where the cafe is situated is where many, many children are brought by their parents or gaurdians in order to enjoy the open space of Bishops Park. If the cafe has an alcohol licence, the safety of the children will immediately be put at risk 24 hours per day, 7 days a week.
5. The atmosphere of the park will be ruined.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 22/01/2022 2:56 PM from Mr Simon Grange.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Simon Grange

Email:

Address: Bishops Mansions London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 22/01/2022 2:56 PM I object to this application for the following reasons:
1./ Likely to create disturbance and antisocial behaviour in a quiet residential area
2./ Incompatible with safeguarding of young children in playground area
3./ Time requirement for licence will create disturbance
4./ Noise associated with hiring out of cafe for private functions

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 22/01/2022 3:38 PM from Mr Richard Breton.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Richard Breton

Email:

Address: Finlay Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 22/01/2022 3:38 PM I object as :

I believe that a licensed premise will detract from the amenity of the park for the great majority of users who go to the park for relaxation

The licensing hours that have been requested are at odds with the park hours, especially in winter, meaning the park would have to stay open longer to accommodate the drinkers.

The cafe is opposite a children's play area.

If take-away drinks were served, this would further encourage a "drinking culture" in the park

Late night parties would be a disturbance to the residents

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 22/01/2022 6:58 PM from Miss Katie Grange.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Miss Katie Grange

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 22/01/2022 6:58 PM I am a dog walker and resident. I would be very concerned about going out late at night with my dog with the potential to run into a younger age drinking group. The public nuisance, endangering public safety and promotion of crime and disorder will have a negative impact not only on me but also as the park as a peaceful conservation area for all. I cannot imagine why this would even be considered.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 22/01/2022 9:03 PM from Mr Krishan Berry.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Krishan Berry

Email:

Address: Bishop's park road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 22/01/2022 9:03 PM We strongly reject this enterprise in this residential area occupied by families with young children and old couples. It will generate traffic in the area from early morning till late midnight. A previous plan to start pedal tennis was rejected for the same reasons. The sign boards advertising for panel games are still in place outside the cafe of tennis courts. It seems they will continuously keep trying to commercialise this residential area for different formats. They seem to persevere to obtain the permission by giving donations to the party and an MP to lobby on their behalf in the parliament.

Krishan Berry

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 22/01/2022 9:07 PM from Mrs Vimal Berry.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Vimal Berry

Email:

Address: Bishop's park road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 22/01/2022 9:07 PM We strongly reject this enterprise in this residential area occupied by families with young children and old couples. It will generate traffic in the area from early morning till late midnight. A previous plan to start pedal tennis was rejected for the same reasons. The sign boards advertising for panel games are still in place outside the cafe of tennis courts. It seems they will continuously keep trying to commercialise this residential area for different formats. They seem to persevere to obtain the permission by giving donations to the party and am MP to lobby on their behalf in the parliament.

Vimal Berry

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 23/01/2022 12:01 AM from Mrs roghayeh washeghani-farahani.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs roghayeh washeghani-farahani

Email:

Address: Bishops Mansions BISHOPS PARK ROAD LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 23/01/2022 12:01 AM I object due to increase risks in the following areas.
public nuisance, public safety, crime and disorder and protection of children.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 23/01/2022 1:56 PM from Mr James Noble.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr James Noble

Email:

Address: Bishops Mansions Bishops Park Road Fulham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 23/01/2022 1:56 PM My flat is directly opposite the Tea rooms.

The current Tea rooms provides a popular venue for coffee and sandwiches. The selling of alcohol would completely change the dynamic of this family friendly facility potentially opening the doors to private parties and late night drinking creating noise and disturbance for me and my neighbours. This is a wholly inappropriate use in a public park environment and will inevitably result in antisocial behaviour. The property has never been licensed as far as I am aware and the current operators would have been aware of this when the Lease was taken. There are plenty of pubs nearby for the consumption of alcohol. I therefore strongly object the this licensing application.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 24/01/2022 7:16 AM from Mr Roger Flynn.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Roger Flynn

Email:

Address: Doneraile Street Fulham London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 24/01/2022 7:16 AM My objection is based on three issues:

1. Public nuisance - amplified music being played in or outside the Park Cafe would be audible to many residents in the surrounding area
2. Public safety - private parties at the Park Cafe finishing at 11pm will lead to inebriated and voluble revellers pouring into the neighbouring streets as they go home. This creates a safety issue for local people out at that time of night.
3. Prevention of crime and disorder - as a result of the issues in 2 above

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 24/01/2022 9:46 AM from Mr Andrea Primi.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Andrea Primi

Email:

Address: Stevenage Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 24/01/2022 9:46 AM I strongly object to the alcohol licence application for the park cafe. This is a family park and we must ensure no alcohol is sold on its premises.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 24/01/2022 1:17 PM from Mrs Christina Zoltowska.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Christina Zoltowska

Email:

Address: Cloncurry Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 24/01/2022 1:17 PM The cafe is right on top of the children's play area and the busiest part of the park. On summer evenings the noise level would be unacceptable. There are enough places to purchase alcohol nearby and the oncoming facilities at Fulham football will make the whole area unpleasant from the point of view of noise, crowds and rubbish.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 24/01/2022 1:47 PM from Mrs Alison Edey.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Alison Edey

Email:

Address: Cloncurry Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 24/01/2022 1:47 PM This is not appropriate in the location being right next to the main children's play area for the local neighborhood. People who have been drinking will leave immediately into the area where children are playing and it is inappropriate and potentially harmful and dangerous for children. In addition, if events are to take place in the evening this is likely to cause problems in the park which for exactly this reason is usually closed after dark. Releasing people who have been drinking directly into the park late at night is a recipe for trouble.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 24/01/2022 9:39 PM from Mrs athena bray-mucha.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs athena bray-mucha

Email:

Address: Niton street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 24/01/2022 9:39 PM As a resident, a parent and very concerned adult in this neighbourhood, which is a conservation area, I highly object to this license being authorised.
Bishops park has been a family area for years, it's a an area where many children of very young age play, many families of all ages, elderly people and lots of wildlife enjoy this area of natural beauty. Bishops park is a conservation area.
It would be extremely detrimental to grant a license to this cafe giving the alcohol and late party license it will be a public nuisance bringing crime and disorder, public safety, protection of children, noise nuisance and horrendous trouble to the conservation area, Not to mention litter, the likely drunk and disorderly people to a family residential area.
Who is going to patrol this area and keep the peace?

I sincerely hope this license is not granted - there are plenty of local public houses where alcohol and parties are serviced - this area has absolutist no requirement for this type of venue.

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 24/01/2022 4:29 PM from Dr Daniel Armstrong.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Dr Daniel Armstrong

Email:

Address: Bishops Mansions Bishops Park Road Fulham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 24/01/2022 4:29 PM My objection is in relation to a venue within Bishops Park, that may have the capacity to hire out the cafe as a daytime and night-time location where alcohol could be sold at events and private parties from 9AM-11pm; seven days a week. Turning this much loved park, which is often frequented by young families into a daytime and evening drinking spot would pose a risk to children and public safety. Being in such close proximity with our area of residence will also inevitably cause public nuisance, and alcohol related socialising could result in an increase in crime and disorder in the local area.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 25/01/2022 7:13 AM from Tanya Wickens.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Tanya Wickens

Email:

Address: estcourt rd Fulham London Fulham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 25/01/2022 7:13 AM Fulham dose not have a lot of nice space for children to play and bishops park is the best to put a lot of drunk people next to a children's playground making it unsafe

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 26/01/2022 9:46 AM from Mrs Marianna Karageorgis.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mrs Marianna Karageorgis
Email:	
Address:	Cloncurry Street London

Comments Details

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

Reasons for comment:

Comments: 26/01/2022 9:46 AM To whom it may concern,

My family and I have recently moved into this lovely, quiet area. Currently we have few people going up and down our road in the evenings. It really feels like a pocket of suburbia in London.

We have moved from an area in Fulham that was down the road to a restaurant/pub, it obviously had an alcohol license. The amount of noise caused by people walking to and from this restaurant was a nuisance. Especially in the evenings and weekends.

I have two young children, a 5 year old and a soon to be 3 year old. We make use of the playground in Bishops park very frequently. The position of the Tea Room is quite literally in front of the children's playground. It is not appropriate for children to be playing on swings, see saws and on slides whilst next door to them adults are drinking. It would put me off taking my children there. In the summer even more people would be drinking outside, and when the weather is warmer we are generally even more likely to take our kids to the park.

The application to allow special events until 11pm risks the area losing that feel of suburbia that we wanted. It will feel like any other area in London. Noisy, more people walking up and down these previous quiet roads and these people would most likely have been drinking.

Please can we keep these rare pockets of suburbia? I strongly oppose this application.

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 26/01/2022 9:51 AM from Mr Alexander Karageorgis.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mr Alexander Karageorgis
Email:	
Address:	Cloncurry Street London

Comments Details

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

Reasons for comment:

Comments: 26/01/2022 9:51 AM Good morning LBHF,
I am wholly against an alcohol licence being granted to the Tea Rooms in Bishop's Park.
What at first may seem like a delightful coffee shop with the option to sell a few beers, will end up resulting in a meeting place for heavy drinkers. The proximity to the children's playground should, in my opinion, immediately disqualify it from being a suitable place for a licensed premises. Knowing that drinking will become the norm in the area will prevent me from bringing my 2 and 5 year olds to play in what they regard as the coolest playground in London.
Furthermore, the temporary event notices, which will no doubt be used to their full potential, will turn the Bishop's Park conservation area into one of antisocial behaviour that risks the wonderful feel of our neighbourhood for 13 to 25 days of the year.
I beseech you, please do not ruin this beautiful pocket of Fulham. There are plenty of options nearby for residents and visitors alike to purchase alcohol for consumption in or around Bishop's Park without the need to turn a refuge of serenity into a meeting hub for drinkers.
Thank you for your consideration.
Alexander Karageorgis

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 27/01/2022 10:21 AM from Mrs Eleanor Ribeaux.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Eleanor Ribeaux

Email:

Address: Stevenage Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 27/01/2022 10:21 AM
The Cafe has been improved as a cafe which is to be welcomed.
However:
1. There is no need to sell alcohol which will change its character both as an amenity for parents and carers while their children play in the playground and the general public wanting a sit down while enjoying the park.
2. The possibility of skateboarders accessing alcohol in an area designated for children to play and learn to ride bicycles could be dangerous and cause accidents.
3. Licensing it for private parties etc after 5pm is likely to increase the noise level at precisely those times when residents will be disturbed, children's bedtimes etc.
4. The noise from any private party speakers will carry throughout the area. We already have enough existing noise from the football ground on match days.
To summarise, the granting of an alcohol license will increase the risk excessive noise, of crime and disorder, and possible danger to children.

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 27/01/2022 6:23 PM from Mr Simon Clark.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mr Simon Clark
Email:	
Address:	Ellerby Street London

Comments Details

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

Reasons for comment:

Comments:	27/01/2022 6:23 PM This cafe has always been an amenity of a gentle nature, appropriate for a historic and family Park and appropriate opposite a children's play area. I just see no need for a licence to serve alcohol at this particular spot and open up the possibility of negative consequences. Please keep our park quiet.
-----------	---

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 28/01/2022 11:39 AM from Ms Miranda MacQuitty.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Ms Miranda MacQuitty

Email:

Address: Elm Lodge LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 28/01/2022 11:39 AM The venue is opposite the children's playground, and an area where families and others walk and cycle. There is also the issue of public nuisance as licensing until 11pm at night means residential neighbours would be disturbed.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 28/01/2022 2:00 PM from Mr Michael Morgan.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Michael Morgan

Email:

Address: Bishops Mansions, Bishops Park Road Fulham London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 28/01/2022 2:00 PM The park and the area proposed to have the alcohol license is used by young children, families and elderly residents and visitor to Bishops Park.

To offer day drinking and possibly night drinking will attract crowds of drinkers, cause disturbance, will lead to increased noise, litter, damage and increased acts of violence making the area unsafe and less desirable.

Great effort has gone into re-generating Bishops Park from the council, volunteers and local residents. It is a shining beacon of what can be achieved and a haven for all to enjoy. It should remain that way.

In my opinion this application should be strongly opposed.

Regards
Michael

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 28/01/2022 6:48 PM from Miss Susanna Majendie.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Miss Susanna Majendie

Email:

Address: Finlay Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 28/01/2022 6:48 PM The park & surrounding streets are a quiet haven used by both the elderly & small children. I feel this license would have a detrimental impact on this. Sadly alcohol often causes an increase in public nuisance, particularly in the younger age group. Very few London parks have a licensed premises for this reason. It would be like having a pub in the park.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 29/01/2022 9:01 AM from Mr Barclay Harvey.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Barclay Harvey

Email:

Address: Bishops Mansions Fulham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 29/01/2022 9:01 AM I write in objection to this application on the grounds that selling alcohol within the park will create an additional public nuisance, which in turn will create additional public safety concerns, promote crime and disorder. Its also a very popular park for children to use and enjoy which could also be put at risk.

Its important the character i.e. conservation and history of this important park is respect and maintained. Late night noise, crowds and crime is also likely to increase.

There is no upside to this. Alcohol causes more problems that is does benefits.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 29/01/2022 2:38 PM from Mr Paul McMichael.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Paul McMichael

Email:

Address: Bishops Mansions London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 29/01/2022 2:38 PM Dear all,

I'm objecting to the giving of a premises license to the cafe in Bishops Park. The cafe is situated within a few metres of the children's play area and is about 50 metres from local residents' dwellings on Bishops Road and Stevenage Road. The park is a gated park and I cannot see how a licensed venue can be made to operate safely and without disturbance to park users and local residents.

The temporary structure next to Fulham Palace is an example of a venue that is a lot further away from dwellings, and is in an area with controlled access. Why is there a need for another venue so close by? The park cafe is right in the middle of the most-used part of Bishops Park, in particular by children of various ages. It's just not suitable for the purpose of being a licensed and/or a hired out venue in terms of noise, public access, and loss of amenity to other users.

The park is for day use. It is not a common. The gates are shut at dusk. The covenant governing the use of the park for residents of the borough is not met by a licensed venue in this location.

Any local resident will be able to describe the noise that already comes, with absolute inevitability, from a licensed venue such as the temporary structure in Fulham Place. Another example is the noise from night time opening hours at bars in the boat clubs on the riverside in Putney which can clearly be heard by local residents this side of the river.

This includes both music and voices, even at that distance, therefore the venue at the park cafe WILL generate unacceptable noise, both music and voices, given the distance from nearest dwellings and the fundamental nature of venues able to sell alcohol for consumption on the premises.

I hope the council listens to residents' carefully and rejects this application.

yours sincerely, Paul McMichael

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 29/01/2022 8:33 PM from Mr Justin Sumner.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Justin Sumner

Email:

Address: Niton Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 29/01/2022 8:33 PM I oppose this application for the following reasons. 1) These are tea rooms. Current licence granted opening hours between 8am and 5pm in an appropriate fashion for Tea Rooms. 2) If this were to be open for Alcohol consumption after 5pm - it is entirely likely this will become a haunt for those after a football match, to linger and potentially disturb the residential area, either via drunken incidents or indeed rowdy gatherings 3) Bishops Park is mainly frequented by Walkers, Children and those wishing to enjoy recreational space. NOT another venue for Football crowds to retire to, post match. They are well served in the area already, in far more appropriate venues.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 30/01/2022 8:24 PM from Mr Glenn Prior.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Glenn Prior

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 30/01/2022 8:24 PM I believe that by allocating an alcohol license to the park cafe, there is a likelihood of increased anti-social behaviour in Bishops Park and the surrounding residential streets (of which I am a resident). I also do not feel that there should be a licensed premises in such close proximity to what is currently a safe and peaceful family playground. Children and families in the local area need to feel safe and comfortable spending their leisure time in their local park - there is risk of increased littering, glass and bottles endangering wildlife and children, and anti-social behaviour from those who do not respect the community. With the suggestion of late night events, I am concerned that come residents will no longer feel safe - there are vulnerable people in the local area.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 30/01/2022 8:26 PM from Mr Christopher Oakman.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Christopher Oakman

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 30/01/2022 8:26 PM I believe that by allocating an alcohol license to the park cafe, there is a likelihood of increased anti-social behaviour in Bishops Park and the surrounding residential streets (of which I am a resident). I also do not feel that there should be a licensed premises in such close proximity to what is currently a safe and peaceful family playground. Children and families in the local area need to feel safe and comfortable spending their leisure time in their local park - there is risk of increased littering, glass and bottles endangering wildlife and children, and anti-social behaviour from those who do not respect the community. With the suggestion of late night events, I am concerned that come residents will no longer feel safe - there are vulnerable people in the local area.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 12:41 PM from Mrs Caroline Armstrong.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Caroline Armstrong

Email:

Address: Doneraile Street LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 31/01/2022 12:41 PM I strongly object to this application on the grounds that it is totally inappropriate to the residential area and associated amenities. The park is for leisure, relaxation, exercise and family use, often for those who do not have their own outdoor space. This cafe could not be closer to the highly popular children's playground and paddling area. So the spill over from alcohol consumption into the rest of the park is inevitable.

As far as the local community is concerned the increase in noise and anti-social behaviour cannot be underestimated. There is no obvious need for extra provision of alcohol in this area, particularly when new facilities are expected at the Football Ground.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 3:36 PM from Mr Bob Lynam .

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Bob Lynam

Email:

Address: Finlay street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 31/01/2022 3:36 PM There are plenty licensed premises in Fulham,
people who wish to drink are spoiled for choice.

Bishops park is a place for sport and recreation and for people of all
ages to enjoy the fresh air and beautiful surroundings free from the
problems that can come through alcohol consumption.

I am totally opposed to the sale of alcohol in the park.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 4:08 PM from Mr Philip Carr.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Philip Carr

Email:

Address: Carrara Wharf, Ranelagh Gardens London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 31/01/2022 4:08 PM This will only encourage drunken behaviour in the park

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 4:51 PM from Ms Enkeleda Ibrahim.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Ms Enkeleda Ibrahim
Email:	
Address:	Waldemar Avenue London

Comments Details

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

Reasons for comment:

Comments: 31/01/2022 4:51 PM The Tea Room is located in the area near the children's play and the skateboarding platform, which mostly teenagers use. I don't believe it is a good idea to sell alcohol in this area.

On one hand drunk people could harm children and teenagers. On the other hand, this last group could find ways to buy alcohol although underage (we all know that faking IDs to buy alcohol is something that happens).

Plus, also for adults. We go to the park for peace and to spend calm time in nature. I believe drunk people could ruin this peace and calm we all enjoy at Bishop's Park.

For these reasons I object.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 8:46 PM from Mr Timothy Hammond.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Timothy Hammond

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 31/01/2022 8:46 PM An alcohol licence is totally inappropriate for the cafe in the park given the nature of the lark, the large number of children in the park and thst the cafe is directly opposite the children's playground. Events at night will be highly disruptive in terms of noise in residential areas.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 8:53 PM from Annabel Streets.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Annabel Streets

Email:

Address: Doneraile London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 31/01/2022 8:53 PM Sadly this is not the right place for alcohol -it's a family area with regular football crowds. To have a bar here would be utterly irresponsible. I raised my four children in this park, knowing it was utterly Safe. Other parents should be able to do the same.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 8:54 PM from Miss Charlotte Ramelli.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Miss Charlotte Ramelli

Email:

Address: Ranelagh Gardens Mansions

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 31/01/2022 8:54 PM Wholeheartedly agree that a new alcohol license will bring many unforeseen problems. There have already been issues with a number of teenagers drinking and causing problems in the park. An alcohol licence for the cafe will allow this situation to be exasperated. Bishops park is a family park - lets keep it that way.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 9:07 PM from Mrs Megan Newhouse.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Megan Newhouse

Email:

Address: Cloncurry Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 31/01/2022 9:07 PM I am sorry to object, but the cafe in Bishops Park is located next to the playground and skateboard area so I don't think it is appropriate to encourage alcoholic drinks in that area.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 9:12 PM from Mrs Savina Eneva.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Savina Eneva

Email:

Address: Doria Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 31/01/2022 9:12 PM this will compromise the safety of our children playing and disrupt family outings

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 9:24 PM from Jenny Anderson .

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Jenny Anderson

Email:

Address: Waldemar Ave London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 31/01/2022 9:24 PM This venue is in front of a playground which is regularly filled with young children. Serving alcohol all day will make it more dangerous for children, and louder for neighbours.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 9:48 PM from Mr Fabio Osta.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Fabio Osta

Email:

Address: Bishops Mansions London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 31/01/2022 9:48 PM General nuisance in a family and residential area

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 10:01 PM from Mrs sarah baughan.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs sarah baughan

Email:

Address: Cloncurry Street, London,

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 31/01/2022 10:01 PM I object on the grounds of child safety and the inevitable increase of anti-social behaviour. The opening of an all-day and evening establishment that sells alcohol inside and outside will be devastating for the families, elderly, and others who use the park for recreational use. The fact that it is even being considered to allow alcohol to be sold opposite a children's playground is appalling and must be stopped.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 10:10 PM from Ms Catriona Rooney.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Ms Catriona Rooney

Email:

Address: Bridge View Hammersmith London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 31/01/2022 10:10 PM On the basis of this being a public nuisance and potentially a hazard to public safety, I object to this application. The application itself is lacking in detail ie where "off the premises" would alcohol be sold? How often would these events take place? How would the park be monitored and locked up afterwards?
I don't have a strong objection to alcohol being sold during the daytime cafe opening hours ie 9am - 5pm however I do object strongly to alcohol being sold after 5pm. I feel that it could lead to a number of harmful/nuisance issues eg noise, affecting both local residents and those enjoying calm in the park, broken glass causing danger to both adults and children. The cafe is very near to the children's playground and the sandpit areas. As it is I help on a voluntary basis with litter picking and regularly find bottles/cans - what would it be like if alcohol was sold in the park? I do not see that selling alcohol after 5pm would be of any benefit to the local residents, it would only serve to increase profits for the cafe. The cafe should concentrate on providing better cakes/sandwiches etc if they want to increase their profits.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 10:13 PM from Mrs Frances Shields.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Frances Shields

Email:

Address: Doneraile Street London

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 31/01/2022 10:13 PM Bishops Park is a recreational area designed for life cal families and the cafe is located next to 3 play areas designed for children of all ages. There is also an are for older children skateboarding and playing basket ball. The introduction of uncontrolled alcohol sales in the cafeteria poses a risk to all ages and there is virtually no policing to ensure that alcohol related offences are not committed. There are pubs in Fulham and Putney designed for this purpose and otherwise licences restaurants on the high streets . A park cafe should be alcohol free as excessive use of alcohol could pose danger to residents using the park and as Lao result in rowdy behaviour and public nuisance of unacceptable levels. I live in a nearby street and wish to express my strong opposition to this proposal. The council has a duty to block it especially as lottery funds were used to develop the park as a family friendly amenity.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 31/01/2022 10:32 PM from Mr GEOFFREY SHIELDS.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr GEOFFREY SHIELDS

Email:

Address: Doneraile Street LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 31/01/2022 10:32 PM An upgrade to the cafe is long overdue BUT I would willingly forgo an improved cafe facility if the price includes a general licence to sell alcohol.

A compromise might be to permit sale only for consumption with food during daylight hours up to say 1530 with a total exclusion of match days.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 12:19 AM from Mrs elizabeth sinclair-house.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs elizabeth sinclair-house

Email:

Address: putney kenilworth court london

Comments Details

Commenter Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 12:19 AM As a member of the local ward committee,
and JP , I think that alcohol is totally inappropriate in the park cafe.
To encourage drinking just opposite the childrens play area sets
completely the wrong message. A dangerous precedent. Please
refuse this application.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 7:19 AM from Sandie Summers.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Sandie Summers

Email:

Address: Chiddingstone Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 01/02/2022 7:19 AM Alcohol plays a role in one in three cases of violent crime.

Do we really want to normalise drinking in front of our kids?

Bishops is a lovely family park, let's keep it that way.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 8:14 AM from Ms Namrata Kamdar .

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Ms Namrata Kamdar

Email:

Address: Bovingdon Road London

Comments Details

Commenter Type: Petition

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 8:14 AM This is utterly ridiculous and will turn the park into a nightmare for local residents. The park has been here for years and should not be turned into a commercial venture for a pub.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 8:22 AM from Ms Sonia Sintini.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Ms Sonia Sintini

Email:

Address: Niton St London

Comments Details

Commenter Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 8:22 AM As Bishops Park is mainly family oriented with kids under 10 playing all the time, I don't think it's a good idea to have drinking people mixing, particularly when the football is on at Craven Cottage it would scare families away. Kids can't go to pubs after 6 for obvious reasons so I don't think why drinkers should be allowed in this kind of environment.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 8:24 AM from Sydney Yoshida .

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Sydney Yoshida

Email:

Address: quarrendon London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 8:24 AM There is no need to serve alcohol ALL DAY in a park with such close proximity to childrens playgrounds.

Kind regards

From: Sarah Rutherford
Sent: 01 February 2022 08:34
To: Licensing HF: H&F
Subject: Re License Application Number 2022/00010/LAPR

Dear Sir/Madam,

I have been trying to place an objection along with my comments on your website about this above application but try as I might it keeps saying that there is an error on the system and I can't get it to go through. Can you help me with this please or can you you log this objection for me? I would like to object and place these comments as a neighbour:

Whilst I welcome the much needed refurbishment of this local cafe I cannot see the need for the serving of alcohol during the day let alone into the night at this location. It will turn what should be a quiet, friendly local meeting place into a daytime drinking location as well as a private venue with amplified music where clientele could stay drinking both in and outside until 11pm. It is totally inappropriate for this location and will hugely negatively impact us as residents of the immediate local area as well as the wider community of park users. Amplified music in the park should not be a regular occurrence and would seriously impact residents close to the cafe especially as it has a large outdoor seating area. If attendees leave licenced events at this venue around 11pm, many possibly inebriated, there is a strong likelihood that they will be very audible to local residents with the potential to linger socialising on the edge of the park near to residences trying to sleep - many of these with young children who will have school the next day. There would also be an increased risk of crime and disorder along with a threat to public safety for night time walkers, dog walkers and joggers.

The area of the park in which the cafe is situated is designed to be a safe space for young children being directly next to the childrens playground and is the busiest part of the park. Allowing the licensing would significantly increase the risk of harm to children in this designation play area. It would also increase the risk of drunken individuals throughout the park along with the public nuisance that would go hand and hand with this; endangering public safety particularly that of children and other vulnerable persons wishing to enjoy the park for their own wide ranging reasons.

Turning the cafe into a licenced venue would be totally inappropriate for Bishops park and would have a hugely negative impact on the character and atmosphere of this historic park. It is in a conservation area and is used for play, exercise and much needed peace in nature for many who do not have their own quiet outside spaces and today more than ever this is much needed for mental health reasons alone. An alcohol licence here is not fulfilling any public need let alone creating a useful local amenity and would in fact be creating quite the opposite. There are plenty of public houses, bars and restaurants in the nearby neighbourhood that provide such a provision in much more suitable and less residential areas.

For all the above reasons I do not approve the granting of this licence.

With very many thanks,

Sarah Rutherford
Cloncurry Street
SW6 6DU

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 8:39 AM from Dr Julia Launhard.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Dr Julia Launhard

Email:

Address: Harbledown road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 8:39 AM The park is used by a lot of children. Selling alcohol all day will have a huge impact of who is hanging in the park and their behaviour. That will have a huge negative impact on children and all other visitors to the park.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 8:41 AM from Mrs Margaret Ambrose.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Margaret Ambrose

Email:

Address: Bowerdean Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 8:41 AM This licence would cause a significant increase in noise both day and night and is inappropriate given the children's play area directly next to the cafe.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 8:43 AM from Ms Nathalie de Regt.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Ms Nathalie de Regt

Email:

Address: Langthorne street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 8:43 AM I am very much against the selling of alcohol in the park, it will compromise the safety of all the children in the playground and will also increase anti social behaviour within the entire park.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 8:58 AM from Mrs Eileen Chan.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Eileen Chan

Email:

Address: Cloncurry Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 8:58 AM We would need the park to be safe for children and we shouldn't encourage people to drink in the park which is very busy with children and young family.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 10:51 AM from Mrs Lindsay Littlehales.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Lindsay Littlehales

Email:

Address: Delaford Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 10:51 AM An alcohol licence will entice people wanting to drink in an existing family/ childrens area of the park. The tone of the park will change and attract a different crowd.
Potential glass outside the playground not safe for children and the many dogs in the park.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 11:02 AM from Ms Christine Shao.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Ms Christine Shao

Email:

Address: Felden Street London

Comments Details

Commenter Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 11:02 AM This is supposed to be a children friendly park. As parents, we would object an alcohol only bar in Bishop's Park!

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 11:09 AM from Mrs Amy Robson.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Amy Robson

Email:

Address: Doneraile Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 11:09 AM I am concerned about noise levels (daytime and evening), increased litter and increased footfall. I therefore object to the alcohol licensing. Thank you.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 11:13 AM from Theo Papathanasiou.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Theo Papathanasiou

Email:

Address: Shottendane road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 11:13 AM The fact this is Ben considered is outrageous frankly. Alcohol permit in a park cafe during daytime neighbouring a football stadium where our daughters play? It's beyond comprehension, to the point I am even considering suing the council if approved. Whoever is behind it should be sectioned.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 11:25 AM from Ms Anne Hurn.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Ms Anne Hurn

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 11:25 AM An alcohol licence is not appropriate for a tea room/coffee shop opposite a children's playground.

Please decline the application.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 11:33 AM from Mrs Mary Cosulich.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Mary Cosulich

Email:

Address: Felden Street Fulham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 01/02/2022 11:33 AM Hardly appropriate right by the park which is full of children. Alcohol creates anti- social behaviour, aggression and leaves the children exposed to what could be very harmful.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 11:42 AM from Mrs Darcy Goldstein.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Darcy Goldstein

Email:

Address: felden street London

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 11:42 AM I object to the application of alcohol being served at Bishops Park. I frequent this park with my children and feel it jeopardises their safety. Many thanks for your consideration. Darcy

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 11:45 AM from Mrs Hulya Manton.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Hulya Manton

Email:

Address: Edith Road London

Comments Details

Commenter Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 01/02/2022 11:45 AM I strongly object to this permission. So scenario being a group of lads drinking all day Sat or sun and my girls in the age 11 and 13 right opposite in the playground / skate boarding or cycling in the round during the day. Think about the language alone and other actions. Also there will be vandalism and other anti social behaviour. Where alcohol is served. You inevitably get drugs. The public loos are shut at night for example so where do they urinate. think it's very naive to think it won't change that part of the park and not at all for the good of the community.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 11:47 AM from Mr Mark Smith.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mr Mark Smith
Email:	
Address:	Gowan Avenue London

Comments Details

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

Reasons for comment:

Comments: 01/02/2022 11:47 AM Dear Madam/Sir,

I strongly object to the cafe in Bishops Park receiving an alcohol license.

Firstly, it is directly opposite the young childrens' playground, hardly an appropriate location for people to be drinking.

Secondly, as the consumption of alcohol is directly related to antisocial behaviour, the pain point of its proximity to the childrens' playing area is amplified.

Thirdly, with the football stadium being right next to the park, we already have immense flows of loud and often antisocial football fans passing through the park on match days - effectively providing a concentration point for them to gather/drink right next to the childrens' area will amplify the disturbance match days cause to residents, endanger the safety of or children and render the park a no-go area for Children and families during those times.

With the majority of council tax coming from family households in the borough, I feel it would be unacceptable for those families to be forced to choose between not feeling safe when using the park facilities their taxes pay for, or not using them at all.

Many thanks and kind regards.

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 12:14 PM from Mrs sarah baughan.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs sarah baughan

Email:

Address: Cloncurry Street, London SW6 6DR

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 12:14 PM I object on the grounds of child safety and the inevitable increase of anti-social behaviour. The opening of an all-day and evening establishment that sells alcohol inside and outside will be devastating for the families, elderly, and others who use the park for recreational use. The fact that it is even being considered to allow alcohol to be sold opposite a children's playground is appalling and must be stopped.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 12:35 PM from Mrs Emma Davidson.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Emma Davidson

Email:

Address: Chipstead Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 01/02/2022 12:35 PM I think it will anti social behaviour in the park.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 12:39 PM from Patrizia Granata.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Patrizia Granata

Email:

Address: Petley Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 12:39 PM applying for an all day and evening alcohol licence
- in door and out door opposite the children's playground severely
compromises the safety of children playing and will also increase anti
social behaviour in the park.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 2:52 PM from Mr Philip Hedges.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Philip Hedges

Email:

Address: Doneraile Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 01/02/2022 2:52 PM Public nuisance of partying and inebriated and voluble attendees and amplified music disrupting an historic park setting currently available for quiet enjoyment of outdoors and river
Public safety with groups gathering in vicinity after park cafe closure with risk of crime and disorder threatening neighbours and late night walkers and joggers
Crime and disorder and antisocial behaviour risk increased in a quiet neighbourhood
Protection of children risk due to inebriated attendees exiting next to a children's playground, late night noise disrupting children's sleep and education. Disruption of safe area in park and surrounds
Negative impact on character and atmosphere of historic park with listed building Fulham Palace as a tourist attraction alongside
The local area is already well served with licensed premises available elsewhere

Kind regards

From: Victor HO

Sent: 01 February 2022 14:55

To: Licensing HF: H&F

Cc:

Subject: Premises Number: 2022/00010/LAPR Premises: The Tea House Tea Rooms Bishop's Park
Bishop's Avenue London SW6 6EA

Sir,

I note this application with concern.

In the first place, the park is subject to a number of covenants forbidding the sale of alcohol.

Secondly, the potential within the application for 'events' to take place during hours when the park would otherwise be shut and access locked increases the likelihood of anti-social behavior and / or criminal activity.

Furthermore, the idea of 'events' taking place with amplified music at night in the Tea House Tea Rooms (known previously as the cafe) is inappropriate for this listed and gated park. This is not an open common. There are many licensed premises in easy walking distance.

I therefore strongly object to the grant of this application.

I am a frequent user of the park and also a member of the committee of The Friends of Bishops Park

Yours faithfully

Best regards,

Victor Ho

Putney Hill

London

SW15 6QP

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 5:35 PM from Mrs Penny Hastings.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Penny Hastings

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 5:35 PM It is an appalling idea to give an alcohol licence to the park cafe in Bishops Park. All local residents enjoy the facilities of the park to exercise, walk dogs, make use of one of the best children's playgrounds in London. The atmosphere in the park would be totally ruined if alcohol was permitted to be sold there

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 6:26 PM from Mr James Adams.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mr James Adams
Email:	
Address:	Cloncurry Street London

Comments Details

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

Reasons for comment:

Comments: 01/02/2022 6:26 PM Dear Sirs
I object in strongest possible terms to this application.
To allow the applicant to sell alcohol between 0900>1700 7 days a week and to permit private hire of the property for events and private parties between 0900>2300 is frankly absurd.
It would potentially attract undesirables and increase the risk to the general public and to surrounding property from alcohol related criminal activity. In addition, the peace and tranquility of the immediate and surrounding area would be totally ruined. Do not overlook that a children's playground is located very close by.
The park is currently locked at night; presumably if this application was permitted it would result in access to the park being allowed until 2300 or even later thereby increasing the risk to the public still further.
Finally it is my understanding that a specific restrictive covenant was applied at the time the park was given by the then Bishop of London to the local council which expressly forbade the sale of alcohol from any licensed premises. It is for this reason that there are no public houses in the immediate area.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 6:46 PM from Mr max hastings.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr max hastings

Email:

Address: Bishop's Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 6:46 PM This application seems wholly inappropriate for a cafe opposite a children's playground, and within earshot of large residential blocks which can scarcely fail to be subjected to noise nuisance, which is inseparable from alcohol consumption. Bishop's Park is a wonderful place, one of the most beautiful and tranquil leisure areas in south-west London. It will be a disgrace if it now become sullied in this way, to the detriment of local people and especially children.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 01/02/2022 9:51 PM from Mr David Needs-Howe.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr David Needs-Howe

Email:

Address: Kenyon Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 01/02/2022 9:51 PM My objection is to a venue that will have the capacity to sell alcohol.
The park is used by families with young children. There is a play area right opposite the Tea House! Turning this much loved park into a daytime and night-time drinking spot would pose a risk to children and public safety. When Fulham are playing at home there is an additional risk of considerable public disorder caused by alcohol being available on one of the main routes to the stadium - again in close proximity to areas where children play! Unfortunately it is inevitable that there will be increased public nuisance as a result of alcohol related socialising leading to an increase in crime and disorder in the local area.

Kind regards

From: Susan S
Sent: 01 February 2022 17:51
To: Licensing HF: H&F
Subject: Bishop's Park Tea-House Licencing Application

To whom it may concern

I am a resident of Harbord Street, Fulham, and a regular user and enjoyer of Bishop's Park.

The Bishop's Park area benefits from being reasonably 'pub' free - a legacy of the Bishop of London's days I understand. This means that the area rarely suffers from raucous drinkers and their associated behaviour. Even on football days the fans disperse quickly as there is little to cause them to hang around and drink alcohol either in celebration or commiseration.

The park itself is heavily used by children and families, who themselves have no need to take recourse to alcohol. Other adult users are frequently passing through, on foot, running or on bikes. Then there are the dog owners simply exercising their dogs. It feels like a safe area where there is little to no abuse and no need for alcohol.

In the summer when of course more people linger in the evening and do indeed bring a bottle of wine or some bottles of beer, this is usually fairly well contained and not too intrusive - although it would be helpful if they took their rubbish away with them which they always fail to do.

I believe all of this pleasant environment for the local community would change were alcohol to be sold by the cafe. It is a park for families and children, not a pub for pub behaviour and perhaps would attract a different set of people who might crowd out the families and increase the amount of rubbish left lying around.

I completely oppose the awarding of a licence to sell alcohol to the Bishop's Park Tea-House.

Best Regards
Susan Scrimgeour

From: Julia Halle
Sent: 01 February 2022 17:44
To: Licensing HF: H&F
Subject: Teahouse Alcohol License Application

Teahouse Alcohol License Application Licensing Act 2003 - Premises Number: 2022/00010/LAPR

I have serious concerns about this application and the potential effect of premises serving alcohol in a grade 2 listed gated park, immediately adjacent to the children's play area. It would seem to send out the wrong signals, and has the potential to attract antisocial behaviour which would likely spill over to other areas of the park. The fact that they want a license until 11pm when the park shuts several hours earlier is very worrying. This is a family park in a residential area and it is quite unsuitable that it should become a 'venue'. Please reject this self-serving application.

From:
Sent: 01 February 2022 17:21
To: Licensing HF: H&F
Subject: Bishops park tea house liquor license 2022/00010/LAPR

Dear sir

I would like to object in the strongest terms to the said licencing of a tea house next to the children's play area in the park.

This is a conservation area and we should not be allowing anyone to encourage drinking in the park or selling alcohol next to a children's play area.

It will create an area that may encourage drinking and anti-social behaviour and excessive noise in a park

I hope this proposal is rejected

Emile Al-Uzaizi
Harbord Street
London SW6 6pl

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 02/02/2022 10:52 AM from Mrs ROSIE HOLMES.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs ROSIE HOLMES

Email:

Address: Doneraile Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 02/02/2022 10:52 AM I very much like this new cafe and am pleased it is doing well. I do not however feel it should be granted a licence for alcohol. I think it might change the dynamics of this area given it is so close to a young children's playground, and attract people without children etc.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 02/02/2022 12:21 PM from Mrs Sibylla Flower.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Sibylla Flower

Email:

Address: CLONCURRY STREET LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 02/02/2022 12:21 PM Bishops Park is Grade II Listed, within a Conservation Area and is subject to the conditions and covenant laid down when it was presented to the people of Fulham by the Diocese of London. I OBJECT to any application for a licence by the proprietors of the Tea Rooms which would allow alcoholic drinking and amplified music to take place, regarding this as a danger to the listed Park, the nearby Fulham Palace, the Allotments and the Alphabet streets through which the attendees of these events would have to pass.

I regard the total closure of the Park in the evening as essential to its preservation and the safety of the neighbourhood.

Kind regards

From: Richard Emanuel

Sent: 02 February 2022 09:42

To: Licensing HF: H&F

Subject: Licensing Act 2003 Premises Number: 2022/00010/LAPR Premises: The Tea House Tea Rooms
Bishop's Park Bishop's Avenue London SW6 6EA

To the Licensing Authority

As someone who has lived in the vicinity of the park for 30 years, I would like to recommend *against* the award to The Tea Rooms in Bishops Park of a license to sell alcohol.

If anyone cares to visit the park they will see, at different times of the day:

- mothers and children
- children playing
- runners
- dog walkers
- people on foot or on bike cutting through from/to Putney Bridge
- sunbathers in the summer.

One can drink pretty well all over the borough. Bishops Park is one of the few oases where one can escape avoid drink and the behaviours and litter it entails and refresh oneself in a pleasant place. Please keep it that way.

Let us be clear: there is nothing to stop alcohol coming into the park at present. In the summer people bring bottles for picnics on the grass during the day. They almost always take their rubbish home with them. In the summer evenings, they bring bottles of wine, beer and spirits - sometimes in surprising quantities - along with their takeaways. The evening crowd obligingly leave the evidence for everyone to discover in the morning.

So to summarise the position:

- the great majority of the park's users have no use for alcohol
- those that do are at present free to bring their own and consume it - and they do
- those who consume alcohol tend to leave the most rubbish - as one can see in the mornings, in and out of the bins
- making it even easier to consume alcohol in the park will increase the rubbish problem
- it may also exacerbate the problem of drug dealing in the park and risks making the riverside walk (which is where the current drinkers tend to congregate) feel more threatening to elderly/vulnerable people.

Nothing is improved by granting a license to The Tea Rooms, except their profits. In exchange for helping their business you will have contributed to the permanent (change for the worse) in the character of this corner of the borough.

If you do, for some reason, grant the license please require The Tea Rooms to fund more litter collection people to deal with the problems you and they will have brought upon our park.

In conclusion, please refuse to grant this *unnecessary* license.

Richard Emanuel
Harbord St

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 02/02/2022 2:36 PM from Mrs Mandy Hoellersberger.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Mandy Hoellersberger

Email:

Address: Carrara Wharf Ranelagh gardens Fulham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 02/02/2022 2:36 PM Common sense tells you this license should NOT be granted.
There are all ready issues of men hanging around the skate park area smoking joints in full view of young children.

There is already neglect by the responsible authority with the safety and security of children in the park concerning the use of drugs.
Now adding alcohol into the mix will make children more vulnerable.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 02/02/2022 4:50 PM from Mrs Jacqueline Emanuel.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Jacqueline Emanuel

Email:

Address: Greswell St Fulham London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 02/02/2022 4:50 PM The clue is in the name - Tea House. I really do not think that the selling and drinking of alcohol opposite a children's playground is the right thing.

I can see that if the building was used for a private booking that having alcohol available would be a draw. However, the tea house is part of the park for everyone to enjoy and private bookings would prevent that and it is the only place in the park since the one by the bridge is no longer operating.

There is nothing to stop visitors to the park bringing their own food and alcohol but I don't think that they should be able to top up on more alcohol so easily. Adding to any litter that may then be left.

Finally, on football days, supporters arrive through the park so encouraging more alcohol on the journey to or from is not ideal especially as I said at the start, in front of small children.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 02/02/2022 5:06 PM from Mr James Tomlinson.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr James Tomlinson

Email:

Address: Stevenage road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 02/02/2022 5:06 PM I have been told by a police officer who worked in the borough that it is illegal to drink alcohol in the parks of Hammersmith and Fulham . It is already a problem for the park-keepers to try and police drinking that takes place in the park and I can only imagine this would be exacerbated by allowing licensed consumption which would surely lead to a drinking culture spreading throughout the park. Also the park being open until after 11 PM would no doubt become a magnet for criminal activity in general which would spill out into the surrounding streets and be impossible to police.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 02/02/2022 6:51 PM from Mrs Jeni Atherton.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Jeni Atherton

Email:

Address: Felden Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 02/02/2022 6:51 PM Simply not appropriate so near a children's playground and public loos. I object completely as would encourage drinking and antisocial behaviour - very sadly, we have seen it all before - so please please consider what an impact it would have on a safe place as it stands.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 03/02/2022 8:57 AM from Miss Melissa Watters.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Miss Melissa Watters

Email:

Address: Bishops Mansions London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 03/02/2022 8:57 AM As a local resident who lives near to the tea room I strongly object to this application for the reasons given below:

Public nuisance

- There are hundreds of residents living in the immediate vicinity either on Bishops Park Road or Stevenage Road. The proposed application is a huge threat to the wellbeing of these individuals, should noise levels from the tea room be increased and/or carry on into the night.

Public safety and prevention of crime and disorder

- The risk to the public will be significantly increased through an increase in the risk of crime and disorder. Speaking as a female in her late twenties who regularly jogs in the area, on dark winter afternoons/evenings, I personally would be very concerned about doing so should there be drunken individuals/groups in the park.

Protection of children

- The area immediately adjacent to the tea room is a children's play area. The selling of alcohol could plausibly lead to drunk people at the cafe which poses a great safety risk to the children.

There is no lack of pubs and bars in the area. I question why there is the need for another in such an unsuitable location. Bishops Park is a historic, peaceful green space that is an oasis for so many local residents. To grant an alcohol licence to the 'tea room' would go against all that the Park is currently valued for.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 03/02/2022 9:30 AM from Mrs dervilla mitchell.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs dervilla mitchell

Email:

Address: stevenage rd London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 03/02/2022 9:30 AM I object that alcohol will be introduced into the park in a location where family gather. the circle has become a great success for all ages but particularly pleased that young teenagers come and use skate park and I would fear for safety if alcohol introduced.

In addition the noise created by revellers would be a significant disturbance . With the football club we put up with noise from fans and staff working late as well as having rubbish in our gardens and in the streets. A venue in the park means we would be putting up with this 7 days a week not just on match days.

I urge you to maintain the status quo and not grant the licence

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 03/02/2022 4:49 PM from Mr colin sarre.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr colin sarre

Email:

Address: doneraile street london

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 03/02/2022 4:49 PM I cant think of a single reason to allow this and many negatives:
Alcohol for adults near young children; an increase in noise likely; more disorder in the Park likely; this has traditionally been an area of temperance; the list goes on. Please do not allow an alcohol licence.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 04/02/2022 12:54 AM from Mr Berhane & Azieb Negus.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Berhane & Azieb Negus

Email:

Address: Bishop's Mansions Bishop's Park Road Fulham, London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 04/02/2022 12:54 AM We have been residents and members of the community in question since 1977. We are dismayed at the proposal and strongly support the comments made by our chairman, Dr. Marc Medina in objecting to this Licence Application.

Mr B & Mrs A Negus

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 04/02/2022 9:18 AM from Jane Swithinbank .

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Jane Swithinbank

Email:

Address: Stevenage Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 04/02/2022 9:18 AM In order to deter anti social behaviour in our park especially when matches are held at FFC it is important to keep a ban on the sale of alcohol. I also do not think that events should be held in the Tea House after the park is closed at dusk. Apart from local neighbours being affected after dark, the park and its wildlife need time to recover from the heavy footfall and noise during the daytime. Please do not allow this licence.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 04/02/2022 9:33 AM from Mrs Eivor Buitenhuis.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Eivor Buitenhuis

Email:

Address: Stevenage Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 04/02/2022 9:33 AM I see no reason why this charming cafe, which is mainly patronised by parents and children who play opposite the cafe, should sell alcohol from 9 am. If , on the other hand, people hire the venue for a party after normal closing hours I can see the point of being able to offer wine or beer, for instance.
So I say no to daytime alcohol but yes to evening if the cafe is being hired for an event then.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 04/02/2022 2:27 PM from Mr paul mitchell.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mr paul mitchell
Email:	
Address:	stevenage rd fulham

Comments Details

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

Reasons for comment:

Comments: 04/02/2022 2:27 PM I object to this application on the following bases:

1. I have always understood that the park and adjacent land was gifted by the CofE to the community with provisions attached - including that alcohol could never be sold in developments on the land gifted.
2. Selling of alcohol for private company profit within a few metres of a heavily used infants playpen is dangerous - be the danger from drunken adults or broken glass!
3. The operators of the cafe will have taken the lease believing they could be profitable on the current basis - without alcohol. Clearly they don't need to sell booze to survive, simply to increase profits.
4. Park users don't need the cafe to sell booze - it is readily available in local stores nearby.
5. Booze fuelled private events in a local public park running till 11pm will create late night noise, disturbance, traffic, drunkenness, litter, broken glass and more. This not only disturbs the local area, but will require very early morning clean up - before commuters on their way to work or mums out walking babies who won't sleep etc. A burden on the local taxpayer!
6. Commercial activities in the park have always seemed to have a clear community benefit - be it the farmers market, the Portuguese festival, the fireworks, the film nights. Not to mention Parkrun. No such community benefit is apparent from this proposal - it simply generated more profit for the leaseholders.

All round, this seems like a terrible proposal.

Many thanks
Paul Mitchell

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 04/02/2022 4:02 PM from Ms Jane Ellison.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Ms Jane Ellison
Email:	
Address:	Doneraile Street London

Comments Details

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

Reasons for comment:

Comments: 04/02/2022 4:02 PM These premises are within 10 yards of the children's play area for the youngest kids in Bishop's Park. It is not suitable for the sale of alcohol and not compatible with the duty of safeguarding children. Attracting drinkers to a children's play area cannot be seen as safe and would increase the risk of harm to children in a designated play area; licensed premises all along the river have frequent breakages with bottles and glass shards left lying around. This would constitute further risk to the physical health of young children and adolescents skateboarding. The Council would be neglecting its responsibilities for providing a safe environment. It would also be off putting for members of ethnic minority communities who are not allowed to drink, creating an issue of access and diversity.

This is one of the busiest parts of Bishop's Park; the risk to public safety of allowing late night alcohol consumption as well as drinking during the day time in this area is considerable. It would encourage crime and law breaking, especially with minors getting access to alcohol. It would also represent a public nuisance with groups of drinkers and excessive drinkers congregating and playing loud music. Such groups can be very threatening to families and residents.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 04/02/2022 4:05 PM from Mrs Victoria Zinovieff.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Victoria Zinovieff

Email:

Address: Stevenage Rd Fulham London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 04/02/2022 4:05 PM I am very surprised that this plan is being considered, serving alcohol right next to a children's playground seems particularly stupid. I can't see that this scheme will benefit anybody except the greedy people who run the cafe, but will have a detrimental effect on the whole neighbourhood. At the moment Bishops Park is a family-oriented park used for all sorts of leisure pursuits, if this goes ahead it will deter a lot of people from visiting. There is not a great deal of other green space in the immediate area and it is very precious to us all.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 04/02/2022 6:45 PM from Mrs Frances Thomas.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Frances Thomas

Email:

Address: Bishops Mansions London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 04/02/2022 6:45 PM I have lived in the area for many years and have always been aware that no public houses were allowed within 1 or 2 miles (can't remember which?) of Fulham Football Ground for obvious reasons. As far as I am aware this law still stands. To have the equivalent of a 'pub' in the middle of our lovely park strikes me as a potential licence for endless trouble in a quiet residential area for all the obvious reasons of noise, drunken behaviour, especially on match days., people congregating on quiet residential streets after the cafe has closed with nowhere to go. I cannot think that there can be any possible good reason to allow this application to go ahead.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 04/02/2022 10:19 PM from Mrs Nicola Watters.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Nicola Watters

Email:

Address: Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 04/02/2022 10:19 PM Dear Sir,

As residents of Bishops Park Mansions we object to the above application. Our concerns mainly centre on

Noise: This will cause unnecessary noise and disruption in what is a quiet residential area, particularly affecting local families with children where bedrooms back onto Bishops Park Road.

Safety: loitering in the park after hours poses a public nuisance and safety risk to joggers, dog walkers and particularly children playing tennis. How will this be policed? this would likely be an even bigger concern if the park cafe was open on Fulham match days as fans continue to socialise in the park after the final whistle.

Litter: this would inevitably lead to an increase in litter/rubbish in the neighbourhood requiring additional council cleaning to maintain the tidy look and feel of the area, particularly important given that this complements the impressive renovations recently completed on Fulham Palace.

Kind Regards.

Nicola and Paul Watters.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 04/02/2022 10:33 PM from Ms Lucy Craig-McQuaide.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Ms Lucy Craig-McQuaide

Email:

Address: Bishops Mansions Bishop's Park Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 04/02/2022 10:33 PM I am very concerned about the effect this application for an alcohol license will have on our neighbourhood. This is a quiet, residential area. Allowing the park café to sell alcohol all day, every day would lead to an increase in noise, litter, and general disorderliness that would be a nuisance to all those living here and to anyone who wants to enjoy some peace and quiet in Bishop's Park. I do not wish to have drunk, loud people pouring out of the park and past my door at all hours of the day and night. There are many other places around Putney Bridge people can go to if they want to drink or have a party. There is absolutely no public need for an alcohol license to be granted to the park café.

Kind regards

From: Kathryn McDowell
Sent: 05 February 2022 15:43
To: Dimitriou Maria: H&F
Subject: Business Licensing application consultation Ref 2022/0010/LAPR

Dear Ms Demitriou,

The website consultation has an error and has not allowed me to submit this important objection to planning – which is due with you on 7th Feb. My comments below:

I live at Bishops Mansions, Stevenage Road, and write as a 'neighbour' of the proposed scheme.

I write with a firm objection to this proposal on the following grounds:

- our family friendly cafe will be turned into a licensed bar within feet of what is currently a well used amenities for children of all ages, families and local people who enjoy the company of their neighbours in a peaceful, attractive park, making it no longer a safe place for children to play and rendering the excellent facilities of the children's play area redundant as adults will not wish their children to be in such an environment

- as a neighbour living within 30m of this cafe, our evening peace and quiet will be disrupted by alcohol fuelled events and parties until 11pm every day of the week, as our sitting room, dining room and bedroom overlooks the cafe, and those leaving the premises may be escorted to the park gate by security staff, but they will have no influence over their conduct as they go along the roads to public transport or their homes. Amplified music will add to the disruption to local residents, and appears to be part of the proposal both indoors and out - this must not be approved

- as it stands, there are informal teenage parties in the park at weekends which can be disruptive, but how much worse would that be if they can purchase alcohol in the park cafe - instead the family atmosphere often brings out the best in these teenage groups and their behaviour is contained.

- there is also a question of child protection and public safety, both of which would be put at risk by this proposal.

I chose to live in this neighbourhood because of the park, the river and the whole ambience, which will be radically altered were this proposal to go ahead.

I trust that the Council will listen carefully to the very real concerns of its council tax payers in the area and turn down this proposal. Instead, the cafe owners could be encouraged to develop their business for families and lonesome adults in the area who greatly appreciate this local amenity and use it to the full.

From: Ian Ritchie
Sent: 05 February 2022 15:59
To: Dimitriou Maria: H&F
Subject: Business licensing application consultation - 2022/00010/LAPR

Dear Ms Dimitriou

I live at Bishop's Mansions, SW6 6DX. I have tried to submit online my objection to the above application for an alcohol license, but your website has a technical problem - hence my email.

Please consider my objection and the following comments:

This application for an alcohol licence is undesirable and inappropriate for this location and neighborhood. It should be rejected for four main reasons, all of which contravene important policies of LBHF itself in the following areas: avoidance of public nuisance, maintenance public safety, prevention of crime and disorder, and protection of children.

- i. Public nuisance. The intended extended use of this family-friendly cafe as a place for alcohol-fuelled parties and other events, with or without loud music, will cause unavoidable nuisance within a residential area which has hitherto been peaceful and pleasant for more than 100 years. The cafe is very close to Bishop's Mansions, especially flats (one of which is ours) and even spoken sounds, especially at night, in Bishop's Park Road and in the park itself near the gate serving the bowling green, children's play areas and the applicant's adjacent cafe. In spite of claims to the contrary, music and other party noises cannot be baffled, even when indoors, because windows and doors will certainly often (and necessarily) be opened.
- ii. Public safety. The potential 'nuisance' could also affect 'safety' through the fear or threat of danger, imagined or real, for residents and visitors walking through this much used area for recreation, exercise or getting to the tube station. when people (maybe worse off for drink or otherwise in high spirits), singly or in groups, are obviously hanging around or heading home with little likelihood of doing so quietly. Bottles and glasses - empty, half-full or broken - are likely to be left lying around and represent a danger of injury or other harm to the public in all age-groups.
- iii. Crime and disorder. This partly overlaps with the above. Additionally there have been a number of incidents in our block, maybe ten in the past year, of opportunistic robberies and thefts by people loitering with intent, If the cafe were to serve alcohol and host events in the evenings, we as residents face a genuine threat of increased criminal activity and disorderly behaviour. This would also extend to possibly more frequent damage to the vehicles of residents and visitors parked nearby.
- iv. Child protection. The cafe is situated next to play areas provided for the safe enjoyment of small children, larger children and older young people. This is a family park - the cafe is a currently a family-friendly facility. Children would be placed in greater danger if this licence were to be granted.

The application must be rejected.

Ian Ritchie
Artistic Director

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 05/02/2022 5:15 PM from Mrs Sarah Dudley.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Sarah Dudley

Email:

Address: Dolby Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 05/02/2022 5:15 PM We are very concerned that serving alcohol in Bishops Park will drastically adversely affect the family friendly atmosphere existing in the park. Currently families with children of all ages can be assured that they will always feel safe and secure in Bishops Park as it is a calm and serene environment. The sale of alcohol will encourage Fulham Football Fans to linger before and after games with all of the noise and potentially reckless and somewhat threatening drunken behaviour that will be permitted.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 06/02/2022 1:18 PM from Mr Philip Lemoine.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mr Philip Lemoine
Email:	
Address:	, Bishops Mansions London

Comments Details

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

Reasons for comment:

Comments: 06/02/2022 1:18 PM I strongly object to the Tea Rooms application for the sale of alcohol. If the proposed application were approved it would lead to noise, nuisance, littering and incidents of public disorder which inevitably accompany long hours of alcohol consumption. The park is enjoyed by local residents perfectly happily without any licensed premises and first and foremost as a place of peace and tranquility. Many local residents would be adversely affected by noise and nuisance and in such an open area it's hard to imagine how the venue could contain those persons who would simply imbibe alcohol and wander around the park and with increased likelihood of uninhibited behaviour which alcohol consumption generates. Many families with young children also use the play area very close to the Tea Rooms and some danger and disruption to children is highly likely and if glass from alcohol containers was broken and littered in that area. There is insufficient known of just who could hire the venue or how it could be properly managed by any security staff at all. The police resources are stretched enough without having to attend any incidents at this proposed licensed premises. It is a wholly inappropriate location to condone an application of this type which must be financially motivated and without thought to the negative effects upon visitors to the park and local residents. For these reasons I strongly object to this licensing application.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 06/02/2022 4:21 PM from Miss Hannah Watters.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Miss Hannah Watters
Email:	
Address:	Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type:	Neighbour
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Stance:	Customer objects to the Licensing Application
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Reasons for comment:

Comments: 06/02/2022 4:21 PM I am a local resident in Fulham, living near the tea room and I strongly object to this application.

- Prevention of crime and disorder

Bishops Park is a tranquil and family-friendly park. Allowing the Tea Room to serve alcohol would attract a different crowd and likely result in drunken individuals/large groups in the park as well as increase crime and violent behaviour. There are plenty of pubs and bars in the local area already and will be even more in the next year or so with the completion of the Craven's Cottage stadium. For this reason I don't see why it is necessary to grant this cafe an alcohol license.

- Protection of children from harm

The Tea Room is next to the children's play area so it is completely inappropriate to have a cafe serving alcohol next to it as it would put them at risk. With no real seating area outside, any groups would overflow into the pathway that is used by runners and walkers.

- Prevention of public nuisance

Bishops Park offers a complete escape for us local residents and has been absolutely essential for our well-being over the past few years. I run, walk and play team sports in the park so creating a 'pub' atmosphere would be completely out of place and likely disrupt and generate noise during the day and in the evenings. I, as a young woman, would be scared to run around the park in the early evening if should there be drunken groups/individuals in the park.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 06/02/2022 7:18 PM from Miss Clemence Deveau.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Miss Clemence Deveau
Email:	
Address:	Bishops Manions, Bishop's Park Road London

Comments Details

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

Reasons for comment:

Comments: 06/02/2022 7:18 PM Bishop's Park is a quiet and peaceful lovely family park, granting the alcohol license will turn it in a drinking location which will negatively impact the neighbourhood community. Not only it will would go against the protection of children as it will turn their safe space to play in as a dangerous land with broken glass, beer caps etc. but also would inevitably create a public nuisance, promote crime and disorder and endanger public safety. Granting this license would definitely and significantly increase the number of drunk people, and as we know drinking alcohol can lead to disruptive or violent behaviour and thus endanger public safety creating a concerning threat for night time walkers, dog walkers and joggers. Having an inevitable increase of inebriated people leaving the park at their most voluble will certainly impact the local vicinity. Especially if those groups carry on socialising on public roads at the park perimeter. I strongly disagree with allowing this license.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 06/02/2022 7:30 PM from Mr Jacob Tremlett.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mr Jacob Tremlett
Email:	
Address:	Bishops Mansions Bishops Park Road London

Comments Details

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

Reasons for comment:

Comments: 06/02/2022 7:30 PM To who it may concern,

I am writing to voice my concerns relating to the licence application 2022/00010/LAPR by the Tea Rooms, Bishops Park.

The Tea Rooms are situated next to the area of the park designated for young children to play in. Turning the Tea Rooms into a licensed premises for day drinking presents increased risk of harm and disruption for children playing in this area.

More broadly, this licence would provide instant, easy access to alcohol to any park-goers, increasing the incidence of drunk and disorderly behaviour in what has historically been a very safe and family friendly location.

Turning the park cafe into a licensed venue would have a negative impact on the character and atmosphere of this historic park. The park is in a conservation area and is used for play, peaceful walks, and exercise throughout the evenings in the summer months. Granting an alcohol license in this location would not be fulfilling any public need or creating a useful amenity.

Many thanks for considering my comments.

Sincerely,
Jacob

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 07/02/2022 11:58 AM from Mrs emma Vassallo.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs emma Vassallo

Email:

Address: Bishops Mansions London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 07/02/2022 11:58 AM I object to this license on the following grounds:
- Late night noise in residential family area
- 7 day a week disruption to the area
- increased activity/parking required in already busy area
- Currently mainly used by children and families - this licence would change the dynamic of the area and type of clientele, more drunks in the area, potential increase in street fights etc

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 07/02/2022 4:56 PM from Mr Paul AMANDINI .

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Paul AMANDINI

Email:

Address: Cloncurry Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 07/02/2022 4:56 PM The cafe provides a welcome place for families to meet without the inevitable disturbances and behavioural issues that are likely to arise If alcohol is on sale all day long particularly in the summer months when people congregate outside. There are already plenty of licensed premises in the area to service the needs of those seeking alcohol. Furthermore, I understand that the application is seeking licence to hold private events serving alcohol with amplified music up to 11 pm . This will cause noise pollution and unwarranted disturbance to local residents . If the premises remain open until 11pm inevitably its customers will be leaving after that time causing noise and disturbance later into the night. In short licensing these premises to serve alcohol and hold late night events with amplified music would be wholly wrong given its location within the park next to the children's playground and in a residential area such as ours.

Kind regards

From: John Donaldson
Sent: 07 February 2022 15:55
To:
Subject: Comment on Licensing Application 2022/00010/LAPR - Objection

Dear sir / madam, I attempted to register the below objection but your website appears to have a system error preventing me doing so. I have also registered my details separately and this does not solve the issue. Please therefore could I ask that you register the below against licence application 2022/00010/LAPR.

Thank you.
John Donaldson
Bishops Mansions
Stevenage Road
London SW6 6DX

My objections are based on the following:

Public Nuisance. Increased noise affecting local residents. The noise will be amplified and able to travel further based on the open layout of the area around the venue itself. Events will inevitably spill outside with crowd noise until late in the evening and post-closing of events. Additional noise will likely occur as attendees disperse through the local residential roads, likely in some level of intoxication, creating higher volumes of conversation and activity. There will be no requirement for the event organisers to disperse these people once they are outside the immediate vicinity of the venue.

Prevention of Crime and Disorder. There is a very significant potential for levels of crime and disorder to increase. This will be exacerbated by concentrating groups of individuals into a late night location, with little in the way of members of the public or policing to prevent potential contraventions. There is also the increased possibility of harassment and confrontation with local residents who are either using the areas around the venue or reasonably asking attendees to leave the venue quietly. There is also the risk that, should the park itself be opened to allow the venue to operate after normal park closing hours, attendees will move to other parts of the park and commit antisocial or illegal acts under cover of darkness.

Protection of Children. As well as the above potential issues highlighted in regard to the safety of local residents, there is the potential risk to other users of the park at other times. There are obvious areas that are used by children. With the proximity of the venue to children play areas there is a significantly increased risk that items discarded by attendees at the venue may end up in the childrens areas (broken glass, cigarette ends, vomit etc) and thereby render these areas unusable until cleaned.

Public safety. As well as the aforementioned risks to the childrens area, items discarded or areas vandalised by venue attendees would cause increased issues to users of the park during the daytime, especially as the usual policing and dissuasion that members of the public provide during the daytime to vandalism and anti-social behaviour would not be in existence in the evenings.

These are my objections to the granting of this proposed licence. The venue, in my opinion, was never built or designed in anticipation of what this licence is putting forward for approval.

John Donaldson

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 07/02/2022 6:22 PM from Mr Ian Logan.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Ian Logan

Email:

Address: Finlay Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 07/02/2022 6:22 PM While in favour of a vibrant and successful cafe in the park, I am opposed to the selling of alcohol at the park cafe in Bishops Park for the following reasons:

- the sale of alcohol is likely to lead to a public nuisance in terms of noise, and in significantly increases the risk of drunken, inebriated behaviour
- this could lead to a risk to public safety from late night drinkers to the young children in the adjacent playground areas, dog walkers, other park users
- the sale of alcohol will lead to an increasing number of people hanging around the park. This will increase the incidence of drunk people, particularly younger age groups throughout the whole park which will create a public nuisance, endanger public safety, encourage crime and disorder and potentially harm to children.
- the character of the park would be changed for the worse.
- would extend opening hours of the park well into darkness.

This is not a good idea.

Kind regards

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 07/02/2022 7:41 PM from Mrs V Bird.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mrs V Bird
Email:	
Address:	woodlawn rd London

Comments Details

Commenter Type:	Neighbour
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Stance:	Customer objects to the Licensing Application
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Reasons for comment:

Comments: 07/02/2022 7:41 PM As a long term resident in Bishops Park I am objecting to the above license application.

It would be extremely detrimental to grant a license to this cafe giving the alcohol and late night party license. Not only will it be a public nuisance bringing more crime and public disorder to the area, we will be subjected to noise nuisance, increased traffic and it will impact this conservation area. Not to mention litter, likely drunk and disorderly people to a family residential area.

The area of the park where the "Tea Rooms" is situated was specifically designed as a safe place for families and children and is also a main thoroughfare in the park. Providing a license for day and night time licensing as well as private events would significantly increase the risk of harm to children in their own designated play area.

Who will be patrolling the area and keeping the peace and ensuring the park is vacated by all individuals leaving no one there overnight?

This area has no requirement for this type of venue with many local public houses/restaurants where alcohol and parties are serviced and quite frankly are better venues than the proposed "Tea Rooms."

I sincerely hope this license is not granted.

Kind regards

Maria Dimitriou
Hammersmith & Fulham Council Licensing Team
Town Hall
King Street
London W6 9JU

18 January 2022

Dear Ms Dimitriou

LICENCE APPLICATION NO 2022/00010/LAPR

With reference to the above I wish to raise the following objections in the strongest possible terms.

The public nuisance is unavoidable. People of any age get drunk with the resulting lack of control, particularly on hot summer nights. There is no specific police presence in the park but it will be necessary causing more pressure on our already overstretched force. Public nuisance will inevitably occur as people leave the park & neighbouring roads will not be respected in terms of litter/ front gardens used as toilets/ noise/ amplified music & general disruptive & aggressive behaviour as a result of drink.

(The area is adequately served by pubs or wine bars an acceptable distance from the Park & particularly across Putney Bridge where there are numerous well established venues if people want to drink)

Public safety is of major concern. Many young children use the Council facilities provided by the Council until late in the evening at all times of year. Vulnerable teenagers use the skate boarding rink to work off their energy putting them at risk from less desirable elements of society & both young & old enjoy a walk by the river, often alone. It is an acknowledged fact that drink & drugs go together, the area will generally become less safe as a result.

(The Park enjoys a reputation as being a tranquil & enjoyable green space but could easily become the opposite. Fulham Palace, a National Heritage, is used for licensed events & would become a less welcoming venue.

Prevention of crime is a major concern, cars are parked in Bishops' Park Road & surrounding streets for business & pleasure, forced locks & break ins would increase & front garden could provide sufficient cover for criminal activities & double doors, particularly in mansion blocks are often not closed properly by deliver drivers. Thus making them more inviting to crime than they are at present.

Protection of children & young people. Drink promotes disorder & aggressive behaviour at all times of day. Young children & teenagers walking home often alone in dark winter afternoons from several adjacent schools become more vulnerable. This also applies to the infirm, the elderly & the very many who live alone.

My objections to the granting of a licence are based on the grounds that it will promote much significant harm rather than good, will not provide any public need, nor create a useful amenity & introduce an unwelcome element of crime & disorder public nuisance & general safety of children, young people & adults.

Yours sincerely,

Catherine Pestkowska

Catherine Pestkowska
● Bishop's Mansions
Bishops' Park Road
SW6 6DY

VIVIEN HEILBRON

BISHOPS MANSIONS
BISHOPS PARK ROAD
LONDON, SW6 6DY

22nd
~~21st~~, 2022

Dear Maria Dimitiou,

I am writing to you to convey the very strong objections I share with my husband and neighbours to the proposal to apply for an alcohol license for the small café, near to one of the main gates of Bishops Park from Stevenage Road.

The café is just a few yards away from the busy and very popular toddlers' playground. It is totally preposterous to providing alcohol in such close proximity to small children and their families - it is suggested that alcohol be served from 9 a.m. to 11 p.m.!

Surely anyone can see that this relatively small, much loved family park would be unsuitable for such a venue. It is suggested that private events/~~parties~~ parties be held here, with "amplified music" till 11 p.m., when large groups of party-goers

who have probably had a good deal to drink would leave — imagine the noise at that time of night. Many, many people in Strenage Road, Bishop's Park Road, and the surrounding "alphabet" streets would be affected.

This lovely little park has a history dating back to Tudor times and beyond. It is in a conservation area.

There is no need for granting an alcohol license in Bishop's Park. There are plenty of wine bars, cafes and pubs in this part of Fulham already. The park is used by lots of families who come especially for the sense of safety and community from near and far.

I would welcome an acknowledgment to this letter. I know already that the response to his proposal has been mixed with people who love the park and use it regularly. It would be very helpful for you to have a look at the venue, if you haven't already. I'd be happy to show the area to you.

Yours sincerely,
Vivien Heilbron.

Jan 29th 2022.

Bishop's Mansions,
Bishops Park Rd.
Fulham SW6 6DY.

Dear Maria Dimitriou
and the Hammersmith and Fulham Licensing Team,
Regarding Licence Application No 2022/00010/LAPR

I write with deep anxiety and concern over the thought of an alcohol licence being granted to the Park cafe in Bishop's Park.

As a resident of many years I can remember when alcohol was more available to football fans and suffered from fans leaving matches being pushed through garden hedges at the front of this ground floor flat and using it as a toilet.

The thought of alcohol being available seven days a week from 9-5pm and then evening party events would be so dangerous in an area so close to children's special play areas which are greatly used - full of children especially weekends, holiday times and after school time etc.

I fear it's an open opportunity inviting serious harm for young ones. Abuse of those using public toilets next door to the cafe from folk who have the opportunity to drink alcohol freely hour upon hour.

I can only hope the application will be turned down as inappropriate and unnecessary with the most

generous care for our children

Many living in Bishops Manswors & Stevenage Rd have children whose sleep would be disturbed in term time by late night partying revelers & loud noisy music till 11pm. Others like myself are elderly and bedroom windows are only feet away from the roadside.

Then those partying folk will disperse up our residential roads at their most inebriated & also along Bishops Avenue. past Tennis courts & allotment users & the wonderful Bishop's Palace & its garden.

The park and adjoining area is used by many single people, dog walkers, joggers, the elderly all at risk from increased anti social behaviour.

Cafe staff will not be available to supervise those in their outside area having too much to drink.

Public safety from crime & disorder will increase immediately in this very special area. We are also a conservation area.

My main concern is for safety of young children or the elderly in this area where a great many people now enjoy using the park peacefully.

Yours sincerely

Patricia Roscamp.

MISS P. M. ROSCAMP.

31/01/2022

Dear Maria Dimitriou,
Hammersmith and Fulham Council Licensing Team,

License Application Number : 2022/0010/ 10/LAPR.

We, as the residents of [REDACTED] Doneraile Street, London SW6 6EP strongly object to an alcohol license being granted to the company that runs the Bishop's Park café. We agree on all the four grounds for the objection: public nuisance, public safety, prevention of crime and disorder and protection of children. If the license is granted it will turn the park café into a daytime drinking location. And as the café is situated right beside the children's play area with alcohol on sale from 9am to 5pm it would be asking for trouble.

As for it also being a private party venue for hire where alcohol can be served from 9am to 11pm, this is a disastrous idea. We have nothing against alcohol and we can't think of anything nicer than to be sitting in a quiet peaceful park with a glass of wine, but unfortunately that is not how it would turn out, and that's why we object to this license being granted.

Yours truly,

Jeremy Conway.



Neville Phillips.



Mr. Carlo Roberto,
● Bishops Mansions,
Bishops Park Road
LONDON SW6 6DY

01/02/2022

Licensing Application Ref. No. 2022/00010/LAPR

Dear Maria,

I most strongly OBJECT to Bishops Park Tea Rooms seeking to obtain an after hours alcohol license, (**Licensing Application Ref. No. 2022/00010/LAPR**), until 23.00pm. Such a license would be a public nuisance, be a hazard to public safety, encourage crime & disorder, & put children at risk. Amplified music would be a feature and cause much disturbance to the neighbouring residents & ambience of the immediate area. Socialising & drunken behaviour would be a major factor long into the night, especially as Park's Security will not be policing this far into the night. There will be loud noise & rowdy socialising/partying for most of the day & well into the night as most of the participants will be inebriated through prolonged alcohol consumption, stumbling out into the nearby roads & very likely causing trouble. The nearby tennis courts & allotments will very probably see drunken groups of people raving about, creating havoc. This will cause an extra, undesired, burden on overstretched police forces, answering calls from angry residents & neighbours, to break up drunken revellers, probably in an aggressive mood through excessive drinking. Crime & disorder levels will naturally rise. Residents living in Bishops Mansions in Bishops Park Road may well see drunken revellers in their gardens doing goodness knows what. Children's safety & sleep will be put at perilous risk as

It should be noted that the area where the Tea Rooms area is located was designed as a play area especially for children - with the alcohol license, this will now put the play area at risk for children as drunken revellers hold sway, causing trouble. Most drinkers will be in the 18 - 30 age group, and this category will most likely be the cause of much damage, unsociable behaviour, wreaking havoc in Bishops Park & beyond. Granting the licence would have a greatly negative impact on the character & atmosphere of this historic park in a unique location. I must stress that the park is a conservation area, used for play, peaceful river walks, exercise & leisure until 9.30pm in the Summer months. There is no sense whatsoever in granting an alcohol licence in this location - it is to no one's good at all & will only invite much trouble & cost, maybe even a fatality. LBHF MUST decline the request for a licence!

Yours Sincerely,

Carlo Roberto

LBHF Licence Application /
Comments website page
not working - hence this letter.
Please fix website page

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/01/2022 12:15 PM from Mr Calvin Garrett.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mr Calvin Garrett
Email:	
Address:	Bishops Mansions Bishops Park Road London

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments in support of the Licensing Application

Reasons for comment:

Comments: 18/01/2022 12:15 PM As a local resident, I support this licence application.

I think this will provide an additional exciting use to the park, provided it is managed by the business and LBHF carefully. "Pear Tree Cafe" in Battersea Park and Clapham Common are similarly licenced; patrons are respectful to the park and are well enjoyed by local residents. I do however believe that alcohol should not be served on match days, and the business should stop serving alcohol from dusk or from 9pm at the latest.

Importantly, I believe we should be supporting local business following the impact of CV19 on these kind of venues. I believe there will be a positive knock on "to and from" the nearby bowls club and tennis courts.

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/01/2022 8:00 PM from Mr Benjamin Rebeiro.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mr Benjamin Rebeiro
Email:	
Address:	Bishops Mansions, Bishop's Park Road, London SW6 6DZ

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments in support of the Licensing Application

Reasons for comment:

Comments: 18/01/2022 8:00 PM As a resident of Bishop's Mansions I am in favour of the application for an alcohol license.

The Park Cafe is already a very popular destination for Bishop's Park and a great asset for members of the community and guests alike and a license for this venue would improve the offer and create a more enjoyable asset for the area.

As a member of the community who would like to spend more time in the Park I would welcome the opportunity to have an alcoholic drink at the Park Cafe as part of a more inclusive offering. Currently, in order to enjoy an alcoholic beverage one must go towards the High Street or across the river to Putney instead of being able to enjoy the surrounds of the Park.

The Cafe currently serves as an excellent amenity in the mornings and around midday, however there is no real call for a tea or coffee in the early evening and the opportunity to enjoy a glass of wine or a beer in the Park would be highly attractive.

The application has been made up until 5pm. One cannot imagine this causing any particular issues regarding noise, disturbance, public safety, or an increase in crime given the early time which it would stop.

With regards to the private party element of the application, this is not something which I would be opposed to at all. A venue for local residents/visitors to book and have events, celebrations, meetings, etc. with the benefit of alcohol would provide increased custom for a well liked part of the community, improve employment, and provide an asset for many different types of groups to enjoy and utilise.

The premises are not excessive in size, and would restrict any potential for large groups of loud or drunk people to affect the local community.

In short, the licensing of the premises would provide a very valuable service and amenity to the local community providing a more inclusive and pan-generational appeal within the Park, which is currently lacking.

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/01/2022 8:52 PM from Mr Richard Cubitt.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Richard Cubitt

Email:

Address: Alder Lodge Stevenage Road London

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Licensing Application

Reasons for comment:

Comments: 31/01/2022 8:52 PM High time there was a licenced premises in the park for recreation. The Pear Tree Cafe in Battersea does a roaring trade in the summer without any noticable problems. Good money for the council if they can run a bar properly.

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/01/2022 9:02 PM from Mrs Catherine Pomeroy.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mrs Catherine Pomeroy

Email:

Address: de Vere Gardens London

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Licensing Application

Reasons for comment:

Comments: 31/01/2022 9:02 PM I support the application for a licence to sell alcohol by the Tea Rooms , Bishop's Park, Bishop's Avenue, London SW6 6EA.
In being granted this licence, the Tea Rooms would be able to survive as a provider of excellent quality food.

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/01/2022 10:55 PM from Mr Denis Petropoulos.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Denis Petropoulos

Email:

Address: Rivermead Court Ranelagh Gardens London

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Licensing Application

Reasons for comment:

Comments: 31/01/2022 10:55 PM I have no issue with licensing a tea house and allow so many people to enjoy a greater range of services. I think it is a worthwhile proposal.

Any concerns about unruly behaviour outside licensed premises should be taken up with the police and/or park security.

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/01/2022 11:00 PM from Mr Jeremy Maddocks.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Mr Jeremy Maddocks

Email:

Address: Doneraile Street Fulham London

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Licensing Application

Reasons for comment:

Comments: 31/01/2022 11:00 PM I expect there will be large numbers of nimbys opposing this application but the vast majority of residents will say nothing in part because like me they are supportive and have no particular objection. The cafe has catered to a small minority of the community, at best. It needs the flexibility to invigorate and open the business to a wider and varied cross-section of the local residents and part of that requires an alcohol licence. In most European countries it would be considered an outrage to deny an alcohol licence to a small outdoor cafe which caters to the local community. We should embrace the healthy conviviality and community spirit and openness which conjoins the responsible drinking of alcohol. What better place than an open air outdoor setting which operates in a highly controlled environment. It will enable more people to enjoy the park with friends and family and not just the narrow sub-section to which it caters, presently. Notwithstanding, those same people will be even more welcome to enjoy the amenities therein and of the park. Me and many of my neighbours would love to be able to stroll down to our local park to enjoy a quiet beer or glass of wine with friends. Currently, I and many others feel unwelcome and a certain parsimonious disdain by virtue of this unreasonable ban on alcohol. I hope it is reversed as soon as possible. Thank you

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/01/2022 11:42 PM from E Hopkirk.

Application Summary

Address: Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: E Hopkirk

Email:

Address: Ethel Rankin Court London

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Licensing Application

Reasons for comment:

Comments: 31/01/2022 11:42 PM I think this could be positive for the park as long as the events are run responsibly. Lots of parks in London have cafes selling alcohol without causing any problems. Let's give it a trial.

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/02/2022 1:24 PM from Mrs Linda Bullock.

Application Summary

Address:	Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mrs Linda Bullock
Email:	
Address:	Stevenage Road London

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Licensing Application
Reasons for comment:	
Comments:	<p>07/02/2022 1:24 PM I support the licence application as far as normal or slightly extended opening hours say till 8pm. However, I think an everyday extension till 11 pm will cause a serious increase in noise and anti social behaviour. The park space is abused already in summer months by groups who party long into the night. Sometimes they get locked in and climb with great difficulty over the spiked railings in the early hours to get out. I feel having a licensed cafe would add to this significant nuisance for neighbours. I would suggest that a restricted number of occasions could be allowed, with permits, and monitored.</p>

From: Hollingworth Stephen: H&F
Sent: 04 February 2022 14:44
To: Licensing HF: H&F
Cc: Cardwell Kris J - AW-CU; Ingyon Simon: H&F
Subject: Bishops park cafe licence application

Premises Number: 2022/00010/LAPR Premises: The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

The London Borough of Hammersmith & Fulham's Parks section comments as follows on the premises licence application by ParkLife Trading Ltd.

Parks oversees the operation of the Tea House through a lease with the tenant, ParkLife Trading Ltd.

The revised and amended premises licence application conforms with the key lease conditions of use, namely:

If required, the tenant shall apply for any licence required to sell alcohol:

We understand that the growing café culture in this country has expanded to parks and green spaces where cafés are operated to meet customer expectations and help support and contribute to making these venues viable and contribute to the wider operation of the park itself. Many London parks have cafés and eating establishments which sell alcohol to accompany their food offering. We do not anticipate the Tea House being any different to these other establishments such as just across the river at Putt in the Park in the Grade II listed Wandsworth Park and similar facilities run by ParkLife Company, or those in the Royal Parks run by external contractors.

The property shall close for business no later than thirty (30) minutes before the closing time of Bishops Park: The parks in Hammersmith & Fulham including Bishops' Park close at dusk and are locked by the council's Law Enforcement Team. The annual timetable of closing times is seasonal and differs between winter and summer closing times and we understand the licence application will follow the parks closing times with alcohol served no later than 8pm in the summer earlier in the winter.

The lease also states that there should be no alcohol served on Fulham FC match days : We now understand since the tenant has met with the MET Police's licencing officer that this amendment has been made to revised application.

Providing the tenant's application meets the terms of the lease we are content with the revised premises application.

Steve Hollingworth
Assistant Director Leisure, Sport & Culture
Environment Department
Hammersmith & Fulham Council
Hammersmith Town hall, W6 9JU

Further comments submitted following application amendments

From: Cllr Johnson Donald: H&F
Sent: 12 February 2022 09:13
To: Dimitriou Maria: H&F
Cc: Cllr Lloyd-Harris Amanda: H&F; Greg Hands; Cllr Brocklebank-Fowler Victoria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Many thanks for sharing these revisions. I'm pleased that the main areas of concern have been addressed (in my view) and the Police comments are also helpful in support of my own (and other's) representation.

Can I assume the application will now be approved on the basis of the applicant accepting in full all of the requested conditions?

Many thanks
Donald

From: Cllr Lloyd-Harris Amanda: H&F
Sent: 13 February 2022 15:01
To: Cllr Johnson Donald: H&F
Cc: Greg Hands; Cllr Brocklebank-Fowler Victoria: H&F; Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Donald,

This was raised at our PR SNP meeting on Thursday and concerns were raised about the appropriateness of the application, hours and impact on the local residents. With around 30 residents in attendance, the Council Community Officers, L.E.T. and Met Police the discussion was very open and useful. The hours yes seem to be more in keeping but the fundamental issue is, are the Council able to approve a permanent Premises License at the Tea Rooms which is at odds with the Dead of Covenant that applies to this part of Bishops Park? Whether one agrees with a permanent alcohol license being granted to a business so close to the children's playground or close proximity to residents homes, is irrelevant if as I believe the Covenant excludes this type of use in the park.

Council Officers stated that they were having their legal team look at the Covenant now, since they now have a copy. Very odd since they have one of the only two original copies, the Church Commissioners have the other, it does seem yet again the Council has not done its due diligence with regard the park, as this was always

going to be raised. I have a copy, Marc Medina has a copy as do the Friends of Bishops Park.

There was no comment on how the park was to be cleared after the closure of the tea rooms. This needs to be addressed, and who will be responsible for any anti social behaviour since the L.E.T do not have the powers yet to do anymore than issue FPN for spitting and litter, as approval have not been given.

It is welcome that events will not be allowed as there were no plans provided in the application as on how this would be managed.

There is a way forward but from my understanding it will be approved with some conditions (which I have forwarded in my previous email) but with over 100 objections this is not a welcome addition as it stands. There has also been a Premises License application by FFC to extend their hours to 11.00 p.m. which was lodged around the same time. This does not bode well for local residents in a Conservation Area, we are not a Town Centre where this would be more acceptable.

There is a reason why Palace Riverside has so few licensed premises which is historic and relate it to the land being Church of England land. I would refer the Council yet again to their Premises License Application for Bishops Park in 2007 and notes which should provide background information for those who were not around at the time.

Regards,

Amanda
Cllr Amanda Lloyd-Harris
Councillor for Palace Riverside Ward

From: emile
Sent: 10 February 2022 12:58
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Hi there

No it doesn't as we know there is little control in the park and the customers will just spill out. Anyway people getting drunk in the park next to kids area is unnecessary and unacceptable and My objection remains as before the park is not a place for sake of alcohol it's not a good practice

Kind regards
Emile Al-Uzaizi

From: Alex Karageorgis
Sent: 10 February 2022 14:50
To: Dimitriou Maria: H&F
Subject: RE: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria,

Thank you for your email and for the information provided therein.

Has anyone taken into account the huge numbers of football fans drinking at the establishment before and/or after attending any given Fulham FC match?

Has no reference to the proximity of the children's playground been mentioned?

I am quite unhappy about the proposal of an 11am to 8pm alcohol licence being granted so close to 1) a children's playground and 2) a football stadium. It does not set a particularly familial tone and seems to put the needs of the few above those of the many.

Again, I wholeheartedly object to this application and hope that you will reconsider granting an alcohol licence 1) from 11am (which is both irresponsible and poses serious dangers to children and the local community) and 2) until 8pm, when most football matches begin and will remain mobbed with football fans for several hours until close.

I would like to caveat the above with letting you know I am not completely against the alcohol licence in its entirety.

A maximum capacity must be maintained to ensure that the area does not become a meeting place for heavy drinking, and a more suitable time frame would be midday until 6pm, which would not only allow responsible drinkers access to a drink during

the day, but also filter out many of the vagrants, football fans and alcoholics from threatening the already fragile environment of beautiful Bishop's Park.

Thank you for your consideration.

Regards,
Alex Karageorgis

From: Christina Zoltowska
Sent: 10 February 2022 14:51
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Ms Dimitriou,

I still have concerns on the term "event" and alcohol sales till 23.00. How can they prevent alcohol being drunk off the premises. How many "events" are envisaged? I can see summer evenings in the area being ruined.

Yours sincerely
Christina Zoltowska.

From: Phillip Rinn
Sent: 10 February 2022 14:55
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Thank you very much for the information Maria. No, I do not wish to withdraw my objection. I really don't feel this addresses my comments appropriately. I believe my comments are still valid. And I want to kindly draw special attention to the proximity of the premise to the children's playground and the effort the council has made here. Clearly, alcohol bought ON premise will be consumed OFF premise, too. All other reasons remain true, too.

From: Juliet Hayward
Sent: 10 February 2022 15:16
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria,

Thank you for your update on this application. However, I am still confused about the sale of alcohol. It appears that the venue itself will close 30 minutes before the park closes ie 8pm but will sell alcohol until 11pm if let out as a "venue". Is this the case?

Many thanks and kind regards

Juliet

From: Julia Halle
Sent: 10 February 2022 15:27
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Thank you for the new information. The amendments address some but not all of my issues. I am still very concerned that as there is very limited indoor space, and indoor and outdoor seating, and no delineation between the 'premises' and the park in general, drinks will be taken away from the Tea House and consumed elsewhere in the park - with the potential that glasses and bottles will be left lying around constituting a significant danger in an area where children play. I am also concerned about the implications of 'events at the venue'. As this is allowed as a public amenity it should be open to the public at all times, and not closed for private functions which may benefit the landlord but do not benefit the public. And we need assurance that the Tea Room will only be open during regular park opening hours. Until those issues are dealt with satisfactorily I am unwilling to withdraw my objection.

Julia Halle

From: William Jackson
Sent: 10 February 2022 15:47
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Ms Dimitriou

I still wish to object to the granting of an alcohol licence to this tea house. It's in a park beside a childrens play area and a block of flats. The facility is so small people are bound to leave the premises with alcohol and become a nuisance. Please refuse the alcohol licence to this tea house.

William Esmond Jackson
Bishops Mansions
SW66DY

From: Annette Aylwin
Sent: 10 February 2022 15:53
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Ms Dimitriou,

Thank you for forwarding this information to me. I am afraid that my objection still stands. It is not necessary to sell alcohol in a cafe adjacent to a heavily used playground. There are, and will be many more licensed venues in the new development at the football ground just a few yards from the cafe. I find it extraordinary that the owners feel that this is appropriate use of this cafe. It would make more sense for them to open early 7.30 or 8 am to get the early commuters and dog walkers there is a thriving trade to be made then which is completely untapped.

Annette Aylwin

From: RICHARD MARTIN
Sent: 10 February 2022 16:10
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria,

Many thanks for the update.

I have read the amendments, but I don't see any reason to change my mind about the application.

I'm still strongly of the view that the license **should not** be granted.

Kind regards
Richard Martin

From: Athena Bray-Mucha
Sent: 10 February 2022 16:28
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria Dimitriou,

Thank you for sending through these revisions to the application for alcohol in the Tea house.

I still stand by my original submissions and object to get license being granted on the grounds I listed before.

I also object to any cctv being put in an area where children play - are the staff of the cafe going to be police checked for safety? Making sure there are no sex offenders etc? And I highly disbelieve anyone will check cctv every two weeks!

As a resident and parent I don't believe Bishops park requires a cafe serving alcohol, I believe this will cause such an impairment on this beautiful area and bring nothing but crime, noise, abusive drunks and a whole lot of trouble.

Also Who is going to foot the expense of the extra police? The park wardens?
As a council tax payer - I am certainly not going to be footing a bill for this type of thing.

Mrs A Bray-Mucha

From: Susan Scrimgeour
Sent: 10 February 2022 17:07
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Thank you for sending this on to me.
I am afraid it has not swayed me.
I am adamant in the view that it is totally wrong to sell any alcohol at all in this most family-oriented park.

Best regards
Susan Scrimgeour

From: David
Sent: 10 February 2022 21:18
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Maria

I do not wish to withdraw my objection and have the following concerns:

Alcohol only to be served on the premises. So you can buy alcohol and then go into the park? Or will there be a fenced off area around the Tea House? Who will monitor this - the police are not going to be on permanent duty! So you are likely to get drinkers moving onto the children's playground area, potentially in front of very young children. Alcohol attracts undesirable behaviour, with drinkers wandering off in a drunken state and using the equipment in the playground.

Will the additional number of people affect access for emergency services?

Parking issues around the streets near the Park.

A number of primary schools in close vicinity - extra congestion at school closing time.

Extra litter and rubbish.

The toilets nearby - are they now going to be suitable with many more people using them (under the influence of alcohol). Will they be cleaned/repared more frequently? Also the possibility that people will not bother and urinate etc in the Park (potentially in front of children).

What is being proposed is an open air pub, without its own toilet facilities, or parking, next door to a children's playground in a park used by families.

Regards
David

From: Marianna Karageorgis
Sent: 11 February 2022 11:33
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria,

The below does not change my strong opposition to the Tea House having an alcohol license.

As mentioned before it is really not acceptable for children to be playing in a playground only a few feet away from adults drinking alcohol. It seems crazy for me as a parent that others seem not to understand how inappropriate this is. With alcohol comes behaviour children should not see. As mentioned again before, the warmer the weather the more likely people are to take their children to the playground and also the more likely people are to go for a drink.

From: Marianna Karageorgis
Sent: 13 February 2022 21:22
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria,

Apologies, the previous email was sent without being finished. Please see below.

The below change does not alter my strong opposition to the Tea House having an alcohol license. It is even worse that they have changed their application from 5pm until 8pm. This only increases the length of time for noise to the quiet roads around the park.

As mentioned before it is really not acceptable for children to be playing in a playground only a few feet away from adults drinking alcohol. It seems crazy for me as a parent that others seem not to understand how inappropriate this is. With alcohol comes behaviour children should not see. As mentioned again before, the warmer the weather the more likely people are to take their children to the playground and also the more likely people are to go for a drink. I can assure you parents will choose to take their children to other parks avoiding drunk adults.

The Police inclusion of how necessary it is for CCTV to be present and frequently checked only concerns me further. The police recognise the increase risk of bad behaviour when alcohol is introduced. I would really hope the council recognises how wrong this is in the presence of children. This is a playground. A family area. The only people to truly benefit from this are the owners of the Tea House and the lining of their pockets.

The increase of people drinking in this area will increase the noise in the area and the number of people walking up and down the streets around here. This is a quiet pocket of Fulham, why try and ruin this? Furthermore, the council have said just because this has been done across the river it is the same thing. The alphabet streets in Fulham are some of, if not the most desirable roads to live in Fulham. This is because of the quiet feeling of suburbia they create. We have chosen to live here. Please do not disrupt our quiet for financial gain.

As said before. Can we please keep this special area peaceful and not like 'somewhere across the river.'

Kind regards,
Marianna Karageorgis

From:
Sent: 11 February 2022 12:36
To: Dimitriou Maria: H&F
Subject: RE: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria

Thank you for letting me know of this most recent change to the application. My comments from before still hold true. This is a **TEA HOUSE**. It's purpose was always to offer **TEA SERVICES**, NOT EARLY EVENING COCKTAILS & DRINKS.

I strongly oppose the application.
Thank you,
JUSTIN SUMNER
NITON STREET SW6 6NH

From: Dervilla Mitchell
Sent: 11 February 2022 14:03
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Hi

I confirm my objection remains as it's not only the hours I object to but the presence of alcohol next to the play area.

Kind regards, Dervilla

From: Fabio Osta
Sent: 11 February 2022 20:47
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Madam

Thank you for reaching out. I would like to maintain my objection. We are very concerned about the inconvenience that will be caused by the sale of alcohol in a protected, family friendly area where many children enjoy the park and this area specifically.

Kind regards
Fabio Osta

From: Rhonda Boston
Sent: 13 February 2022 18:31
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

To Maria Dimitriou. Application Amendments 2022/00010/LAPR

Thank you for your email regarding the changes in the Application for licensing The Tea House in Bishop's Park. These changes make no difference to my initial objections, mainly that this is an area for children and young person's recreation and not compatible with the sale of alcohol. There is also the disturbance to the residences adjacent to the park, the number if licensed premises in the near vicinity and the lack of another traditional cafe in the park.

I wish my previous objections to stand and be considered,

Yours sincerely,
Rhonda Boston

From: Ian Ritchie

Sent: 15 February 2022 09:41

To: Dimitriou Maria: H&F

Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Ms Dimitriou

Thank you for your update on the above application. Obviously the amendments proposed mitigate some of the potential issues and therefore the relevance of some details within the four main areas of my objection. There remain, however, some important points which are ambiguous or missing from the new information which you provided and need clarification.

If the licensed activity is to be only available to the paying public and therefore not for private events, the amendments can be seen as a significant improvement on the initial and unacceptable application. Otherwise the proposed new shorter hours of opening/closing, to fit with the normal and seasonally variable opening/closing times for the park itself, may yet leave a loophole through which the applicant may decide to close the cafe to the public early, at say 5pm, and then accommodate a private party or event, with all the related noise and potential nuisance, during the evening in the spring/summer months.

There is no reference to the unwelcome possibility of live or recorded amplified music being played. Were a licence will be granted to serve alcohol, even if strictly as accompaniment to a 'substantial' meal, it would be a necessary condition specifically to prohibit the playing of amplified music on or within the premises. Otherwise significant disturbance for local residents, many living very close by, would be inevitable and should not be ignored.

The applicant cites other instances of alcohol being served in comparable cafes, including in Wandsworth Park and some Royal parks: but those examples are different from our situation, because the other establishments are located at significantly greater distances from residential accommodation and therefore do not give rise to similar potential disturbances.

The selling of alcohol in a family environment and adjacent to facilities specifically provided for and enjoyed by children and young people seems both morally and socially wrong. The application not only raises an issue of public amenity but also, more seriously, one of potentially compromised child protection (which may even be a legal consideration, though I do not know the relevant legislation in any detail).

As they stand, the amendments do not address all of my concerns and therefore I shall not withdraw my basic objection. Meanwhile I shall look forward to clarification on these matters and further reassurance.

Yours sincerely

Ian Ritchie

From: Jamie Adams
Sent: 15 February 2022 11:38
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA
Importance: High

Dear Maria

Thank you for your email below.
I'm afraid that the revisions to the application make not the slightest difference to my concerns and my objection still stands.
None of the issues I raised have been addressed.

Please confirm receipt of this email

Thank you and regards
Jamie Adams

From: Kathryn McDowell
Sent: 16 February 2022 10:23
To: Dimitriou Maria: H&F
Subject: RE: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms, Bishop's Park Bishop's Avenue London SW6 6EA

Dear Ms Dimitriou

Thank you for your update. Although I acknowledge this revision, I remain opposed the application on the follow grounds:

This is a family friendly park in which the café is in very close proximity to the play areas, unlike the situation in some of the other parks you cite. The serving of alcohol in this environment is limiting to children and family's free use of the park facilities.

The application is silent on the matter of amplified music, which is likely to be in evidence at early evening and weekend events hosted at the café. This would cause disturbance to the neighbouring residents at precisely the time when peace and solace is needed.

A 7-day per week licence is something that would transform the atmosphere of this lovely park and bring a detrimental change to an amenity that is so valued by the local residents.

By all means extend and upgrade the café, but please ensure that it is not licensed.

Regards
Kathryn McDowell

From: Liza Miers
Sent: 21 February 2022 10:27
To: Dimitriou Maria: H&F
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Thank you for your email regarding the change in application.

Please be advised that the latest application does not change our view that the proposed development is inappropriate for Bishop's Park.

Christopher/Liza Miers

From: Vivien Heilbron
Sent: 21 February 2022 16:10
To: Dimitriou Maria: H&F
Subject: The Tea Room, Bishops Park

Dear Maria,

I sent a letter to you about two weeks ago about the proposals regarding the change of use to the small cafe in Bishops Park. I have not received a reply as yet. I wish to re-register my original objections even with the amendments now suggested.

This is a small family park and the site of the cafe is only yards away from the very popular toddler's playground

The idea of alcohol being served there at any time is preposterous. Families should come first and this private enterprise is quite out of keeping. The only possible reason for this application must be to make money for the owners of the company. There are plenty of pubs and wine bars in the vicinity.

Would smoking be permitted? There are large numbers of small children nearby. What message is being conveyed?

Unfortunately, I am unable to be at the meeting on March 3rd but I want my friend Mark Medina to speak for me.

I have not met anybody who supports these proposals.

I look forward to hearing from your department. The more I think about this, the more I oppose this greedy and insensitive attempt to take over this part of our park.

Yours Sincerely,
Vivien Heilbron.
Bishops Mansions, Bishops park Road, London SW6 6DY