

# Licensing Sub-Committee

## Agenda

Tuesday 24 October 2023 at 6.30 pm

This meeting will be held remotely

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

### MEMBERSHIP

Administration:	Opposition:
Councillor Paul Alexander (Vice-Chair) Councillor Bora Kwon	Councillor Jose Afonso

**CONTACT OFFICER:** Charles Francis  
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### Public Notice

This meeting will be held remotely. Members of the press and public can watch the meeting live on YouTube: [youtube.com/hammersmithandfulham](https://youtube.com/hammersmithandfulham)

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

Date Issued: 16 October 2023

# Licensing Sub-Committee Agenda

24 October 2023

<u>Item</u>		<u>Pages</u>
<b>1.</b>	<b>APOLOGIES FOR ABSENCE</b>	
<b>2.</b>	<b>DECLARATIONS OF INTEREST</b>	
	<p>If a Councillor has a disclosable pecuniary interest in a particular item, whether or not it is entered in the Authority's register of interests, or any other significant interest which they consider should be declared in the public interest, they should declare the existence and, unless it is a sensitive interest as defined in the Member Code of Conduct, the nature of the interest at the commencement of the consideration of that item or as soon as it becomes apparent.</p> <p>At meetings where members of the public are allowed to be in attendance and speak, any Councillor with a disclosable pecuniary interest or other significant interest may also make representations, give evidence or answer questions about the matter. The Councillor must then withdraw immediately from the meeting before the matter is discussed and any vote taken.</p> <p>Where Members of the public are not allowed to be in attendance and speak, then the Councillor with a disclosable pecuniary interest should withdraw from the meeting whilst the matter is under consideration. Councillors who have declared other significant interests should also withdraw from the meeting if they consider their continued participation in the matter would not be reasonable in the circumstances and may give rise to a perception of a conflict of interest.</p> <p>Councillors are not obliged to withdraw from the meeting where a dispensation to that effect has been obtained from the Standards Committee.</p>	
<b>3.</b>	<b>PEPE'S PERI PERI, 1 WOOD LANE, LONDON, W12 7DP (6:30 PM)</b>	<b>3 - 38</b>
<b>4.</b>	<b>BIG YELLOW STORAGE - UNIT U15, 71 TOWNMEAD ROAD, LONDON, SW6 2ST (8:00 PM OR AFTER CONSIDERATION OF THE FIRST ITEM)</b>	<b>39 - 75</b>

# Agenda Item 3

<u>Contents</u>	<u>Page</u>
1. <b>THE APPLICATION</b>	4
1.1. <b>Current hours of Operation</b>	4
1.2. <b>Application Requested</b>	4
1.3. <b>Applicants Operating Schedule</b>	4
2. <b>BACKGROUND</b>	5
3. <b>CONSULTATION</b>	5
3.1 <b>Relevant Representations</b>	5
4. <b>OTHER INFORMATION</b>	5
4.1 <b>Enforcement History</b>	5
4.2 <b>Temporary Event Notices (“TENs”)</b>	5
5. <b>POLICY CONSIDERATIONS</b>	6-11
6. <b>DETERMINATION</b>	11-12

## **APPENDICES**

Copy of application form and plan	13-18
Copy of Agreement with the Police	19
Comments from Noise & Nuisance	20
Map showing location of premises and neighbouring premises	21-24
Copy of representations from residents	25-35
Copy of letter to objectors with reduced hours	36
Responses from objectors to reduced hours	37
Copy of comments from Planning	38

## **1. THE APPLICATION**

On the 23<sup>rd</sup> August 2023, Arzana Limited (“the applicant”) submitted an application for a new premises licence, in respect of the premises known as Pepe's Peri Peri, 1 Wood Lane, London, W12 7DP

### **1.1 Application Requested**

The applicant proposes to operate as hot food restaurant and take-away, and have applied for a premises licence to permit late-night refreshment for the following hours:

#### **Licensable activities sought:**

##### **The provision of late night refreshment – Both indoors and outdoors**

Sundays to Wednesdays between the hours of 23:00 to 01:00

Thursdays to Saturdays between the hours of 23:00 to 02:00

##### **Opening hours of the premises**

Sundays to Wednesdays between the hours of 11:00 to 01:00

Thursdays to Saturdays between the hours of 11:00 to 02:00

A copy of the application form can be seen on pages **13-18** of this report.

### **1.2 Applicants Operating Schedule**

The applicant has proposed additional steps in the applications operating schedule to promote the four licensing objectives, if the application is granted. A copy of these can be seen on pages **16** of this report.

On the 31 August 2023, following correspondence received from the Police, the applicant agreed to reduce hours of late-night refreshment if the licence is granted, as detailed below. A copy of this amendment and relevant correspondence with the Police, can be seen on page **19** of this report.

#### **Agreed Hours:**

##### **The provision of late night refreshment – Both indoors and outdoors**

Sundays to Thursdays between the hours of 23:00 to 00:00

Fridays and Saturdays between the hours of 23:00 to 01:00

##### **Opening hours of the premises**

Sundays to Thursdays between the hours of 11:00 to 00:00

Fridays and Saturdays between the hours of 11:00 to 01:00

On the 18<sup>th</sup> September 2023, following the reduced hours agreed with the Police, the Noise & Nuisance team confirmed they were not putting in a representation against this application. A copy of the correspondence can be seen on page **20** of the report.

## **2. BACKGROUND**

The main access to the premise's is located on Wood Lane near its junction with Uxbridge Road. There is a mixture of residential and commercial premises within the area, the premises is located near to Shepherd's Bush Green. A map showing the location of the premises and neighbouring licensed premises can be seen on pages **21-24** of this report.

There are several options for transport away from the area including buses and taxis which run from in and around the Wood Lane, Uxbridge Road and Shepherd's Bush Green area. Shepherd's Bush Market tube station is a 2-minute walk away, Wood Lane tube station is a 7-minute walk away, Goldhawk Road Underground station an 8-minute walk away and Shepherd's Bush Underground and Overground stations are a 7-minute walk away..

## **3. CONSULTATION**

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

### **3.1. Relevant Representations**

The Licensing section received eight representations from local residents objecting to the application. A copy of the representations can be seen on pages **25-35** of this report.

On the 9<sup>th</sup> October 2023, the licensing team informed all representors of the amendments to the licensable hours in section 1.2 of the report. A copy of the correspondence and comments can be found on pages **36-37** of this report.

The licensing section also received comments from the Planning team. A copy of the comments can be seen on page **38** of this report.

## **4. OTHER INFORMATION**

### **4.1 Enforcement History**

There has been no enforcement history at the premises in the last 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 pages 12 and 13 of the Statement of Licensing Policy (“SLP”) states that in order to ensure the promotion of the four Licensing Objectives the Licensing Authority will require applicants to detail in their operating schedule:

- the steps proposed to promote the licensing objective of the 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;
- the steps proposed to ensure the physical safety of people using the relevant premises or place;
- how they intend to prevent nuisance arising, prevent disturbance and protect amenity so far as is appropriate to ensure that the Licensing Objectives are met. Where there is a relevant representation regarding extended hours, the Licensing Authority will not permit an extension unless it is satisfied that the Licensing Objectives would be met;
- 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.

**5.2** Policy 1 page 18 confirms that The Secretary of State’s Guidance states that applicants are expected to obtain sufficient information to enable them to demonstrate, the steps they propose to take to promote the licensing objectives; and that they understand the layout of the local area and physical environment including:

- a) crime and disorder hotspots;
- b) proximity to residential premises;
- c) proximity to areas where children may congregate;
- d) any risk posed to the local area by the applicants’ proposed licensable activities; and
- e) participation in any local initiatives (for example, local crime reduction initiatives or voluntary schemes, such as ‘Ask for Angela’, local taxi-marshalling schemes, street pastors and other schemes) which may help to mitigate potential risks.

Applicants are expected to include positive proposals in their application on how they will manage any potential risks.

The Guidance goes on to state that ‘Applicants are expected to provide licensing authorities with sufficient information in this section to determine the extent to which their proposed steps are appropriate to promote the licensing objectives in the local area. Applications must not be based on providing a set of standard conditions to promote the licensing objectives and applicants are expected to make it clear why the steps they are proposing are appropriate for the premises.’

The Licensing Authority notes the contents of these paragraphs from the Secretary of State’s Guidance and, in particular, the use of the word ‘expected’. Licence applications that do not in any way address the contents of these paragraphs in their operating schedules may be returned to the applicant as ‘incomplete’.

**5.3** Policy 3 page 21 of the 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:

- a) 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;
- b) Whether there will be a substantial increase in the cumulative adverse impact from these or similar activities, on an adjacent residential area;
- c) Whether there is a suitable level of public transport accessibility to and from the premises at the appropriate times;
- d) 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, anti-social behaviour (ASB), nuisance and vehicle emissions;
- e) Whether there have been any representations made by Responsible Authorities, or other relevant agency or representative.

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.

To act as a guide for new or existing operators we have set out the suggested closing times for licensed premises below:

<b>Type of premises</b>	<b>Town centres</b>	<b>Mixed use areas</b>	<b>Residential areas</b>
Late night refreshment premises (Takeaways)	Fri – Sat 01:00 Sun – 00:00	Fri – Sat 01:00 Mon - Thurs 00:00 Sun – 23:00	Not considered Appropriate

**5.4** Policy 4 pages 22 and 23 of the SLP states that in determining an application where there has been a relevant representation the Licensing Authority will, where appropriate, take into account the cumulative effect of the number, type and density of licensed premises already existing in the area. Consideration will be given to the proximity to any drug and alcohol treatment site, A&E department or homeless hostel in a local area type remit ie applicants need to make the case for how they would not increase further problems for residents/clients nearby.

In coming to any decision regarding cumulative impact the Licensing Authority will consider other mechanisms outside of the licensing regime which may also be available to address this issue, these include but are not limited to:

- Police and other enforcement of the normal law concerning disorder and anti-social behaviour.
- Police powers to close down instantly any licensed premises or temporary events on grounds of disorder, the likelihood of disorder or excessive noise emanating from the premises, for up to 24 hours.
- The power of the police, other responsible authorities, a local resident, business or Councillor to seek a review of the licence or certificate in question.
- Police and Local Authority power to issue a Closure Notice for up to 48 hours where serious antisocial behaviour is taking place at licensed premises under the Anti-social Behaviour, Crime and Policing Act 2014.
- To ensure that residents are protected from the negative impact of late-night local licensing activities the Licensing Authority may decide to adopt an Area Specific Cumulative Impact Policy in relation to a specific area; where the number, type and density of premises providing licensable activities is having a serious negative impact on the local community and local amenities.

**5.5** Policy 11 page 30 of the SLP states that Licensing law is not the primary mechanism for the general control of nuisance and anti-social behaviour caused by people once they are away from the licensed premises and, therefore, beyond the direct control of the licensee. However, licensing is a key aspect of such control and licensing law is part of a holistic approach to the management of the night time economy.

As a matter of policy the council expects every holder of a licence, certificate or permission, to accept and be responsible for minimising the impact of their activities and anti-social behaviour by their patrons within the vicinity of their premises by taking appropriate measures and action consistent with that responsibility.

Licensees and certificate holders should take reasonable steps to prevent the occurrence of crime and disorder and public nuisance immediately outside their premises, for example on the pavement, in a beer garden or in a smoking area, to the extent that these matters are within their control.

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

**5.6** Policy 14 pages 32 and 33 of the SLP in relation to delivery services states that the Licensing Authority has concerns with the potential for the following:

- Age verification at both purchase point and delivery point;
- The safety of delivery drivers at the point of delivery;
- Safety of the premises from which orders are taken and sent out for deliver; and,
- Possible public nuisance and anti-social behaviour (ASB) caused by delivery drivers collecting deliveries from the licensed premises.



The Licensing Authority is likely to place the following conditions on to a premises licence for delivery services where it is appropriate and relevant to the individual licence application:

- A standard age verification check shall be undertaken on entering the website.
- A signature at the point of delivery must be obtained. No delivery shall be left without a signature.
- Alcohol shall only be delivered to a residential or business address and not to a public place.
- Every third-party courier delivery box shall be labelled with the words “Age Restricted Product”.
- Any delivery driver or third-party courier will be required to have appropriate age verification training, particularly they will be required to have training in refusal of supply where age verification is not provided.
- A refusals log will be maintained for deliveries.
- Appropriate security will be in place at the premises as agreed with Police.
- Measures for minimising noise and disturbance and anti-social behaviour (ASB) caused by the dispatch of deliveries to be identified in the operating schedule. In particular applicants are expected to consider the use of electric vehicles to minimise air pollution and noise. The Licensing Authority expects that applicants will make arrangements for all deliveries after 8 pm to be made using electric vehicles or non motorised vehicles i.e. bicycles.
- A requirement for a specific delivery collection area to be made clear to any third party delivery service. This area may not be directly outside the licensed premises to take account of any residential accommodation close by or obstructing the pavement/highways.

**5.7** Annex 1 pages 35 and 36 of the SLP in relation to the prevention of crime and disorder states licence applicants will be expected to demonstrate the following in their operating schedules:

- a) Measures to control excessive consumption and intoxication.
- b) Consideration of any additional measures or restrictions that may be placed on alcohol sales to prevent binge drinking and promote ‘sensible drinking’.
- e) Measures to demonstrate compliance Home Office guidance ‘ Safer Clubbing’ in relation to the control of illegal drugs on their premises. They should agree a protocol with the Licensing Authority and the police on the handling of illegal drugs found on their premises.
- g) Conditions will, so far as possible, reflect local crime prevention strategies, and the Licensing Authority will also have regard to the views of the local Crime and Disorder Reduction Partnership.
- h) **Crime and disorder in the vicinity of the premises:** this may include the crime and disorder risks arising from persons queuing to enter the premises; persons exiting the premises and customers smoking eating or drinking in outdoor areas and on the highway outside the premises. This can also include crime arising from pickpockets and bag snatchers, particularly in open spaces or crowded areas where alcohol is being consumed.
- j) **CCTV** - using CCTV inside and/or outside the premises together with appropriate procedures and having staff properly trained to use CCTV equipment
- k) dispersal procedures - establishing appropriate dispersal procedures to minimise the potential for crime and disorder when customers are leaving the premises.

l) **dealing with and reporting crime and disorder** - training for staff and door security aimed at reducing crime and disorder in the premises and its vicinity and dealing with and reporting incidents if they occur.

p) **local schemes** – joining and attending local Pubwatch meetings and participating in the Behave or Be Banned Scheme (BOBB) and/or signing up and using the Council's Safety Net Radio scheme.

q) **prevention of theft** - using bag hooks and signage to warn customers of pickpockets and bag snatchers.

**5.7** Annex 1 pages 38 to 40 of the SLP in relation to the prevention of public nuisance states that the Licensing Authority will particularly consider the following matters where they are material to the individual application:

i. The Licensing Authority recommends that primarily alcohol led premises such as nightclubs and pubs, located close to any residential premises, implement a dispersal policy at their venue. All relevant staff should be trained on any policy, and all Page 39 reasonable steps should be taken to ensure it is fully implemented and adhered to at all times.

ii. The proximity of residential accommodation;

iii. The type of use proposed, including the likely numbers of customers, proposed hours of operation and the frequency of activity;

iv. 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;

v. The steps taken or proposed to be taken by the applicant to prevent disturbance by customers arriving at or leaving the premises.

viii. 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;

ix. The steps taken or proposed to be taken by the applicant to ensure staff leave the premises quietly;

x. The arrangements made or proposed for parking by patrons, and the effect of parking by patrons on local residents;

xi. The provision for public transport in the locality (including taxis and private hire vehicles) for patrons;

xii. The level of likely disturbance from associated vehicular and pedestrian movement to and from the premises;

xiii. The delivery and collection areas and delivery/collection times;

xiv. The siting of external lighting, including security lighting that is installed inappropriately;

xv. The arrangements for refuse disposal, storage and the prevention/tidying of litter (including fly posters and illegal placards);

xviii. The generation of odour, e.g. from the preparation of food;

xix. Any other relevant activity likely to give rise to nuisance;

xx. Any representations made by the Police, or other relevant agency or representative;

The following provides a non-exhaustive list of risks associated with the public nuisance objective that applicants may want to consider when preparing their Operating Schedule:

j) **Deliveries/collections** – noise from deliveries to and/or collections (e.g. refuse) from the premises are another common source of complaint. Consider the times of such deliveries/collections and make sure you specify to any contractors that deliveries/collections should not be made at anti-social times. As a guide, the Noise and Nuisance Service recommend that deliveries/collections should only be made between the hours of 7:30am and 9:00pm, depending on the proximity of residential and/or other noise sensitive properties.

k) **Late night refreshment** - applicants in respect of late night takeaways should demonstrate that they have assessed the risk of persons congregating in large numbers in the vicinity of their premises. Where appropriate, applicants should demonstrate suitable measures to address this problem.

l) **Light pollution** – this is an increasingly common source of complaint, particularly from illuminated signs and external security lighting. Where provided, illuminated signs should not cause glare to neighbouring properties, ideally being turned off at night, and external lighting should be angled and/or diffused to also prevent nuisance.

o) **Odour** – odour from cooking is a common source of complaint, particularly from restaurants and fast[1]food takeaways. The Council's Noise and Nuisance Service may therefore require evidence that the kitchen ventilation and/or extract systems are regularly maintained and serviced to ensure that it is operating efficiently and with minimal nuisance to neighbours arising from odour and also noise. This includes the siting of BBQs.

p) **Queue management** - establishing appropriate procedures to avoid the need for customers to queue before entering the premises or, where queuing cannot be avoided, to manage queues so as to minimise the potential for crime and disorder or public nuisance by customers who are queuing.

q) **Ventilation** – where regulated entertainment is to be provided there may be a requirement to keep doors and/or windows closed during its provision to limit noise breakout, consider therefore the provision of air conditioning for the comfort of your customers if doors and windows have to be closed during the summer. However, also note air conditioning can be the source of noise complaints in itself, so careful consideration also needs to be given to the siting of this equipment.

r) **Waste** – consider how and where waste will be stored/disposed of at the end of trading hours, particularly if trading until late at night. This is important because the disposal of glass and/or cans to outside bin areas can be very noisy and give rise to complaints, so it may be necessary to store such items and other non-degradable refuse inside the premises until the next trading day. Consideration should also be given to the time of deliveries to minimize disruption to local residents.

s) **Litter** – for example, litter patrols for late night take-away premises

## 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 the representations.

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

Case number 2023/01356/LAPR

Payment transaction reference 256-42249

Amount paid £190

Date submitted 23/08/2023

Are you the applicant or Applicant their agent?

### PREMISES DETAILS

Premises address

1 Wood Lane, London W12 7DP

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) Pepe's Peri Peri

Telephone number at the premises (if any)

Are the premises in the course of construction?

No

Non-domestic rateable value if the premises 9400

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 as a limited company/ limited liability partnership

Applicant name Arzana Limited

Address 1 Wood Lane  
Shepherd's Bush  
W12 7DP

Registered company number 14183511

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?

01/10/2023

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.

Hot food restaurant / take away

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

late night refreshment

### **HOURS OPEN TO THE PUBLIC**

Standard days

#### **Mondays**

Start 11:00

Finish 01:00

#### **Tuesdays**

Start 11:00

Finish 01:00

#### **Wednesdays**

Start 11:00

Finish 01:00

#### **Thursdays**

Start 11:00

Finish 02:00

#### **Fridays**

Start 11:00

Finish 02:00

#### **Saturdays**

Start 11:00

Finish 02:00

#### **Sundays**

Start 11:00

Finish 01:00

Please state any seasonal variations

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

**LATE NIGHT REFRESHMENT**

Please give further details here

Will the provision of late night refreshment take place indoors, outdoors or both?

Both

Standard days

**Mondays**

Start 23:00

Finish 01:00

**Tuesdays**

Start 23:00

Finish 01:00

**Wednesdays**

Start 23:00

Finish 01:00

**Thursdays**

Start 23:00

Finish 02:00

**Fridays**

Start 23:00

Finish 02:00

**Saturdays**

Start 23:00

Finish 02:00

**Sundays**

Start 23:00

Finish 01:00

Please state any seasonal variations

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

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

None

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

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

The primary use of the premises shall be as a restaurant/takeaway venue.

All staff will be provided with training in relation to the licensing objectives that are commensurate with their duties. This will include the individual's responsibilities and licensing offences, as appropriate.

Details of the training will be recorded in a personnel file or log book and will be refreshed at regular intervals. A log book shall be maintained at the premises to record any incidents that are pertinent to the licensing objectives, disturbance, crime or disorder. This log book or a copy shall be kept available for inspection at the premises for a period of no less than 6 months from the date of last entry.

b) The prevention of crime and disorder

A CCTV system shall be installed. The system will be maintained and operated at all times the premises are open to the public. The system shall cover all areas to which the public have access (excluding toilets) including entrances and exits.

Images shall

be kept for a minimum of 31 days from the date of recording

The images shall be produced to an authorised Police employee in a readily playable format immediately upon request when the premises are open and at all other times as soon as reasonably practical. There will be sufficient staff training to facilitate the above

c) Public safety

All safety matters at the premises are adequately covered by statutory provisions such as The Health and Safety at Work (etc) Act 1974 and The Regulatory Reform (Fire Safety) Order 2005.

d) The prevention of public nuisance

The licensee shall ensure that no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a public nuisance to local residents.

All external doors and windows must be kept closed other than for access and egress.

A record of these checks and of any action taken as a result shall be maintained in a log book kept specifically for the purpose. The log book shall be made available for inspection by an authorised officer of the licensing authority on request

Refuse, shall not be placed into receptacles outside the premises between 23:00 hours and 07:00 hours in order to minimise the disturbance to nearby properties.

e) The protection of children from harm

No children under the age of 18 shall be permitted on premises after 20:00 hrs unless accompanied by an adult.

## **DECLARATIONS**

I have enclosed a plan of the premises

Yes

I understand I must now advertise my application

Yes

I understand it is an offence, under section 158 of the Licensing Act 2003, to make a false statement 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 who leave or who is subject to conditions as to employment will be able to avoid a civil penalty under section 15 of the Immigration, Asylum and Adjudication Act 2006 and provision 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.

I have the consent of any individual or third parties named in this form to provide their personal details and I am authorised to submit this application on behalf of the applicant.

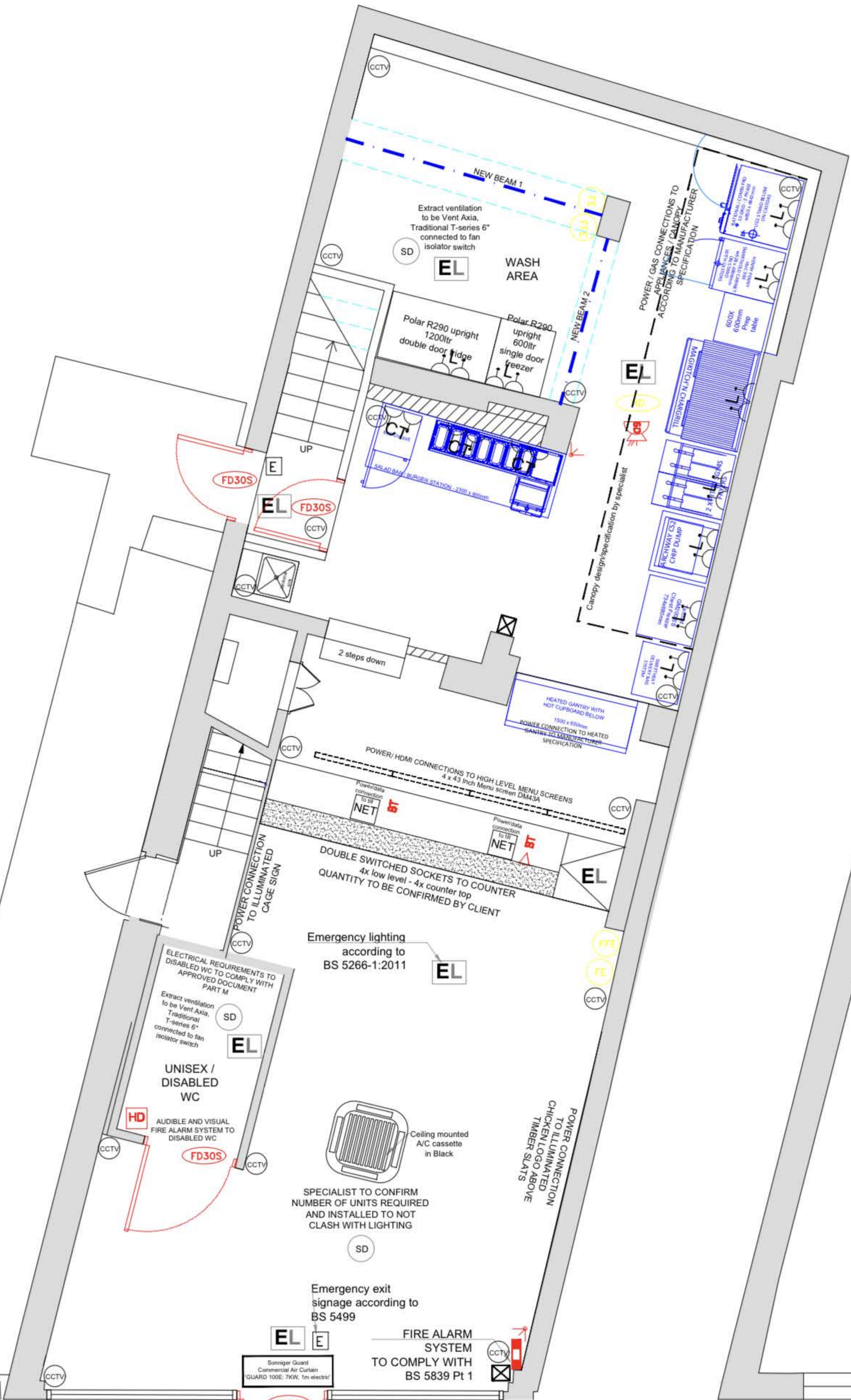
I have read the privacy policy and agree for my details to be used by the council to contact me about this application and any changes to this service that may affect me.

I agree to the above **Yes I agree to the above declaration**

Full name **Javeed Ghaswala**

Capacity **Director**

Date **23/08/2023**



PROPOSED GROUND FLOOR ELECTRICAL LAYOUT

PROPOSED ELECTRICAL



**From:** Daniel Evans  
**Sent:** Thursday, August 31, 2023 1:14 PM  
**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>  
**Cc:** Cardwell Kris J - AW-CU  
**Subject:** RE: Reference: 2023/01356/LAPR - Pepe's Peri Peri 1 Wood Lane London W12 7DP

Good Afternoon Licensing,

Please see below, **highlighted in red**, amended operational hours agreed between applicant and police:

Licensable activities sought:

**The provision of late night refreshment – Both indoors and outdoors**

**Sundays to Thursdays between the hours of 23:00 to 00:00**

**Fridays and Saturdays between the hours of 23:00 to 01:00**

Opening hours of the premises

**Sundays to Thursdays between the hours of 11:00 to 00:00**

**Fridays and Saturdays between the hours of 11:00 to 01:00**

Regards

Dan

Dan Evans  
Police Constable 4290AW  
Licensing Officer – Hammersmith and Fulham  
Central West BCU  
Address: Hammersmith Police Station, 226 Shepherds Bush Road , W6 7NX



**CENTRAL WEST POLICE**

Visit our website: [www.met.police.uk](http://www.met.police.uk)



**From:** javeed ghaswala <  
**Sent:** 31 August 2023 13:06  
**To:** Evans Dan - AW-CU <  
**Cc:** Cardwell Kris J - AW-CU <  
**Subject:** Re: Reference: 2023/01356/LAPR - Pepe's Peri Peri 1 Wood Lane London W12 7DP

Thank you for email.  
I agree to the amended hours.

Regards  
Javeed

**From:** Licensing HF: H&F <licensing@lbhf.gov.uk>  
**Sent:** Monday, September 18, 2023 1:39 PM  
**To:** Mckenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>  
**Cc:** Layug Karen: H&F <Karen.Layug@lbhf.gov.uk>  
**Subject:** FW: Licensing Act 2003 - Reference: 2023/01356/LAPR

**From:** Environmental Protection: H&F <[noise@lbhf.gov.uk](mailto:noise@lbhf.gov.uk)>  
**Sent:** 18 September 2023 12:24  
**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>  
**Subject:** RE: Licensing Act 2003 - Reference: 2023/01356/LAPR

Hi Licensing

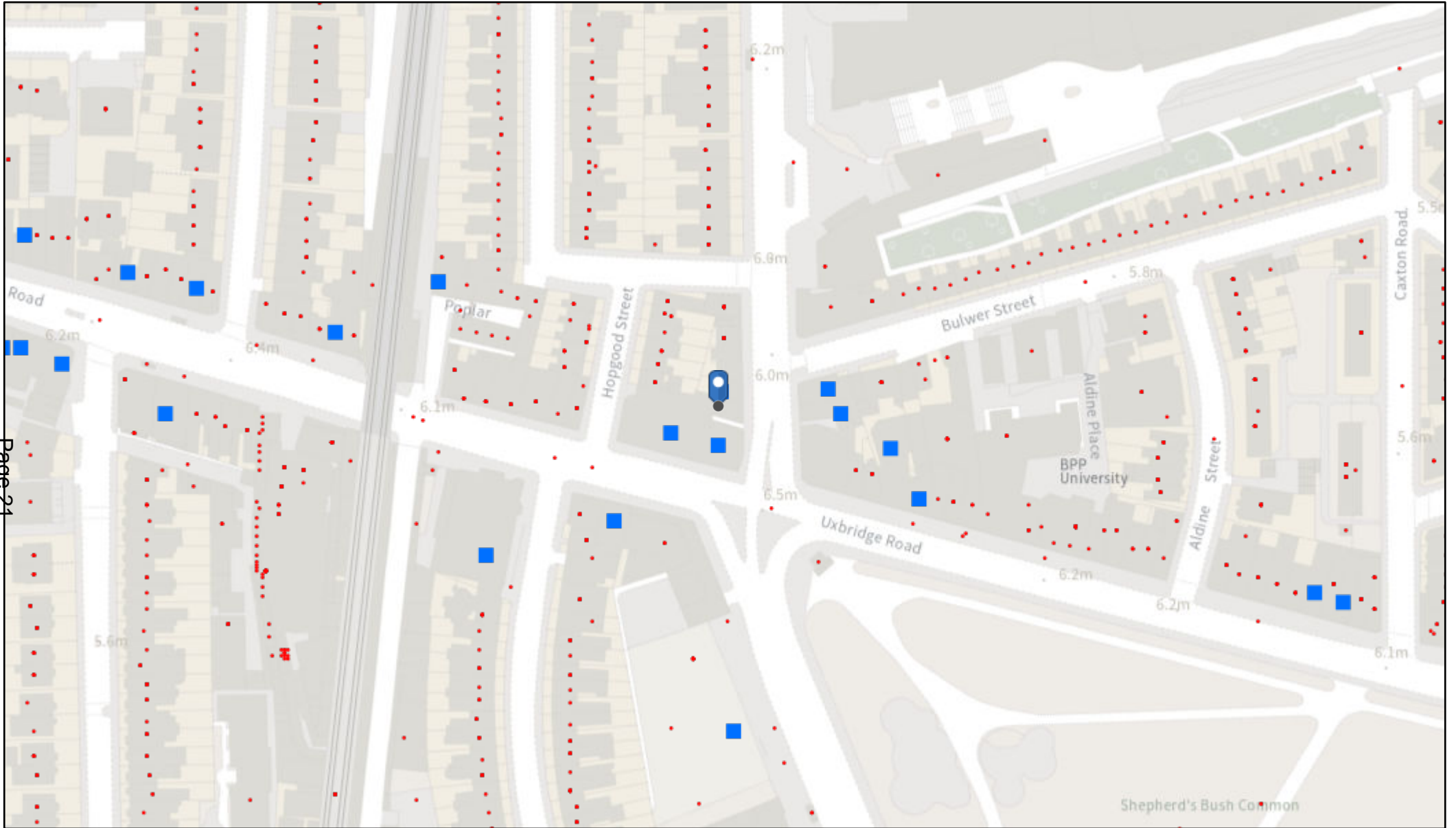
We have seen the times agreed between the police and the applicant, and agree that on the basis of these modified times we shall will **not** be putting in a representation against this application.

Kind Regards

**James Rawlinson**

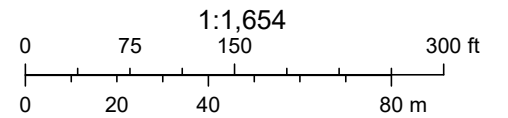
Noise and nuisance officer

# eGIS Web Map



Page 21

06/10/2023, 09:12:26



LICENCE No	TRADING AS	ADDRESS	ACTIVITY	Monday to S	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
2022/01909/LAPR	The Green	172 - 174 Uxbridge Road W12 7JP	Exhibition of a Film		08:00:00 - 00:00:00	08:00:00 - 00:00:00	08:00:00 - 00:00:00	08:00:00 - 00:00:00	08:00:00 - 01:00:00	08:00:00 - 01:00:00	08:00:00 - 00:00:00
			Playing of Recorded Music		08:00:00 - 00:00:00	08:00:00 - 00:00:00	08:00:00 - 00:00:00	08:00:00 - 00:00:00	08:00:00 - 01:00:00	08:00:00 - 01:00:00	08:00:00 - 00:00:00
			Provision of Late Night Refreshment		23:00:00 - 00:00:00	23:00:00 - 00:00:00	23:00:00 - 00:00:00	23:00:00 - 00:00:00	23:00:00 - 01:00:00	23:00:00 - 01:00:00	23:00:00 - 00:00:00
			Sale of Alcohol On and Off the Premises		08:00:00 - 00:00:00	08:00:00 - 00:00:00	08:00:00 - 00:00:00	08:00:00 - 00:00:00	08:00:00 - 01:00:00	08:00:00 - 01:00:00	08:00:00 - 00:00:00
2011/00066/LAPR	Doner Kebab	118 Uxbridge Road W12 8AA	Provision of Late Night Refreshment		23:00:00 - 04:00:00	23:00:00 - 04:00:00	23:00:00 - 04:00:00	23:00:00 - 04:00:00	23:00:00 - 05:00:00	23:00:00 - 05:00:00	23:00:00 - 04:00:00
			Sale of Alcohol On the Premises		10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	11:00:00 - 00:00:00	12:00:00 - 23:30:00
2019/00135/LAPR	Selekt Chicken	122 Uxbridge Road W12 8AA	Provision of Late Night Refreshment	23:00:00 - 00:00:00							
2007/02756/LAPR	Chicken Cottage	162 Uxbridge Road W12 8AA	Provision of Late Night Refreshment		23:00:00 - 04:00:00	23:00:00 - 04:00:00	23:00:00 - 04:00:00	23:00:00 - 04:00:00	23:00:00 - 05:00:00	23:00:00 - 05:00:00	23:00:00 - 05:00:00
2023/00549/LAPR	Defectors Weld	170 Uxbridge Road W12 8AA	Performance of Dance		10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 02:00:00	10:00:00 - 02:00:00	10:00:00 - 00:00:00
			Exhibition of a Film		10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 02:00:00	10:00:00 - 02:00:00	10:00:00 - 00:00:00
			Indoor Sporting Event		10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 02:00:00	10:00:00 - 02:00:00	10:00:00 - 00:00:00
			Performance of Live Music		10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 02:00:00	10:00:00 - 02:00:00	10:00:00 - 00:00:00
			Playing of Recorded Music	00:00:00 - 00:00:00							
			Provision of Late Night Refreshment		23:00:00 - 00:00:00	23:00:00 - 00:00:00	23:00:00 - 00:00:00	23:00:00 - 00:00:00	23:00:00 - 02:00:00	23:00:00 - 02:00:00	23:00:00 - 00:00:00
			Regulated Entertainment for Private Use								
			Sale of Alcohol On and Off the Premises		10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 02:00:00	10:00:00 - 02:00:00	10:00:00 - 00:00:00
2023/01210/LAPR	The Bush Theatre	7 Uxbridge Road W12 8LJ	Performance of Dance	10:00:00 - 00:00:00							
			Exhibition of a Film	10:00:00 - 00:00:00							
			Performance of Live Music		10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	12:00:00 - 00:00:00



			Sale of Alcohol On and Off the Premises		00:00:00 - 00:00:00	00:00:00 - 00:00:00	00:00:00 - 00:00:00	00:00:00 - 00:00:00	00:00:00 - 00:00:00	00:00:00 - 00:00:00	00:00:00 - 00:00:00
2018/00503/LAPR	Spice Of China Limited	39 Bulwer Street W12 8AR	Sale of Alcohol On the Premises		10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	11:00:00 - 00:00:00	12:00:00 - 22:30:00
2006/03773/LAPR	Shabab Restaurant	33 Uxbridge Road W12 8LH	Provision of Late Night Refreshment	23:00:00 - 05:00:00							
2020/00255/LAPR	Nisa Local	238 - 242 Uxbridge Road W12 7JD	Sale of Alcohol Off the Premises	09:00:00 - 07:00:00							
2022/00952/LAPR	Woody Grill	1 - 3 Uxbridge Road W12 8LJ	Provision of Late Night Refreshment		23:00:00 - 02:00:00	23:00:00 - 02:00:00	23:00:00 - 02:00:00	23:00:00 - 03:00:00	23:00:00 - 03:00:00	23:00:00 - 03:00:00	23:00:00 - 02:00:00
2021/00690/LAPR	FM Bar	184 Uxbridge Road W12 7JP	Performance of Dance		11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 02:00:00	11:00:00 - 02:00:00	12:00:00 - 01:30:00
			Performance of Live Music		11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 02:00:00	11:00:00 - 02:00:00	12:00:00 - 01:30:00
			Playing of Recorded Music		11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 02:00:00	11:00:00 - 02:00:00	12:00:00 - 01:30:00
			Entertainment Similar to Music or Dance		11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 02:00:00	11:00:00 - 02:00:00	12:00:00 - 01:30:00
			Provision of Late Night Refreshment		23:00:00 - 01:30:00	23:00:00 - 01:30:00	23:00:00 - 01:30:00	23:00:00 - 01:30:00	23:00:00 - 02:00:00	23:00:00 - 02:00:00	23:00:00 - 01:30:00
			Sale of Alcohol On the Premises		11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 01:30:00	11:00:00 - 02:00:00	11:00:00 - 02:00:00	12:00:00 - 01:30:00
2020/00239/LAPR	White Horse	31 Uxbridge Road W12 8LH	Performance of Live Music	20:00:00 - 00:00:00							
			Playing of Recorded Music		10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 01:00:00	10:00:00 - 01:00:00	10:00:00 - 00:00:00
			Entertainment Similar to Music or Dance	20:00:00 - 23:00:00							
			Provision of Late Night Refreshment		23:00:00 - 00:00:00	23:00:00 - 00:00:00	23:00:00 - 00:00:00	23:00:00 - 00:00:00	23:00:00 - 01:00:00	23:00:00 - 01:00:00	23:00:00 - 00:00:00
			Sale of Alcohol On and Off the Premises		10:00:00 - 23:30:00	10:00:00 - 23:30:00	10:00:00 - 23:30:00	10:00:00 - 23:30:00	10:00:00 - 00:30:00	10:00:00 - 00:30:00	10:00:00 - 23:30:00
2022/00342/LAPR	Tesco	31A Uxbridge Road W12 8LH	Sale of Alcohol Off the Premises	08:00:00 - 23:00:00							



Dear Sir/Madam,

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

Comments were submitted at 24/08/2023 6:41 AM from [REDACTED]

### Application Summary

Address: 1 Wood Lane London W12 7DP

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Ms Lorna McKenna

---

[Click for further information](#)

### Customer Details

Name: [REDACTED]

---

Email:

---

Address: [REDACTED]

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 24/08/2023 6:41 AM I object to this establishment because people throw bones on the road which chokes our dogs and causes even more vermin and late nights encourage this as it is dark not to mention the noise pollution which residents do not want. We don't need or want fast food. We need post offices, libraries, banks, greens spaces and anything to combat the pollution, crime and violence in this area. A late licence must not be granted.

---

Dear Sir/Madam,

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

Comments were submitted at 24/08/2023 7:01 AM from [REDACTED].

### Application Summary

Address: 1 Wood Lane London W12 7DP

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Ms Lorna McKenna

---

[Click for further information](#)

### Customer Details

Name: [REDACTED]

---

Address: [REDACTED]

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 24/08/2023 7:01 AM 3 Wood Lane, close to the junction with Bulwer Street has a very high level of ASB. The Council's policy for a late night economy is very damaging to the area. I have seen the area around Shepherds Bush Green deteriorate dramatically in every sense over the last seven years as more fast food outlets have been given licenses to remain open beyond 11pm. This area does not want a late night economy, providing food and alcohol. There is more than adequate provision for fast food in the immediate area. Wood Lane is an arterial road and the pavement outside is too narrow for couriers. We already have a huge number of late night licenses for food around Shepherds Bush Green and the Uxbridge Road and the area already provides more than enough chicken fast food outlets within 100metres. Anything that attracts people to stand or loiter outside this premises, which has a very narrow pavement will be detrimental to all residents and as there is no space for couriers they will park outside the houses of Bulwer Street or McFarlane Road. I strongly object to this license.

---

Dear Sir/Madam,

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

Comments were submitted at 24/08/2023 7:23 AM from [REDACTED].

### Application Summary

Address: 1 Wood Lane London W12 7DP

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Ms Lorna McKenna

---

[Click for further information](#)

### Customer Details

Name: [REDACTED]

---

Email:

---

Address: [REDACTED]

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 24/08/2023 7:23 AM 1) As the council licence committee will already know there is a saturation of fast food and take away outlets around the Shepherds Bush Green resulting in the increased anti social activity and reducing residential amenity through:

- excess litter on streets from customers eating in cars though caxton Village
- noise disturbance from people visiting late night premises that often spill into Caxton Village as this is where cars are parking / taxis collect people
- Street urination from people congregating in area and no public toilets

2) the application clearly states that the application s for both inside and outside service - highlighting the issues above relating to residential amenity

3) I am assuming the premise is not applying for any delivery services to operate as were is no mention of it, and there are no suitable areas for delivery vehicles any way.

I would clearly expect that the council will see that saturation impact of

---

late night food venues is having a negative impact on the local community and creating a lack of residential amenity and increase in anti social behaviour that is already out of control.

Please object to this late night licence.

Please also note that the venue has not followed procedure in regard to planning application for the building, highlighting concerns regarding the suitability of the management/ owner to operate in a residential area.

---

Dear Sir/Madam,

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

Comments were submitted at 24/08/2023 7:23 AM from [REDACTED] .

### Application Summary

Address: 1 Wood Lane London W12 7DP

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Ms Lorna McKenna

---

[Click for further information](#)

### Customer Details

Name: [REDACTED]

---

Email:

---

Address: [REDACTED]

---

### Comments Details

Commenter Type: Residents Group

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 24/08/2023 7:23 AM I object?

Noise pollution!  
Impact on my right to have rest!  
Ubers hanging about waiting for their next delivery.

And once people find out that Thursdays onwards into the weekend, that the place has extended hours will more than likely mean that cars will also park up by to collect a delivery from there.

Or sit in cars on Bulwer and leave their discarded food packaging (which is beginning to happen already). Once they have consumed foods etc.

The hours are anti social!  
People lingering and loitering!  
Why was this place allowed to even open considering the over saturation of restaurants and cafes! That offer fast food! And given the issues pertaining to McDonald's, KFC and the such!

---

So yes! I object.

---

Dear Sir/Madam,

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

Comments were submitted at 24/08/2023 9:03 AM from [REDACTED].

### Application Summary

Address: 1 Wood Lane London W12 7DP

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Ms Lorna McKenna

---

[Click for further information](#)

### Customer Details

Name: [REDACTED]

---

Address: [REDACTED]

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 24/08/2023 9:03 AM We have too much activity late at night, it is already not safe here. More available food will attract the wrong crowd of drunk people at 2 am. Definitely against making this area even worse than it is now

---

Dear Sir/Madam,

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

Comments were submitted at 24/08/2023 9:05 AM from [REDACTED].

### Application Summary

Address: 1 Wood Lane London W12 7DP

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Ms Lorna McKenna

---

[Click for further information](#)

### Customer Details

Name: [REDACTED]

---

Email:

---

Address: [REDACTED]

---

### Comments Details

Commenter Type: Residents Group

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 24/08/2023 9:05 AM I object to the late opening hours of this premises as another chicken shop and I completely object to them being given an alcohol license. Because there are far too many chicken shops in the local area opening too late, this is in a residential area with people living directly above and next-door. And we are fully aware of the issues caused and disturbance caused by late night openings in the area. I never received planning application information for the change of use for this premises? When did this happen? I completely object to them getting an alcohol license. This is mainly a takeaway chicken shop and not an off-licence or a public house and they should never be given an alcohol license at all, let alone a late night one. Because of all the antisocial issues that the late night opening of a chicken shop attracts, without an alcohol license. This would be compounded and made worse by the sale of alcohol in a takeaway chicken shop on or off the premises. Plus cause pollution and noise pollution by attracting car drivers to stop there being on a main road and junction. Residents live above next-door and all around the vicinity of this change of use premises. Pub's are not allowed the opening hours proposed by these premises and it's about time planning did something about this loophole, because it is being taken

---



advantage of ESPECIALLY in Westfield shopping centre and BBC TV CENTRE development and all the other new developments along WOODLANE. The Shepherds Bush Ward area needs to be extended ASAP and reviewed. There have been too many alcohol licenses granted recently in such an intense area and in such a small amount of time. This needs looking into and reviewed by the local council planning and licensing departments.  
Local Residents First, we live here.

---

Dear Sir/Madam,

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

Comments were submitted at 24/08/2023 10:02 AM from [REDACTED] .

### Application Summary

Address: 1 Wood Lane London W12 7DP

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Ms Lorna McKenna

---

[Click for further information](#)

### Customer Details

Name: [REDACTED]

---

Email:

---

Address: [REDACTED]

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 24/08/2023 10:02 AM I object to this licence being granted, there is enough going on in the area with alcohol/drugs and adding another extended licence will only add to the mess.

---

Dear Sir/Madam,

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

Comments were submitted at 24/08/2023 5:59 PM from [REDACTED].

### Application Summary

Address: 1 Wood Lane London W12 7DP

---

Proposal: Licensing Act - Premises Licence

---

Case Officer: Ms Lorna McKenna

---

[Click for further information](#)

### Customer Details

Name: [REDACTED]

---

[REDACTED]

---

Address: [REDACTED]

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 24/08/2023 5:59 PM SBG is already oversupplied by fast food outlets which bring problems with traffic, waste, public order. Additionally, this applicant has destroyed the character of a well loved local building without consent and should not be rewarded for their actions.

---

**From:** Licensing HF: H&F <licensing@lbhf.gov.uk>  
**Sent:** Monday, October 9, 2023 11:43 AM  
**Subject:** Reduction in Hours - Pepe's Peri Peri, 1 Wood Lane London W12 7DP

Dear all,

**Licensing Act 2003**

**Reference: 2023/01356/LAPR**

**Premises: Pepe's Peri Peri 1 Wood Lane London W12 7DP**

I am contacting you as you have made a representation against the above application. On the 31<sup>st</sup> August 2023, following the correspondence with the Police, the application has agreed to reduced the licensable hours initially applied for. The reductions are as outlined below:

**The provision of late night refreshment – Both indoors and outdoors**

**Sundays to Thursdays between the hours of 23:00 to 00:00 (Previously 23:00 - 01:00)**

**Fridays and Saturdays between the hours of 23:00 to 01:00 (Previously 23:00 - 02:00)**

**Opening hours of the premises**

**Sundays to Thursdays between the hours of 11:00 to 00:00 (Previously 11:00 - 01:00)**

**Fridays and Saturdays between the hours of 11:00 to 01:00 (Previously 11:00 - 02:00)**

Please let me know if the above reduction of the hours addresses the concerns raised in your objection, and you are minded to withdraw? If you are not minded to withdraw, you will be invited to attend the licensing sub-committee on the 24<sup>th</sup> October 2023 at 6:30pm to provide your representation and supporting evidence verbally. Additionally, are you able to advise us of anything the applicant could propose in relation to reduction in hours or attach conditions that could resolve this matter?

Kind regards

**Lorna McKenna**

Licensing Compliance Officer

Licensing

The Economy Department

Hammersmith & Fulham Council

020 8753 3081

07786747257

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

**From:** [REDACTED]  
**Sent:** Monday, October 9, 2023 11:55 AM  
**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>  
**Subject:** Re: Reduction in Hours - Pepe's Peri Peri, 1 Wood Lane London W12 7DP

Thank you for your email. This is really only paying lip service to the real needs of the community and it is clear that our concerns are not being properly addressed. I guess we will have to vote with our feet at the next election.

**From** [REDACTED]  
**Sent:** Monday, October 9, 2023 6:55 PM  
**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>  
**Subject:** Re: Reduction in Hours - Pepe's Peri Peri, 1 Wood Lane London W12 7DP

Hello

I still object to the application for the licence even with the proposed changes.

As you at LBHF already know there is excess antisocial behaviour in Caxton Village and surrounding area due to too many venues operating late at night, surviving take-away food, alcohol, deliveries that add to all the issues you are already aware of.

[REDACTED]

**From:** Milligan Neil: H&F <  
**Sent:** Friday, August 25, 2023 11:46 AM  
**To:** Asante William: H&F <; Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>  
**Subject:** FW: Licensing Act 2003 - Reference: 2023/01356/LAPR

Hi William

Planning permission was granted in 1978 ( 1978/10390/HIST) for Change of use from take away hot food shop to wine bar together with the erection of a single storey rear extension to provide ancillary kitchens.

There is no hour's condition however we are awaiting a planning application to be submitted as the takeaway use will require planning permission.

Regards

Neil Milligan  
Planning Enforcement Team Leader  
The Economy Department

# Agenda Item 4

<u>Contents</u>	<u>Page</u>
1. <b>THE APPLICATION</b>	40
1.1. <b>Application Requested</b>	40
1.2. <b>Applicants Operating Schedule</b>	40
2. <b>BACKGROUND</b>	41
3. <b>CONSULTATION</b>	41
3.1 <b>Relevant Representations</b>	41
4. <b>OTHER INFORMATION</b>	41
4.1 <b>Enforcement History</b>	41
4.2 <b>Temporary Event Notices (“TENS”)</b>	41
5. <b>POLICY CONSIDERATIONS</b>	41-46
6. <b>DETERMINATION</b>	46

## **APPENDICES**

Copy of application form, Proposed Conditions and plan.....	47-53
Copy of agreement with Noise and Nuisance Team	54-58
Map showing location of premises and neighbouring premises	59-61
Copy of objections from local residents	62-64
Responses from objectors to agreement with Noise and Nuisance Team	65-74
Copy of comments from Planning	75

## 1. THE APPLICATION

On the 24<sup>th</sup> August 2023, I&J Drinks Ltd (“the applicant”) submitted an application for a new premises licence to be granted in respect of the premises known as Big Yellow Storage - Unit U15, 71 Townmead Road, London, SW6 2ST.

### 1.1 Application Requested

The applicant has applied for a new premises licence for the sale of alcohol off the premises via an online retail location as outlined below:

#### **Licensable activities sought**

The sale of alcohol - Off the premises only

Mondays to Sundays between the hours of 00:00 to 00:00.

#### **Opening hours of the premises**

Premises is not open to the general public

A copy of the application form and plan can be seen on pages **47-53** of this report.

### 1.2 Applicants Operating Schedule

The applicant has proposed a number of additional steps to promote the four licensing objectives if the application is granted. A copy of the proposed conditions can be seen on pages **50-51** of this report.

On the 02 October 2023, the Noise and Nuisance Team withdrew their representation as the applicant agreed to reduce the hours for the sale of alcohol off the premises and add one condition if the licence is granted.

#### **The sale of alcohol - Off the premises only**

Mondays to Sundays between the hours of 08:00 to 23:00 (Originally Mondays to Sundays between the hours of 00:00 to 00:00)

#### **Opening hours of the premises**

Premises is not open to the general public

The premises will not be accessible by the public.

Agreed condition:

- 1. Between 20:00 and 23:00 hours, all delivery riders/drivers shall wait inside the premises and shall not be permitted to congregate in the external areas of the premises.**

A copy of the correspondence including the withdrawal of the representation can be seen on pages **54-58** of the report.



## **2. BACKGROUND**

The main access to the premise's unit is located within the Big Yellow Storage on Townmead Road. A map showing the location of the premises and neighbouring licensed premises can be seen on pages **59-61** of this report.

There are several options for transport away from the area including buses and taxis which run from in and around the Townmead Road area. Imperial Wharf Overground station is a 9-minute walk away, Fulham Broadway tube station is a 22-minute walk away and Parsons Green tube station is a 25-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 2 representations from local residents objecting to the licence application. A copy of these representations can be seen on pages **62-64** of this report.

On the 27 September 2023 the licensing team informed all representors of the amendments to the licensable hours and agreed conditions in section 1.2 of the report. A copy of the correspondence and comments can be found on pages **65-74** of this report.

The licensing section also received comments from the Planning team. A copy of the comments can be seen on page **75** 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 pages 12 and 13 of the Statement of Licensing Policy ("SLP") states that in order to ensure the promotion of the four Licensing Objectives the Licensing Authority will require applicants to detail in their operating schedule:

- the steps proposed to promote the licensing objective of the 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;

- the steps proposed to ensure the physical safety of people using the relevant premises or place;
- how they intend to prevent nuisance arising, prevent disturbance and protect amenity so far as is appropriate to ensure that the Licensing Objectives are met. Where there is a relevant representation regarding extended hours, the Licensing Authority will not permit an extension unless it is satisfied that the Licensing Objectives would be met;
- 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.

**5.2** Policy 3 page 21 of the 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:

- a) 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;
- b) Whether there will be a substantial increase in the cumulative adverse impact from these or similar activities, on an adjacent residential area;
- c) Whether there is a suitable level of public transport accessibility to and from the premises at the appropriate times;
- d) 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, anti-social behaviour (ASB), nuisance and vehicle emissions;
- e) Whether there have been any representations made by Responsible Authorities, or other relevant agency or representative.

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.

**5.3** Policy 4 pages 22 and 23 of the SLP states that in determining an application where there has been a relevant representation the Licensing Authority will, where appropriate, take into account the cumulative effect of the number, type and density of licensed premises already existing in the area. Consideration will be given to the proximity to any drug and alcohol treatment site, A&E department or homeless hostel in a local area type remit ie applicants need to make the case for how they would not increase further problems for residents/clients nearby.

In coming to any decision regarding cumulative impact the Licensing Authority will consider other mechanisms outside of the licensing regime which may also be available to address this issue, these include but are not limited to:

- Planning controls (where development or change of use is involved, or where trading hours are limited by planning conditions)

- Police and other enforcement of the normal law concerning disorder and anti-social behaviour.
- Police powers to close down instantly any licensed premises or temporary events on grounds of disorder, the likelihood of disorder or excessive noise emanating from the premises, for up to 24 hours.
- The power of the police, other responsible authorities, a local resident, business or Councillor to seek a review of the licence or certificate in question.
- Police and Local Authority power to issue a Closure Notice for up to 48 hours where serious antisocial behaviour is taking place at licensed premises under the Anti-social Behaviour, Crime and Policing Act 2014.
- To ensure that residents are protected from the negative impact of late-night local licensing activities the Licensing Authority may decide to adopt an Area Specific Cumulative Impact Policy in relation to a specific area; where the number, type and density of premises providing licensable activities is having a serious negative impact on the local community and local amenities.

**5.4** Policy 11 page 30 of the SLP states that Licensing law is not the primary mechanism for the general control of nuisance and anti-social behaviour caused by people once they are away from the licensed premises and, therefore, beyond the direct control of the licensee. However, licensing is a key aspect of such control and licensing law is part of a holistic approach to the management of the night time economy.

As a matter of policy the council expects every holder of a licence, certificate or permission, to accept and be responsible for minimising the impact of their activities and anti-social behaviour by their patrons within the vicinity of their premises by taking appropriate measures and action consistent with that responsibility. Licensees and certificate holders should take reasonable steps to prevent the occurrence of crime and disorder and public nuisance immediately outside their premises, for example on the pavement, in a beer garden or in a smoking area, to the extent that these matters are within their control.

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

**5.5** Policy 13 page 31 of the SLP states that the local planning authority has powers to control opening times of all new establishments seeking planning permission, where harm might occur.

Licensing applications will not be a re-run of the planning application. If the licensing committee grants any variation of a licence which involves a material alteration to a building, the applicant still needs to apply for planning permission, or building regulation control, where appropriate.

Where an applicant is granted a premises licence with operating hours that are different to the hours permitted by the premises planning permission, the applicant must observe the earlier closing time. Premises operating in breach of their planning

permission would be liable to prosecution under planning law. We would suggest that the applicant contacts Planning apply to vary their conditions.

The Licensing Authority may refuse to grant a licence if a representation from the Planning Department has been received AND ONE or more of the licensing objectives would not be promoted.

**5.6** Policy 14 pages 32 and 33 of the SLP in relation to delivery services states that the Licensing Authority has concerns with the potential for the following:

- Age verification at both purchase point and delivery point;
- The safety of delivery drivers at the point of delivery;
- Safety of the premises from which orders are taken and sent out for deliver; and,
- Possible public nuisance and anti-social behaviour (ASB) caused by delivery drivers collecting deliveries from the licensed premises.

The Licensing Authority is likely to place the following conditions on to a premises licence for delivery services where it is appropriate and relevant to the individual licence application:

- A standard age verification check shall be undertaken on entering the website.
- A signature at the point of delivery must be obtained. No delivery shall be left without a signature.
- Alcohol shall only be delivered to a residential or business address and not to a public place.
- Every third-party courier delivery box shall be labelled with the words “Age Restricted Product”.
- Any delivery driver or third-party courier will be required to have appropriate age verification training, particularly they will be required to have training in refusal of supply where age verification is not provided.
- A refusals log will be maintained for deliveries.
- Appropriate security will be in place at the premises as agreed with Police.
- Measures for minimising noise and disturbance and anti-social behaviour (ASB) caused by the dispatch of deliveries to be identified in the operating schedule. In particular applicants are expected to consider the use of electric vehicles to minimise air pollution and noise. The Licensing Authority expects that applicants will make arrangements for all deliveries after 8 pm to be made using electric vehicles or non motorised vehicles i.e. bicycles.
- A requirement for a specific delivery collection area to be made clear to any third party delivery service. This area may not be directly outside the licensed premises to take account of any residential accommodation close by or obstructing the pavement/highways.

**5.7** Annex 1 pages 35 and 36 of the SLP in relation to the prevention of crime and disorder states licence applicants will be expected to demonstrate the following in their operating schedules:

g) Conditions will, so far as possible, reflect local crime prevention strategies, and the Licensing Authority will also have regard to the views of the local Crime and Disorder Reduction Partnership.

h) **Crime and disorder in the vicinity of the premises:** this may include the crime and disorder risks arising from persons queuing to enter the premises; persons exiting the premises and customers smoking eating or drinking in outdoor areas and

on the highway outside the premises. This can also include crime arising from pickpockets and bag snatchers, particularly in open spaces or crowded areas where alcohol is being consumed.

j) **CCTV** - using CCTV inside and/or outside the premises together with appropriate procedures and having staff properly trained to use CCTV equipment.

l) **dealing with and reporting crime and disorder** - training for staff and door security aimed at reducing crime and disorder in the premises and its vicinity and dealing with and reporting incidents if they occur.

p) **local schemes** – joining and attending local Pubwatch meetings and participating in the Behave or Be Banned Scheme (BOBB) and/or signing up and using the Council's Safety Net Radio scheme.

**5.8** Annex 1 pages 38 to 40 of the SLP in relation to the prevention of public nuisance states that the Licensing Authority will particularly consider the following matters where they are material to the individual application:

ii. The proximity of residential accommodation;

iii. The type of use proposed, including the likely numbers of customers, proposed hours of operation and the frequency of activity;

iv. 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;

viii. 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;

ix. The steps taken or proposed to be taken by the applicant to ensure staff leave the premises quietly;

xii. The level of likely disturbance from associated vehicular and pedestrian movement to and from the premises;

xiii. The delivery and collection areas and delivery/collection times;

xv. The arrangements for refuse disposal, storage and the prevention/tidying of litter (including fly posters and illegal placards);

xix. Any other relevant activity likely to give rise to nuisance;

xx. Any representations made by the Police, or other relevant agency or representative;

The following provides a non-exhaustive list of risks associated with the public nuisance objective that applicants may want to consider when preparing their Operating Schedule:

j) **Deliveries/collections** – noise from deliveries to and/or collections (e.g. refuse) from the premises are another common source of complaint. Consider the times of such deliveries/collections and make sure you specify to any contractors that deliveries/collections should not be made at anti-social times. As a guide, the Noise and Nuisance Service recommend that deliveries/collections should only be made between the hours of 7:30am and 9:00pm, depending on the proximity of residential and/or other noise sensitive properties.

l) **Light pollution** – this is an increasingly common source of complaint, particularly from illuminated signs and external security lighting. Where provided, illuminated signs should not cause glare to neighbouring properties, ideally being turned off at

night, and external lighting should be angled and/or diffused to also prevent nuisance.

m) **Noise and/or vibration** breakout from the provision of regulated entertainment, particularly from (but not limited to) live music – consider what type of entertainment is to be provided, in what room/area of the premises and the suitability of the construction of this room/area to contain sound. Windows are a particular weak-point for noise break-out so consider providing regulated entertainment in a room without windows or with as few windows as possible, particularly windows that face towards nearby 40 residential properties. Where suitable, install a lobby to prevent spillage of noise each time an entrance/exit door is opened.

p) **Queue management** - establishing appropriate procedures to avoid the need for customers to queue before entering the premises or, where queuing cannot be avoided, to manage queues so as to minimise the potential for crime and disorder or public nuisance by customers who are queuing.

r) **Waste** – consider how and where waste will be stored/disposed of at the end of trading hours, particularly if trading until late at night. This is important because the disposal of glass and/or cans to outside bin areas can be very noisy and give rise to complaints, so it may be necessary to store such items and other non-degradable refuse inside the premises until the next trading day. Consideration should also be given to the time of deliveries to minimize disruption to local residents.

## 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 the representations.

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

Case number 2023/01360/LAPR  
Payment transaction reference 256-43179  
Amount paid £100  
Date submitted 24/08/2023  
Are you the applicant or their Applicant agent?

**PREMISES DETAILS**

Premises address  
71 Townmead Road, London SW6 2ST  
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)

UNIT U15 71 TOWNMEAD ROAD SW62ST

Trading name (if any) BIG YELLOW STORAGE  
Telephone number at the premises (if any) 020 7736 5020

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 ~~an individual or individuals~~ a Limited Company

Title Ms  
Name [REDACTED] I&J Drinks Ltd  
Address 8 PRIORY AVENUE  
WEMBLEY  
HA02SB

Date of birth [REDACTED]

~~Nationality~~ [REDACTED] Company Number 14389998

Where applicable, your 9 digit sharecode

Daytime/ business telephone number [REDACTED] 0

Evening/ home telephone number

Mobile phone number [REDACTED]

Email address [REDACTED]

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?

25/09/2023

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.

SELF-STORAGE UNIT FOR AN ONLINE RETAIL OPERATION.  
NO PUBLIC ACCESS AT ANY TIME.

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

supply of alcohol

**HOURS OPEN TO THE PUBLIC**

Standard days

**Mondays**

Start

Finish

**Tuesdays**

Start

Finish

**Wednesdays**

Start

Finish

**Thursdays**

Start

Finish

**Fridays**

Start

Finish



**Saturdays**

Start

Finish

**Sundays**

Start

Finish

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

SELF-STORAGE UNIT FOR AN ONLINE RETAIL OPERATION.

NO PUBLIC ACCESS AT ANY TIME.

THE PREMISES SHALL OPERATE AS AN ONLINE ALCOHOL RETAILER ONLY.

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

Off the premises

Standard days

**Mondays**

Start 00 00

Finish ~~23 59~~ 00:00

**Tuesdays**

Start 00 00

Finish ~~23 59~~ 00:00

**Wednesdays**

Start 00 00

Finish ~~23 59~~ 00:00

**Thursdays**

Start 00 00

Finish ~~23 59~~ 00:00

**Fridays**

Start 00 00

Finish ~~23 59~~ 00:00

**Saturdays**

Start 00 00

Finish ~~23 59~~ 00:00

**Sundays**

Start 00 00

Finish ~~23 59~~ 00:00

Please state any seasonal variations

\*\*\*\*\*N B PREMISES NOT OPEN TO THE PUBLIC\*\*\*

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 Ms INDIRA SINGH  
Date of birth [REDACTED]  
Home address of prospective designated premises supervisor [REDACTED]  
Personal licence number (if known) LN/000016714/2022/1  
Issuing authority (if known) London Borough Of Harrow

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

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

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

THE PREMISES SHALL OPERATE AS AN ONLINE ALCOHOL RETAILER ONLY

b) The prevention of crime and disorder

NO SALES OF ALCOHOL MAY BE MADE DIRECTLY TO THE PUBLIC FROM THE PREMISES.

c) Public safety

NO MEMBERS OF THE PUBLIC SHALL BE PERMITTED TO ACCESS THE PREMISES TO PURCHASE ALCOHOL.

d) The prevention of public nuisance

NO PROMOTIONAL SOCIAL MEDIA COMMUNICATION MAY BE CARRIED ON FOR THE PURPOSE OF ENCOURAGING THE SALE OR SUPPLY OF ALCOHOL AT THE PREMISES OR IN RELATION TO THE BUSINESS OPERATION, WE CAN

REASONABLE BE CONSIDERED TO CONDONE, ENCOURAGE OR GLAMORISE

ANTISOCIAL BEHAVIOUR OR TO REFER TO THE EFFECTS OF DRUNKENNESS

IS ANY FAVOURABLE MANNER.

DELIVERY DRIVERS SHALL CONDUCT THE DELIVERY IN A MANNER THAT WILL

NOT CAUSE A NOISE DISTURBANCE TO THE OCCUPIERS OF ANY RESIDENTIAL PROPERTIES SURROUNDING THE DELIVERY ADDRESS. THIS INCLUDES THE AVOIDANCE OF SLAMMING DOORS PLAYING LOUD MUSIC SHOUTING, OVER-REVVING ENGINES AND SOUNDING HORNS TO SIGNAL THEIR ARRIVAL. THE DRIVER SHALL TURN THE ENGINE OFF IMMEDIATELY UPON ARRIVAL AT THE DELIVERY ADDRESS AND WILL PARK CONSIDERATELY WITHOUT CAUSING ANY OBSTRUCTION TO THE HIGHWAY.  
STAFF TRAINED TO DEAL WITH SITUATIONS.

e) The protection of children from harm

THE CHALLENGE 25 SCHEME MUST BE OPERATED TO ENSURE THAT ANY PERSON WHO APPEARS TO UNDER THE AGE OF 25 SHALL PROVIDE DOCUMENTED PROOF THAT HE/SHE IS OVER 18 YEARS OF AGE. PROOF OF

AGE SHALL ONLY COMPRISE A PASSPORT, PHOTO CARD DRIVING LICENCE,

AN EU/EEA NATIONAL ID CARD OR SIMILAR DOCUMENT, A HM FORCES WARRANT CARD A CARD BEARING THE PASS HOLOGRAM OR ANY ELECTRONIC OR BIOMETRIC AGE VERIFICATION TECHNOLOGY APPROVED BY THE LICENSING AUTHORITY.

TO ENSURE THAT PERSONS PURCHASING ALCOHOL VIA THE ONLINE PLATFORM ARE OVER THE AGE OF 18 THE COMPANY SHALL ENSURE THAT

THE CUSTOMERS ARE AWARE THAT PROOF OF ID WILL BE A CONDITION OF

SALE AND MUST BE PROVIDED PRIOR TO RECEIPT OF ANY ALCOHOL DELIVERY DRIVERS WILL BE INSTRUCTED TO ENSURE THAT THE END CONSUMER IS THE SAME INDIVIDUAL THAT PLACED THE ORDER OR NO DELIVERY SHALL TAKE PLACE.

ALL MEMBERS OF STAFF SHALL RECEIVE ALCOHOL RELATED TRAINING WHICH SHALL INCLUDE CHALLENGE 25 AND RECOGNISING SIGNS OF INTOXICATION. THE TRIANING SHALL BE RECORDED AND RETAINED BY THE

LICENCEHODLER AND MUST BE MADE AVAILABLE TO AUTHORISED OFFICERS

ON REQUEST. REFRESHER TRAINING MUST BE CARRIED OUT EVERY SIX MONTHS.

ANY PROMOTIONAL MATERIAL AND/OR ANY WEBSITE HOMEPAGE USED AS PART OF THE BUSINESS OPERATING UNDER THIS LICENCE WILL CLEARLY STATE THE PREMISES LICENCE NUMBER. FOR THE AVOIDANCE OF DOUBT, THIS INCLUDES FLYERS, LEAFLETS AND BUSINESS CARDS PROMOTING THE BUSINESS.

ALL DELIVERIES OF ALCOHOL SHALL ONLY BE DELIVERED TO A PREMISES ADDRESS WITH A VALID POSTCODE AND WILL ONLY BE DELIVERED DIRECTLY TO THAT PROPERTY

CHALLENGE 25, FULL ALCOHOL TRAINING REGIME IN PLACE WITH 6 MONTHLY REFRESHER TRAINING, CHALLENGE SIGNAGE AND REFUSALS BOOK AND INCIDENT LOG.

## **DECLARATIONS**

I have enclosed a plan of the premises

Yes

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

Yes

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

I understand I must now advertise my application

Yes

I understand, under section 158 of the Licensing Act 2003, to make a false statement in connection with his application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

I understand 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 who 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 Adjudication Act 2006 and pursuant to section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

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

The DPS named in his application is entitled to work in the UK and is not subject to conditions preventing him 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 on-site right to work check using the Home Office on-site right to work checking service which confirmed the right to work.

I have the consent of any individual or third parties in his form to provide their personal details and I am authorised to submit his application on behalf of the applicant.

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

I agree to the above

Yes I agree to the above declaration

Full name

INDIRA SINGH

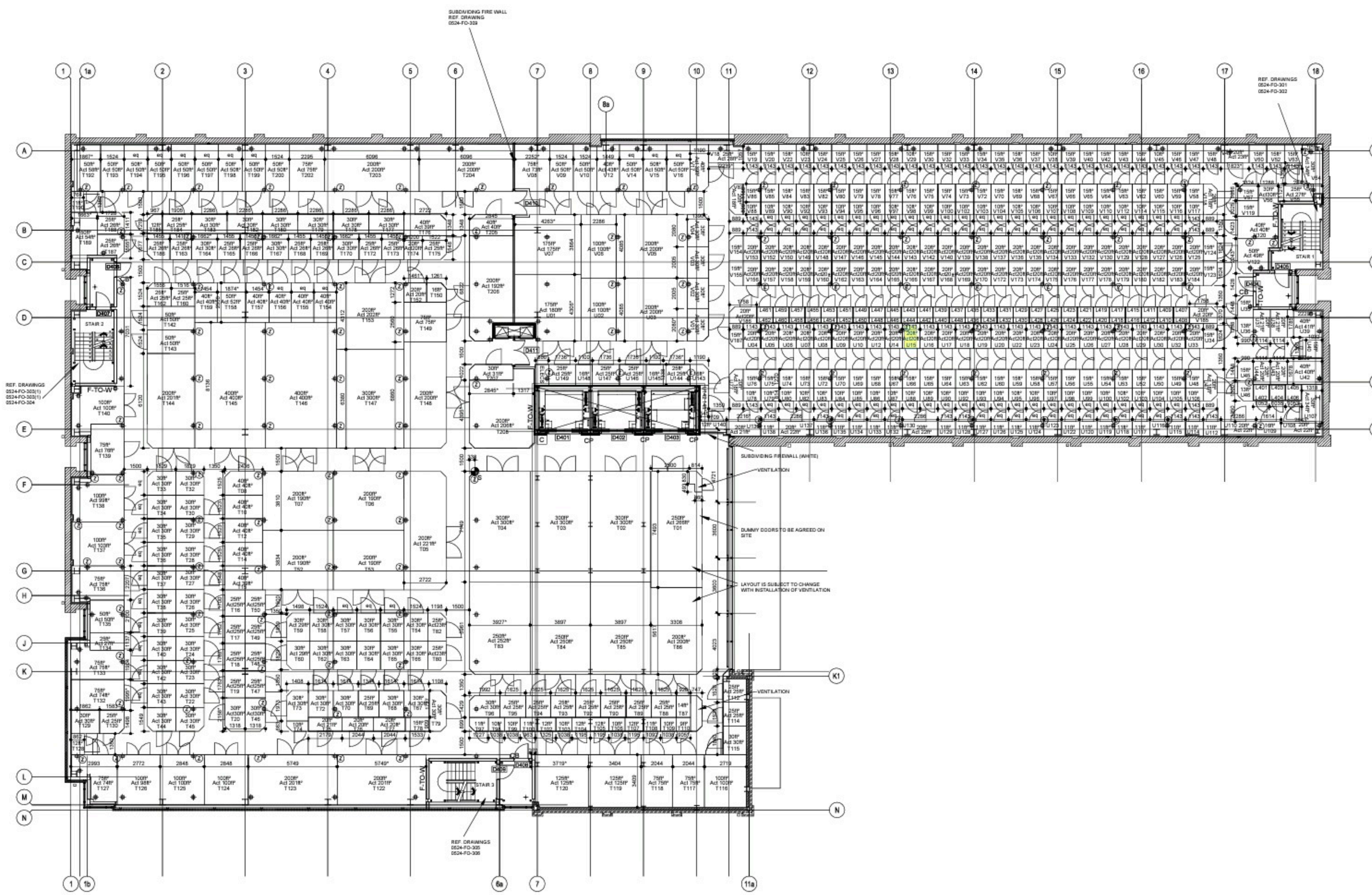
Capacity

Director

Date

24/08/2023





**GENERAL NOTES**

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LIST OF INFORMANTS:

**GENERAL NOTE**

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE EMPLOYERS REQUIREMENTS & DESIGN SPECIFICATION, AND ALL OTHER RELEVANT CONSULTANT DRAWINGS.

ALL MATERIALS SPECIFIED ON THIS DRAWING MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' RELEVANT BRITISH STANDARDS CODES OF PRACTICE AND RELEVANT BBA CERTIFICATES.

**KEY:**

- A TYPE A CAMERA
- B TYPE B CAMERA
- C CALL POINT
- D DUMMY CCTV CAMERA
- E 'DOME' CCTV CAMERA
- F 'BULLSEYE' CCTV CAMERA
- G SPEAKER

**SETTING OUT KEY:**

- \* = DIMENSION IS APPROXIMATE AND MAY VARY. NOT TO BE USED FOR SETTING OUT.
- Z = SET TO FLATES
- Y = SET TO CENTRE OF STEEL
- F-TO-W = FLUSH TO WALL
- F-TO-S = FLUSH TO STEEL
- = SETTING OUT POINT
- = NO POSTS IN CORRIDOR

**CLIENT APPROVAL**

REV	CONST. APPROVAL	OPERATIONS APPROVAL
C	10.11.09	10.11.09

UNITS UPDATED TO

INCORPORATE VENTILATION	22.02.10	DT	DT	L
DIMENSIONS ADDED	15.01.09	DT	DT	K
LOCKER UNIT NUMBERS UPDATED TO BYSS REQUIREMENTS	11.01.10	DT	DT	J
UNIT NUMBERS ADDED	23.11.09	DT	ME	H
REVISION UP-DATED TO TAKE INTO ACCOUNT PHASE 2	11.11.09	DT	ME	G
FINAL CONSTRUCTION ISSUE	01.08.08	DT	ME	F
DNMS ADDED TO DUMMY DOORS AND GUARDING ADDED	22.10.07	LN	ME	E
NOTES ADDED	13.08.07	LN	ME	D
ELECTRICAL DISTRIBUTION ADDED	10.05.07	NH	ME	C
FIRE DOORS AMENDED & MINOR CHANGES	02.04.07	NH	ME	B
EXTRACT VENT CHANGED	15.02.07	NH	ME	A

**MOUNTFORD PARTNERSHIP**

ARCHITECTURE - PROJECT MANAGEMENT - PLANNING

50 Kingston Road, New Malden, Surrey KT3 3LZ  
 Telephone: 020 8942 8942 Fax: 020 8942 8944  
 E-mail: admin@mountfordpartnership.com  
 www.mountfordpartnership.com

**CLIENT**

**BIG YELLOW SELF STORAGE COMPANY LIMITED**

**PROJECT**

TOWNMEAD ROAD  
FULHAM

**TYPE**

FOURTH FLOOR FITOUT PLAN  
PHASE II

SCALE

ME 1:125 @ A1 29.08

**DRAWING NO.**

0524-FO-114

**REV**

L



**From:** Rawlinson James: H&F  
**Sent:** 02 October 2023 08:06  
**To:** Licensing HF: H&F  
**Subject:** RE: FW: Licensing Act 2003 - Reference: 2023/01360/LAPR

Thanks Lorna

Yes we withdraw our representation on this basis.

Kind Regards  
**James Rawlinson**  
Noise and nuisance officer  
Environment  
Hammersmith & Fulham Council

**From:** Licensing HF: H&F  
**Sent:** Wednesday, September 27, 2023 7:29 PM  
**To:** Rawlinson James: H&F  
**Subject:** FW: FW: Licensing Act 2003 - Reference: 2023/01360/LAPR

Hi both,

Can you confirm if you now withdraw your representation based on the applicants agreement below?

Kind regards  
**Lorna McKenna**  
Licensing Compliance Officer  
Licensing  
The Economy Department  
Hammersmith & Fulham Council  
020 8753 3081  
07786747257

**From:** Indira Singh  
**Sent:** Wednesday, September 27, 2023 10:15 AM  
**To:** Licensing HF: H&F  
**Subject:** Re: FW: Licensing Act 2003 - Reference: 2023/01360/LAPR

Hi

Yes i agree and confirm with both the conditions and we are happy to reduce the hours as mentioned in your previous email.

Thank you

On Wed, 27 Sept 2023, 08:51 Licensing HF: H&F, <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)> wrote:

Dear Indira

Further to my colleagues email below, it is unclear whether you have accepted the hours and condition proposed by the Noise and Nuisance Team. They have not asked you to agree opening hours. You have made an application for a premises licence for the following:

The sale of alcohol - Off the premises only  
Mondays to Sundays between the hours of 00:00 to 00:00.

**Opening hours of the premises**

Premises is not open to the general public

As you are aware we have received representations to your application, 1 from the Noise and Nuisance Team and also from local residents.

I understand from your application, that you are applying for the sale of alcohol to be sold online, and you have applied for the sale of alcohol off the premises in order to use the storage warehouse to identify and select the alcohol to deliver to customer. The unit will not be open to members of the public.

Under the Licensing Act the place where the order for alcohol, or payment for it, takes place may not be the same as the place where the alcohol is appropriated to the contract (i.e. the place where it is identified and specifically set apart for delivery to the purchaser). This position can arise when sales are made online, by telephone, or mail order. The Act provides that the sale of alcohol is to be treated as taking place where the alcohol is appropriated to the contract. It will be the premises at this location which need to be licensed; for example, a call centre receiving orders for alcohol would not need a licence but the warehouse where the alcohol is stored and specifically selected for, and despatched to, the purchaser would need to be licensed. These licensed premises will, as such, be subject to conditions including the times of day during which alcohol may be sold.

The Noise and Nuisance Team have objected to your application, however would consider removing the representation should you agree to the following:

1. **The sale of alcohol shall only be permitted between the hours of 08:00 and 23:00, any day of the week.**
2. **Between 20:00 and 23:00 hours, all delivery riders/drivers shall wait inside the premises and shall not be permitted to congregate in the external areas of the premises.**

If you agree to the above, can you confirm:

1 . Your application be amended to:  
The sale of alcohol - Off the premises only  
Mondays to Sundays between the hours of 08:00 to 23:00.

This will mean that you are only able to identify and select the alcohol to deliver to customer between the hours of 08:00 to 23:00, you will not be able to operate from this premises outside these hours.

2. You agree to add the following condition, which means between 20:00 and 23:00 each day you must ensure that all delivery riders/drivers shall wait inside the premises and shall not be permitted to congregate in the external areas of the premises.

**Between 20:00 and 23:00 hours, all delivery riders/drivers shall wait inside the premises and shall not be permitted to congregate in the external areas of the premises.**

If you agree to the above please confirm this by return email. We can then contact the local residents to inform them that you have amended your application in line with the above.

If all representations are not withdrawn, your application will need to be considered at a Licensing Sub-Committee hearing, at which the application may be grant the application, grant the application in part – modifying the proposed hours, activities or conditions or reject the application.

Please contact me or Lorna should you need further guidance.

Kind regards

**Karen Layug**

Licensing Administration Team Leader

Licensing

The Economy Department

Hammersmith& Fulham Council

020 8753 4543

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

**From:** Indira Singh

**Sent:** Tuesday, September 26, 2023 4:16 PM

**To:** Licensing HF: H&F

**Subject:** Re: FW: Licensing Act 2003 - Reference: 2023/01360/LAPR

Hi Team

I confirm about the opening hours.

Many thanks

On Tue, 26 Sept 2023, 16:14 Licensing HF: H&F, <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)> wrote:

Hi Indira,

Please can you confirm if you agree with the below?

Kind regards



**Lorna McKenna**  
Licensing Compliance Officer  
Licensing  
The Economy Department  
Hammersmith & Fulham Council  
020 8753 3081  
07786747257  
[www.lbhf.gov.uk](http://www.lbhf.gov.uk)

**From:** Environmental Protection: H&F <noise@lbhf.gov.uk>  
**Sent:** 18 September 2023 13:12  
**To:** Licensing HF: H&F <licensing@lbhf.gov.uk>  
**Cc:** indira  
**Subject:** RE: Licensing Act 2003 - Reference: 2023/01360/LAPR

-  
Dear Licensing

-  
**Licensing Act 2003**  
**Reference: 2023/01360/LAPR**  
**Premises: Big Yellow Storage - Unit U15 71 Townmead Road London SW6 2ST**

-  
In reviewing your licence application, it is noted that the proposed times sit outside the current opening time for site access, which are:

*Monday to Friday: 8:30am to 5:30pm*  
*Saturday: 9:00am to 5:30pm*  
*Sunday: 10:00am to 4:00pm*

*Extended access between 5am to 11pm is also available outside of our opening hours.*

-  
Whilst the above does not necessarily preclude the validity of the application to cover time period outside the current opening times of the store, the assumption by this department is that the applicant presumably wishes to have a valid license in place should the opening times of the site be expanded in the future. Despite the current restrictions on opening times, the intention to apply for an application outside of these hours is a matter for the applicant.

Notwithstanding the above we would however like to place a formal representation against this application on the grounds of Prevention of Public Nuisance. With the specific concern to be one of noise from delivery drivers and riders coming and going throughout the night time hours in what is otherwise a primarily a residential area.

We would however consider removing the representation should the applicant agree to the following conditions:

- 
1. **The sale of alcohol shall only be permitted between the hours of 08:00 and 23:00, any day of the week.**
-

2. **Between 20:00 and 23:00 hours, all delivery riders/drivers shall wait inside the premises and shall not be permitted to congregate in the external areas of the premises.**

Please don't hesitate to contact me should you wish to discuss this application.

Kind Regards

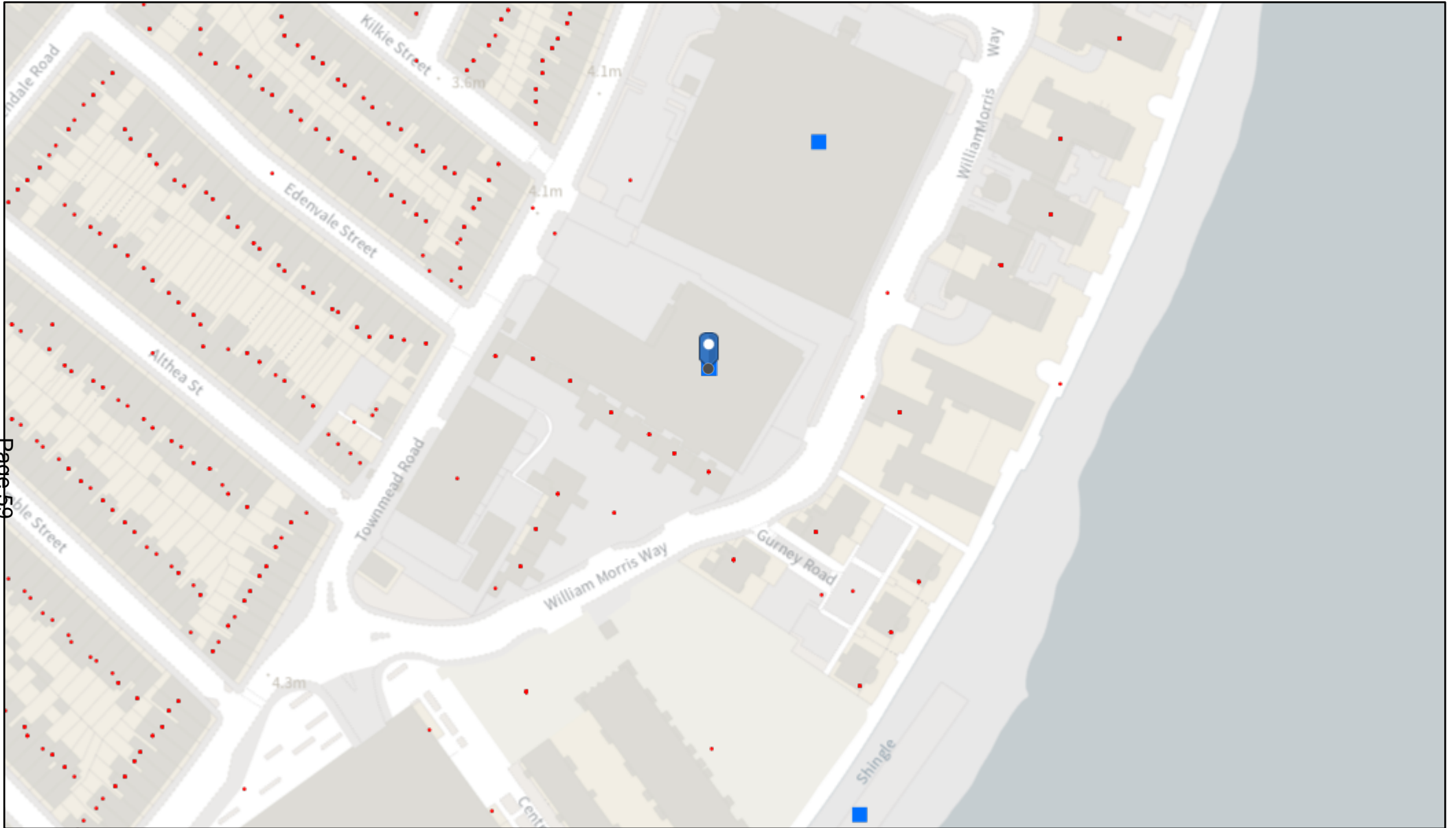
**James Rawlinson**

Noise and nuisance officer

Environment

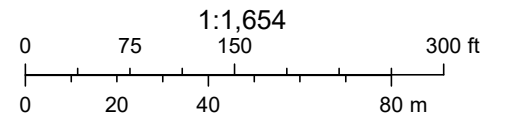
Hammersmith & Fulham Council

# eGIS Web Map



Page 59

06/10/2023, 08:41:15



LICENCE No	TRADING AS	ADDRESS	ACTIVITY	Monday to Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
2023/00768/LAPR	Harbour Club	Harbour Club Watermeadow Lane SW6 2RW	Performance of Live Music	12:00:00 - 00:00:00							
			Playing of Recorded Music	12:00:00 - 00:00:00							
			Provision of Late Night Refreshment	23:00:00 - 00:00:00							
			Sale of Alcohol On the Premises		10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	10:00:00 - 00:00:00	11:00:00 - 00:00:00	12:00:00 - 00:00:00
2020/01174/LAPR	Unit A133	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	09:00:00 - 18:00:00	10:00:00 - 16:00:00
2023/00695/LAPR	Unit B04	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	09:00:00 - 18:00:00	10:00:00 - 16:00:00
2023/00942/LAPR	Deliciously Fine Food - Unit A09	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		07:00:00 - 22:00:00	07:00:00 - 22:00:00	07:00:00 - 22:00:00	07:00:00 - 22:00:00	07:00:00 - 23:00:00	07:00:00 - 23:00:00	07:00:00 - 22:00:00
2012/01061/LAPR	Dionysius Importers Ltd - Unit A204	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	09:00:00 - 16:00:00	
2021/00133/LAPR	Elite Pubs To You - Unit B70	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		12:00:00 - 22:00:00	12:00:00 - 22:00:00	12:00:00 - 22:00:00	12:00:00 - 22:00:00	12:00:00 - 22:00:00	12:00:00 - 22:00:00	12:00:00 - 18:00:00
2022/00974/LAPR	Lacbleu Limited - Unit B27	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		05:00:00 - 23:00:00		05:00:00 - 23:00:00	05:00:00 - 23:00:00	05:00:00 - 23:00:00	05:00:00 - 23:00:00	05:00:00 - 23:00:00
2021/00195/LAPR	Pentland Wines Unit A410	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		09:00:00 - 17:00:00	09:00:00 - 17:00:00	09:00:00 - 17:00:00	09:00:00 - 17:00:00	09:00:00 - 17:00:00		
2019/00822/LAPR	Shelved Wine LTD - Unit A457	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		09:00:00 - 18:00:00	09:00:00 - 18:00:00	09:00:00 - 18:00:00	09:00:00 - 18:00:00	09:00:00 - 18:00:00	09:00:00 - 18:00:00	
2022/00057/LAPR	The Wine Space Ltd - Unit A479	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	09:00:00 - 18:00:00	10:00:00 - 16:00:00
2023/00320/LAPR	Touch Of Wine- Unit A529	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	09:00:00 - 18:00:00	10:00:00 - 16:00:00
2012/01957/LAPR	Unit 49A	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises	00:00:00 - 00:00:00							
2021/00014/LAPR	Unit A293	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		05:00:00 - 23:00:00	05:00:00 - 23:00:00	05:00:00 - 23:00:00	05:00:00 - 23:00:00	05:00:00 - 23:00:00	05:00:00 - 23:00:00	05:00:00 - 23:00:00
2021/01453/LAPR	VIP Events & Hospitality Ltd-Unit A453	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		05:00:00 - 23:00:00	05:00:00 - 23:00:00	05:00:00 - 23:00:00	05:00:00 - 23:00:00	05:00:00 - 23:00:00	09:00:00 - 23:00:00	09:00:00 - 18:00:00

2021/00091/LAPR	Unit B09	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	08:00:00 - 18:00:00	09:00:00 - 18:00:00	10:00:00 - 16:00:00
2020/00706/LAPR	Unit B42	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises		09:00:00 - 18:00:00	09:00:00 - 18:00:00	09:00:00 - 18:00:00	09:00:00 - 18:00:00	09:00:00 - 18:00:00	09:00:00 - 18:00:00	09:00:00 - 18:00:00
2023/00888/LAPR	Whiskypto Ltd- Unit B70	71 Townmead Road SW6 2ST	Sale of Alcohol Off the Premises	05:00:00 - 23:00:00							
2022/00890/LAPR	Riverstone Fulham	49 Townmead Road SW6 2GS	Exhibition of a Film	08:00:00 - 23:00:00							
			Sale of Alcohol On and Off the Premises	08:00:00 - 23:00:00							

Dear Sir/Madam,

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

Comments were submitted at 05/09/2023 10:00 AM from [REDACTED]

### Application Summary

Address: 71 Townmead Road London SW6 2ST

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Proposal: Licensing Act - Premises Licence

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Case Officer: Ms Lorna McKenna

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[Click for further information](#)

### Customer Details

Name: [REDACTED]

---

Email:

---

Address: [REDACTED]

---

### Comments Details

Commenter Type: Residents Group

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 05/09/2023 10:00 AM I am a local resident ( Glenrosa Street) and Chair of the Neighbourhood Ward of Sands End.

I vehemently objected to the proposed alcohol licensing application on the following grounds :

1. We are primarily a residential area. This is a mixed community of families. Townmead Road is unfortunately an area which has had particularly in the last 3 years, violent crime on its streets. Indeed, I have personally been involved with trying to stop the anti social behaviour ( smoking of cannabis, breaking into cars next door at the Sainsbury's Car Park and dreadfully three stabbings within the immediate proximity of this site, either within or next to Imperial Wharf and Stabbings with Machetes. I have got together with concerned neighbours and the gang unit at LBHF, together with the local MP Greg Hands and a very active and responsible developer St George's ( Who own a large swath of Sands End - Imperial Wharf/ Chelsea Creek and the "Gasworks" site ). To try and stamp out this scourge of violent and anti social activity. This proposed usage is entirely inappropriate and counter productive to facilitating a harmonious community. Indeed, this proposed usage and its proposed 7 day a

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week 12am to 11.59pm openings, would be a catalyst and a facilitator of further anti social and violent activity.

2. Already Townmead Road can feel dangerous walking down at night or in the early evening winter months, as it is quiet and relatively poorly lit. Children frequent nearby bus stops to go to schools (C3), as well as taking the trains from Imperial Wharf.

3. The wrong use - I note that two new residential developments nearby are currently being built next door to the proposal, the residential converted church and the large "Chelsea Botánica" residential development. Why would the local community wish to have alcohol so near and readily available ?

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Dear Sir/Madam,

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

Comments were submitted at 05/09/2023 11:25 AM from [REDACTED].

### Application Summary

Address: 71 Townmead Road London SW6 2ST

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Proposal: Licensing Act - Premises Licence

---

Case Officer: Ms Lorna McKenna

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[Click for further information](#)

### Customer Details

Name: [REDACTED]

---

Email:

---

Address: [REDACTED]

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Licensing Application

---

Reasons for comment:

Comments: 05/09/2023 11:25 AM Please not an Off-License.  
The area is full of drugs and alcoholics walking around aimlessly.  
Please No.

Thank you  
Julia

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**From:** Indira Singh  
**Sent:** 16 October 2023 12:44  
**To:** Licensing HF: H&F  
**Subject:** Re: Response from Objectors

Hi

It will be ordered from Deliveroo Platform and will be delivered from Townmead Site as agreed with the Licensing team

Hope this helps

**From:** Licensing HF: H&F  
**Sent:** 16 October 2023 08:03  
**To:**  
**Subject:** FW: Big Yellow Storage - Unit U15, 71 Townmead Road London SW6 2ST

Dear [REDACTED]

I have forwarded my email show below to the applicant. As I understand the applicant will be operating an online store where alcohol and groceries can be ordered. The alcohol will be stored at the Townmead Road Unit and be dispatched to fulfil the online order, subject to the hours and condition agreed with the Noise and Nuisance Team.

I will let you know when I get a response from the applicant.

Kind regards  
**Karen Layug**  
Licensing Administration Team Leader  
Licensing  
The Economy Department  
Hammersmith& Fulham Council  
020 8753 4543  
[www.lbhf.gov.uk](http://www.lbhf.gov.uk)

**From:** Licensing HF: H&F  
**Sent:** 16 October 2023 07:59  
**To:** indira  
**Subject:** RE: Response from Objectors  
**Importance:** High

Dear Indira

We have had the below response from the objector. Can you clarify whether the Townmead Road storage unit will be used for storing alcohol and groceries or just alcohol?

Can you clarify where the alcohol and groceries will be sold from i.e. will they only be sold online? And will the alcohol only or alcohol and groceries be stored and dispatched from Townmead Road?

Kind regards  
**Karen Layug**  
Licensing Administration Team Leader  
Licensing  
The Economy Department  
Hammersmith& Fulham Council  
020 8753 4543  
[www.lbhf.gov.uk](http://www.lbhf.gov.uk)

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**From:** [REDACTED]  
**Sent:** 13 October 2023 19:37  
**To:** Licensing HF: H&F  
**Subject:** Re: Big Yellow Storage - Unit U15, 71 Townmead Road London SW6 2ST

Do you understand what he is saying regarding where retail food and alcohol are :

1. Ordered from
- 2, sold from

It seems that the Townmead site will be a site that sells alcohol and food ? And retail will be ordered here but delivered In Ealing ??  
Sent from my iPhone

**From:** Indira Singh  
**Sent:** Friday, October 13, 2023 3:40 PM  
**To:** Licensing HF: H&F  
**Subject:** Re: Response from Objectors

Our respond to the objecter:

- 1) Operator name - I&J DRINKS LTD  
[REDACTED] Road W3 [REDACTED]
- 2) We will just do off sales retail where no public access and only sales of Wines and Groceries which includes Crisps, Chocolates, Tin foods.
- 3) Just Alcohol and Groceries

I confirm again that we will not cause any nuisance in your neighbourhood and there will be zero disturbance and we will follow the compliance. Please be rest assured about it.  
As the storage have a big parking inside and even if we use electric cars or motorbike there will be no nuisance outside the premises.  
We will maintain peace i assure you.

Thanks

**From:** [REDACTED]  
**Sent:** Friday, October 13, 2023 1:15 PM

**To:** Licensing HF: H&F

**Subject:** Re: Big Yellow Storage - Unit U15, 71 Townmead Road London SW6 2ST

Hi Lorna

As per our discussion I would like you to source the following information please :

1. Name of the operator and their Ealing firm
2. What is the actual business that they claim they intend to do from Townmead Road that requires them to have a license, when they are ( as I understand it?) only delivering alcohol from their Ealing depot.
3. What deliveries from Townmead Road if any, are they applying for ? Alcohol? Food? /Dark kitchen ??

It strikes me already that as you don't really understand their proposed model and I certainly do not. That in all likelihood the applicant is intending to surreptitiously use the space either now or in the future, as a form of Dark Kitchen/alcohol hub, with all the anti social consequences that that entails in a RESIDENTIAL neighbourhood. The current industrial use is fine and benign as storage . Quite why the Big Yellow wishes to sub lease a small amount of space to the obvious detriment of the residents is anyone's guess..?

There seems to be no benefit to us, but only a facilitating of noise, a breaking of quiet enjoyment and an obvious congregation of no doubt speeding mopeds/e bikes, some of which unfortunately will be also facilitating criminal activity under the guise of "delivery drivers". I know this as it is acknowledged in my numerous Police meetings as Ward Chair.

Kindly ask the applicant to revert back to my queries

Thanks

██████

Sent from my iPhone

**From:** Licensing HF: H&F

**Sent:** 11 October 2023 16:42

**To:** ██████████

**Subject:** RE: Notice of Hearing - Big Yellow Storage - Unit U15, 71 Townmead Road London SW6 2ST

Hi ████████

Following on from the below, I wanted to clarify the application that is being considered is as follows:

**The sale of alcohol - Off the premises only**

Mondays to Sundays between the hours of 08:00 to 23:00

This means that the applicant will only able to identify and select the alcohol to deliver to customer between the hours of 08:00 to 23:00, and will not be able to operate from this premises outside these hours.

**Opening hours of the premises**

Premises is not open to the general public

The premises will not be accessible by the public.

The applicant has also agreed to add the following condition:

- **Between 20:00 and 23:00 hours, all delivery riders/drivers shall wait inside the premises and shall not be permitted to congregate in the external areas of the premises.**

Please let me know if the above addresses the concerns raised in your objection, and you are minded to withdraw? If you are not minded to withdraw, you will be invited to attend a licensing sub-committee to provide your representation and supporting evidence verbally. Additionally, are you able to advise us of anything the applicant could propose in relation to reduction in hours or attach conditions that could resolve this matter?

Kind regards

**Lorna McKenna**

Licensing Compliance Officer

Licensing

The Economy Department

Hammersmith & Fulham Council

020 8753 3081

07786747257

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

**From:** Indira Singh

**Sent:** Wednesday, October 11, 2023 1:46 PM

**To:** Licensing HF: H&F

**Subject:** Re: Response from Objectors

Yes i agree with 08:00 to 11pm conditions.

Thanks

**From:** Licensing HF: H&F

**Sent:** 11 October 2023 12:22

**To:** Indira Singh

**Subject:** RE: Response from Objectors

**Importance:** High

Dear Indira

Further to my colleagues email below, a premises licence is needed for the place where alcohol will be stored and dispatched from. If you wish to go ahead with the application as you intend to operate (at any point in the future) for the sale of alcohol (storage and dispatch) from 71 Townmead Road, please confirm whether the application is for the hours agreed with Noise and Nuisance:

- Sale of alcohol Mondays to Sundays between the hours of 08:00 to 23:00, with the condition that **Between 20:00 and 23:00 hours, all delivery riders/drivers shall wait inside the premises and shall not be permitted to congregate in the external areas of the premises.**

Alternatively, if you wish to amend the application with the amended hours as per your below email, please let us know.

- Sale of alcohol Mondays to Sundays between the hours of 08:00 to 17:30

Any change to the application can then be sent to the 2 residents who have made representations, if their representations are not withdrawn the application will need to be heard at a Licensing Sub-Committee hearing which has been organised for 24 October 2023.

Kind regards  
**Karen Layug**  
Licensing Administration Team Leader  
Licensing  
The Economy Department  
Hammersmith & Fulham Council  
020 8753 4543  
[www.lbhf.gov.uk](http://www.lbhf.gov.uk)

**From:** Indira Singh  
**Sent:** Wednesday, October 11, 2023 10:04 AM  
**To:** Licensing HF: H&F  
**Subject:** Re: Response from Objectors

But we can get the licence until 11:00pm right ?  
Deliveroo don't open any account until and unless we have a premises licence of that address.  
We need a valid licence with this address to operate with deliveroo.  
We can deliver orders from this premise (SW6) until the licenced hours not an issue.  
SW6 is a busy area and we definitely are looking for a premises licence to expand our business like others.  
There is a business in SW6 (SAFESTORE - SEAGRAVE ROAD) as well who operate 24 hours with deliveroo and they don't have 24 hours licence and don't use this premise after the licenced hours.  
You can approve our licence and we will not use it after hours as the Big Yellow have only access till 5:30pm.

On Wed, 11 Oct 2023, 09:52 Licensing HF: H&F, <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)> wrote:  
Hi Indira,

Thank you for your email and confirmation.

If you are not going to be using the premises to operate/dispatch deliveries of alcohol from, then you would not require a premises licence for this address.

Section 3.9 of the guidance states the following regarding mobile, remote, internet and other delivery sales:

Mobile, remote, internet and other delivery sales:

3.9 The place where the order for alcohol, or payment for it, takes place may not be the same as the place where the alcohol is appropriated to the contract (i.e. the place where it is identified and specifically set apart for delivery to the purchaser). This position can arise when sales are made online, by telephone, or mail order. Section 190 of the 2003 Act provides that the sale of alcohol is to be treated as taking place where the alcohol is appropriated to the contract. It will be the premises at this location which need to be licensed; for example, a call centre receiving orders for alcohol would not need a licence but the warehouse where the alcohol is stored and specifically selected for, and despatched to, the purchaser would need to be licensed. These licensed premises will, as such, be subject to conditions including the times of day during which alcohol may be sold. The premises licence will also be subject to the mandatory licence conditions.

You would need to contact Deliveroo/Uber or whichever platform you are selling through, that you are wanting to use an address in Hammersmith & Fulham, which you will not be trading from.

Please let me know if you have any questions on the above.

Kind regards

**Lorna McKenna**

Licensing Compliance Officer

Licensing

The Economy Department

Hammersmith & Fulham Council

020 8753 3081

07786747257

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

**From:** Indira Singh

**Sent:** Wednesday, October 11, 2023 9:40 AM

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

**Subject:** Re: Response from Objectors

Hi Lorna,

We already discussed this when we got the representations with planning team and i am clearing this out again ;

Once our premises licence is approved we will open a virtual site with Deliveroo and will deliver the orders from our main premise in Ealing, W3 [REDACTED] where we have a permission of 24hours and also we have 24hours access of the storage.

We will not use this premise (SW6 2ST) to deliver the orders so there will be no chance of nuisance as our drivers will collect the orders from Ealing.

Not only us but there are many businesses like the same which operates from their main premise with 24hours permission.

The reason of applying the premises licence is to create a virtual store with deliveroo so that we can get orders from SW6 and surroundings.

Hope this helps and we look forward to hearing from you.

Thankyou

On Tue, 10 Oct 2023, 15:07 Licensing HF: H&F, <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)> wrote:  
Hi Indira,

I have tried contacting you this afternoon, however I was unsuccessful in reaching you.

I noted that you mentioned that you won't be using the premises to deliver orders at any time of the day, and 'we are an online retailer, the purpose of our premises licence application was just to open a virtual site with deliveroo and not to use the SW6 premise (Big Yellow) at any day and anytime'

Please can you explain the purpose of the application if you do not intend to use the premises for licensable activity any day and anytime?

Kind regards

**Lorna McKenna**

Licensing Compliance Officer

Licensing

The Economy Department

Hammersmith & Fulham Council

020 8753 3081

07786747257

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**From:** Indira Singh **Sent:** Saturday, October 7, 2023 1:55 PM **To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)> **Subject:** Re: Response from Objectors

Hi Lorna,

Please pass our comments and respond to the objecter -

From : I&J Drinks Ltd.

To : [REDACTED]

Subject : REQUEST TO WITHDRAW YOUR REPRESENTATION ON OUR PREMISES LICENCE APPLICATION

Hi [REDACTED],

Hope you are well.

We agreed with the council and have amended the hours on our licence. Please consider the following plans we have made today which will clear your doubts and objections ;

- We assure you and the Hammersmith & Fulham Council that we will not be using the premises to deliver the orders at anytime anyday as we have multiple sites across london and commit to deliver each and every from our Main Warehouse in Ealing, [REDACTED] ROAD W3 [REDACTED].

- You will never find any of our drivers or any member of our team near the warehouse at any cost so we assure you again about the nuisance and noise pollution near the premise and your neighbourhood.

- As we are an online retailer, the purpose of our premises licence application was just to open a virtual site with deliveroo and not to use the SW6 premise (Big Yellow) at any day and anytime

- If you find any nuisance, any drivers or any member of our team near the premise then you are all free to lodge a complaint against us so please be rest assured.

Please consider the following points and our request to withdraw your representations to our application

I look forward to receive a positive response from your end.

Thankyou

INDIRA SINGH (Director & DPS SUPERVISOR)

I&J Drinks Ltd.

**From:** [REDACTED]

**Sent:** Wednesday, October 4, 2023 9:27 PM

**To:** Licensing HF: H&F

**Subject:** Re: Representation - Big Yellow Storage - Unit U15 71 Townmead Road London SW6 2ST

My objections stand, until I see a management plan with regards to the monitoring  
Sent from my iPhone

On 4 Oct 2023, at 19:32, Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)> wrote:

Dear all,

**Licensing Act 2003**

**Reference: 2023/01360/LAPR**

**Premises: Big Yellow Storage - Unit U15 71 Townmead Road London SW6 2ST**

Following on from the email below, please can you confirm if you have any comments on the below email?

Kind regards

**Lorna McKenna**

Licensing Compliance Officer

Licensing

The Economy Department

Hammersmith & Fulham Council

020 8753 3081

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**From:** Licensing HF: H&F

**Sent:** Wednesday, September 27, 2023 6:59 PM

**Subject:** Representation - Big Yellow Storage - Unit U15 71 Townmead Road London SW6 2ST

Dear all,



**Licensing Act 2003**

**Reference: 2023/01360/LAPR**

**Premises: Big Yellow Storage - Unit U15 71 Townmead Road London SW6 2ST**

I am contacting you as you have made a representation against the above application. The applicant intends to operate an online company and the storage unit will only be used to store and select alcohol for delivery to bona-fide addresses. The applicant has agreed with the Noise and Nuisance Team (no other Responsible Authority made a representation) to reduce the licensable hours and add conditions to the licence, should it be minded to be granted.

The application has been amended to:

**The sale of alcohol - Off the premises only**

Mondays to Sundays between the hours of 08:00 to 23:00 (Originally Mondays to Sundays between the hours of 00:00 to 00:00)

This means that the applicant will only be able to identify and select the alcohol to deliver to customer between the hours of 08:00 to 23:00, and will not be able to operate from this premises outside these hours.

**Opening hours of the premises**

Premises is not open to the general public

The premises will not be accessible by the public.

The applicant has also agreed to add the following condition:

1. **Between 20:00 and 23:00 hours, all delivery riders/drivers shall wait inside the premises and shall not be permitted to congregate in the external areas of the premises.**

There are also the following conditions which will be added as per the applicants operating schedule:

2. No sales of alcohol may be made directly to the public from the premises.
3. A 'Challenge 25' scheme must be operated to ensure that any person who appears to be under the age of 25 shall provide documented proof that he/she is over 18 years of age. Proof of age shall only comprise a passport, photo card driving licence, an EU/EEA National ID card or similar document, a hm forces, Warrant card, a card bearing the pass hologram, or any electronic or biometric age verification technology approved by the licensing authority.
4. All deliveries of alcohol shall only be delivered to a premises address with a valid postcode and will only be delivered directly to that property.

5. No promotional social media communication may be carried on for the purpose of encouraging the sale or supply of alcohol at the premises or in relation to the business operation, we can reasonable be considered to condone, encourage or glamorise antisocial behaviour or to refer to the effects of drunkenness in any favourable manner.

Please let me know if the above addresses the concerns raised in your objection, and you are minded to withdraw? If you are not minded to withdraw, you will be invited to attend a licensing sub-committee to provide your representation and supporting evidence verbally. Additionally, are you able to advise us of anything the applicant could propose in relation to reduction in hours or attach conditions that could resolve this matter?

Please contact me on the below if you have any queries.

Kind regards

**Lorna McKenna**

Licensing Compliance Officer

Licensing

The Economy Department

Hammersmith & Fulham Council

020 8753 3081

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**From:** Milligan Neil: H&F  
**Sent:** Friday, August 25, 2023 11:16 AM  
**To:** Asante William: H&F <; Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>  
**Subject:** FW: Licensing Act 2003 - Reference: 2023/01360/LAPR

Morning William

Please note the following condition attached to the planning permission  
2005/02087/FUL:

No deliveries, refuse collection and/or any other servicing activity shall take place between 20.00 hours and 06.00 hours the following day and no customers shall be on the premises between 23:00 and 06:00 hours the following day.

Reason: To ensure that the occupiers of neighbouring residential properties units are not unduly affected by noise and disturbance, in accordance with Policy EN21 of the Unitary Development Plan.

Regards

Neil Milligan  
Planning Enforcement Team Leader  
The Economy Department