

Licensing Sub-Committee

Agenda

Tuesday 9 September 2025 at 6.30 pm

This meeting will be held remotely

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

MEMBERSHIP

| Administration: | Opposition: |
|--|------------------------|
| Councillor Callum Nimmo (Vice-Chair) Councillor Wesley Harcourt | Councillor Jose Afonso |

CONTACT OFFICER: Amrita White
Committee Co-ordinator
Governance and Scrutiny
Tel: 07776 672945
E-mail: Amrita.White@lbhf.gov.uk

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://www.youtube.com/hammersmithandfulham)

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

Date Issued: 1st September 2025

Licensing Sub-Committee Agenda

9 September 2025

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| 1. | APOLOGIES FOR ABSENCE | |
| 2. | DECLARATIONS OF INTEREST <p>If a Councillor has a disclosable pecuniary interest in a particular item, whether or not it is entered in the Authority's register of interests, or any other significant interest which they consider should be declared in the public interest, they should declare the existence and, unless it is a sensitive interest as defined in the Member Code of Conduct, the nature of the interest at the commencement of the consideration of that item or as soon as it becomes apparent.</p> <p>At meetings where members of the public are allowed to be in attendance and speak, any Councillor with a disclosable pecuniary interest or other significant interest may also make representations, give evidence or answer questions about the matter. The Councillor must then withdraw immediately from the meeting before the matter is discussed and any vote taken.</p> <p>Where Members of the public are not allowed to be in attendance and speak, then the Councillor with a disclosable pecuniary interest should withdraw from the meeting whilst the matter is under consideration. Councillors who have declared other significant interests should also withdraw from the meeting if they consider their continued participation in the matter would not be reasonable in the circumstances and may give rise to a perception of a conflict of interest.</p> <p>Councillors are not obliged to withdraw from the meeting where a dispensation to that effect has been obtained from the Standards Committee.</p> | |
| 3. | BLACK BULL, 257 KING STREET, LONDON, W6 9LU | 3 - 164 |

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1. THE APPLICATION:

On 23 May 2025, the Licensing Authority received a valid application for a new premises licence in respect of the premises known as Black Bull, 257 King Street, London, W6 9LU ("the Premises"), submitted by Gregorian Hotel Trading Limited ("the Applicant").

1.1 Application Requested:

As shown in Appendix 1, the Applicant originally applied for the following licensable activities:

Recorded Music (Indoors):

Monday to Saturday: 11:00 to 00:00.
Sunday: 12:00 to 23:30.

Late Night Refreshment (Indoors):

Monday to Saturday: 23:00 to 00:00.
Sunday: 23:00 to 23:30.

Supply of Alcohol (On and Off the Premises):

Monday to Saturday: 11:00 to 01:00.
Sunday: 12:00 to 23:30.

As well as the following Non-Standard Timing:

New Years Eve, except Sunday, 11:00 until the start of permitted hours on the following day and on a Sunday 12:00 until the start of permitted hours on the following day.

Hours Open to the Public:

Monday to Saturday: 11:00 to 01:30.
Sunday: 12:00 to 00:00.

Following communications with the Police, which can be found at Appendix 4, the Applicant has since revised their application timings. It is, therefore, the following revised hours that the Sub-Committee are being asked to consider:

Recorded Music (Indoors Only):

Monday to Thursday: 11:00 to 23:00.
Friday and Saturday: 11:00 to 00:00.
Sunday: 12:00 to 23:00.

Late-Night Refreshment (Indoors Only):

Monday to Saturday: 23:00 to 00:00.
Sunday: 23:00 to 23:30.

The Sale of Alcohol (On and Off the Premises):

Monday to Saturday: 11:00 to 00:00.
Sunday: 12:00 to 23:30.

Hours Open to the Public:

Monday to Saturday: 11:00 to 00:30
Sunday: 12:00 to 00:00

Members will note that Appendix 2 shows that the premises was previously subject to a premises licence with broadly the same type of activities as applied for in this case. This was surrendered on 8 August 2025 by Punch Partnership (PLT) Limited who held the licence at the time. This previous licence refers to patrons having access to the outside garden space to the front of the premises. This was possible owing to off-sales having been granted. Condition 10 of the previous licence states that *“the beer garden and frontage will be closed and patrons requested to come inside the main structure of the premises at 11.10pm”*.

In the case of this new application, the same provision for off-sales has been sought by the Applicant and granting this would, technically, allow the premises to have patrons drinking outside the building in this external area. However, in discussions between the Applicant and the Licensing Officer handling the application, indications were made that patrons would not be drinking outside the premises, but rather inside only. Following these conversations, local residents (inquiring about the application during the consultation) were advised in good faith that patrons would only be inside the premises. Residents were further informed that, if this current application were to be granted, the Applicant could potentially apply for regulated activities and/or late night refreshment for outside space. However, this would require a Full Variation application which, as with this application, would be subject to a 28 day public consultation.

Following the Applicant's appointment of a legal representative, further discussions have taken place regarding the issue of off-sales and the space outside the premises. The Applicant's representative has indicated that they are likely to seek to have patrons using the outside space in the very near future. However, given the previous statements made about patrons being inside the premises only, the Applicant has offered the following condition for the purpose of this application:

No drinks to be permitted to be taken into the external area until this condition has been removed by way of variation to the premises licence.

1.2 Applicants Operating Schedule:

The Applicant has proposed a number of steps to promote the four licensing objectives should the application is granted which, again, can be seen in Appendix 1. However, after discussions with the Police (Appendix 4), the Applicant agreed to adopt the following conditions (some of which have been updated from the original Operating Schedule to ensure enforceability):

1. Any incidents relating to the prevention of crime and/ or disorder licensing objective occurring on the premises will be reported to the Police.

2. Appropriate fire safety procedures are in place including fire extinguishers (foam, H2O and CO2), fire blanket, internally illuminated fire exit signs, smoke detectors and emergency lighting (see enclosed plan for details of locations) will be fitted and maintained. All appliances will be inspected annually.

3. All emergency exits shall be kept free from obstruction at all times.

- 4. At the end of trading, the DPS or manager will take measures to ensure that where necessary, customers leaving the premises are asked to leave quietly.**
- 5. Clear and legible notices will be prominently displayed to remind customers to leave quietly and have regard for neighbours.**
- 6. High Definition CCTV shall be installed, operated and maintained, at all times that the premises are open for licensable activities and;**
- shall be checked every two weeks to ensure that the system is working properly and that the date and time are correct. A record of these checks, showing the date and name of the person checking, shall be kept and made available to Police or authorised Council officers on request**
 - one camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering.**
 - shall cover any internal or external area of the premises where licensable activities take place.**
 - recordings shall be in real time and stored for a minimum period of 31 days with date and time stamping.**
 - footage shall be provided free of charge to Police or authorised council officer within 24 hours of a request or withing any other agreed timeframe.**
 - a staff member from the premises that is conversant with the operation of the CCTV system shall be on the premises at all times. This staff member will be able to show police or authorised officers of the Licensing Authority recent data footage with the minimum of delay when requested. This data or footage reproduction shall be almost instantaneous**
- 7. All staff responsible for selling alcohol shall receive regular training in the Licensing Act 2003 in terms of the licensing objectives, offences committed under the Act and conditions of the Premises Licence. Written records of this training shall be retained and made available to police and authorised officers of the Licensing Authority on request.**
- 8. A daily incident log shall be kept at the Premises and made available on request to an authorised officer of the Council or the Police or the Fire Service which shall record the following:**
- (a) all crimes reported to the venue**
 - (b) all ejection of patrons**
 - (c) any complaints received**
 - (d) any incidents of disorder**
 - (e) seizures of drugs or offensive weapons**
 - (f) any faults in the CCTV system**
 - (g) any refusal of the sale of alcohol**
 - (h) any visit by a relevant authority or emergency service**
- 9. The premises shall operate a 'Challenge 25' age-restricted sales policy and promote it through the prominent display of posters.**

10. The licence holder see shall put arrangements in place to ensure that before serving alcohol or other age-restricted goods to customers they believe to be less than 25 years of age, staff ask to see accredited proof of age: that is, proof of age cards carrying the 'PASS' logo (and no others), a Passport, a UK Driving Licence bearing the photograph and date of birth of the customer or any other form of ID approved by the Home Office for the purposes of age verification for sales of alcohol.

11. The DPS shall draw up and implement a policy to ensure the welfare and safeguarding of vulnerable patrons on the premises. Staff shall be able to support and assist people who feel unsafe, vulnerable or threatened. Should customers approach the venue for assistance, these incidents shall be recorded in the incident log. This policy shall be made available to police or authorised officers of the Licensing Authority upon request.

12. The need for SIA door staff shall be risk assessed by the DPS and a written record of the risk assessment kept at the premises. Where the risk assessment identified the need for door supervisors, they shall be employed in the numbers and for the times identified. The risk assessment shall be retained for a period of 12 months and be available for inspection upon the request of a Police Officer and officer of the council.

2. BACKGROUND

The main access to the proposed premises is located on King Street and proposes to operate as “a traditional British pub, operating as a social hub. Providing a place where people gather to [socialise], relax and enjoy drinks, serving a variety of beers, wines and spirits, as well as non-alcoholic drinks, food and snacks.

The immediate area around the application site represents a mix of commercial and residential. A map showing the location of the premises and neighbouring licenced premises can be found in Appendix 3.

There are several options for transport away from the area, including buses and taxis which run in, and around, the area. Of nearby Underground Stations, Ravenscourt Park is approximately 4 minutes away, Stamford Brook is approximately 9 minutes walk away and both Hammersmith Stations are approximately 15 minutes walk away.

3. CONSULTATION

A public notice was displayed at the premises for over 28 days, with the standard 28 day period having been extended slightly, owing to the need to relocate the original notice. 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 originally received 36 Representations from the following bodies and people:

- The Metropolitan Police – now conciliated and withdrawn (Appendix 4).
- The Council's Noise Team (Appendix 5).
- The Council's Public Safety Team (Appendix 6).
- 33 other residential objections (Appendix 7).

As can be seen from Appendix 8, the Applicant's solicitor wrote to all Objectors to highlight the changes that had been reached with the Police with a view to conciliate any objections. However, since then, no Objectors have withdrawn and Appendix 9 contains the substantive responses to that letter. With 35 Representations remaining outstanding, this means that the Sub-Committee are required to come to a decision on this Application.

4. OTHER INFORMATION:

4.1 Enforcement History:

This section is not applicable, owing to this being a new premises licence application and no TENs have been submitted prior to this application.

4.2 Temporary Event Notices ("TENs"):

This section is not applicable, owing to this being a new premises licence application and no TENs have been submitted prior to this application.

5. POLICY CONSIDERATIONS:

5.1 Section 2 pages 7 and 8 of the Statement of Licensing Policy ("SLP"), which can be found at https://www.lbhf.gov.uk/sites/default/files/section_attachments/lbhf-statement-of-licensing-policy-2022-2027-150722.pdf, states the Licensing Authority is keen to support the licensed sector and leisure offer within the borough, with a particular focus on business resilience and growing a robust and thriving cultural and leisure sector.

To achieve this the Licensing Authority has identified three key themes of the Licensing Policy and the Licensing Authority's approach to implementing it. These are:

- A sustainable, well-run licensed sector;
- Hammersmith & Fulham as a good place to live, work and enjoy leisure; and,
- A safe licensing environment and night-time economy.

5.2 Section 5 pages 12 and 13 of the 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.

5.3 Section 7 pages 13 to 15 of the SLP states that operating schedules for premises licences are the key to ensuring compliance with the four Licensing Objectives. The measures proposed in the operating schedule will normally be converted into conditions to be attached to the premises licence and should therefore fulfil the following criteria:

- (i) Be precise and enforceable
- (ii) Be unambiguous
- (iii) Not duplicate other statutory provisions
- (iv) Be clear in what they intend to achieve, and
- (v) Be appropriate, proportionate and justifiable

Operators of licensed premises will have to comply with planning, environmental health, trading standards, fire safety, licensing and building control legislation when opening or adapting licensed premises. The Licensing Authority will seek to avoid confusion and duplication by not imposing licence conditions relating to matters that are required or controllable under other legislation, except where they can be exceptionally justified to promote the Licensing Objectives.

For sales of alcohol for consumption off the premises – applicants in respect of off licences and other premises selling alcohol for consumption off the premises may need to consider whether:

- there are shutters to prevent alcohol from being selected in non-licensed periods.
- there are appropriate numbers of staff on duty to deal with possible ‘intimidation’ to sell alcohol.
- there are restrictions required on the sale of low price, high strength alcohol and drink promotions.
- an incident log book is available to record incidents.
- there are measures in place necessary to prevent underage sales.
- there are measures in place necessary to prevent alcohol from being sold outside permitted hours where the operating hours of the premises exceed those for the sale of alcohol.
- there are procedures in place to prevent sales of alcohol to intoxicated persons (with particular attention to street drinkers) or individuals leaving premises in the vicinity such as a late night bar; where there is evidence to suggest this is a problem the Licensing Authority may require a temporary cessation of alcohol sales during high risk times.

5.4 Policy 1 page 18 confirms that The Secretary of State’s Guidance (the Guidance), <https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>, 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 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'.

5.5 Policy 3 page 21 and 22 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:

| Type of premises | Town centres | Mixed use areas | Residential areas |
|--|--|---|---|
| Public houses, bars or other drinking establishments | Monday to Thursday: 01:00. Friday to Saturday: 02:30. Sunday: 00:00. | Monday to Thursday: 00:00. Friday to Saturday: 01:00. Sunday: 23:00 | Friday: to Saturday: 23:00. Sunday: 22:00. |

5.6 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
- Prosecution or other enforcement of any personal licence holder or member of staff at such premises who is selling alcohol to people who are drunk
- Prosecution or other enforcement of any personal licence holder or member of staff at such premises who is selling to underage persons or selling illegal alcohol or tobacco
- 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.

5.7 Policy 11 pages 29 and 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 nighttime 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.

5.8 Policy 12 pages 30 and 31 of the SLP states that we are committed to the Regulators Code and supporting businesses.

- i) We will work with businesses in our borough and provide the advice you need to help you comply with the law. This may be through meeting with you at your premises or at our offices, providing written advice in an email or letter or verbally over the telephone.
- ii) We will usually confirm any technical/ legal advice in writing. For applicants and agents, we also offer a pre-application advice service. Further details about this service can be found on our website.
- iii) We will attend pub watch meetings and work with local businesses, including the Hammersmith Business Improvement District (BID) and Fulham BID, to help facilitate the sharing of information and advice amongst licensees in our borough.
- iv) We are continuously working to improve our online application process for a range of licence permissions. If you want to know what services are available or you want to make an application online, please check our website for further details.
- v) We want to ensure that businesses comply with the law. Where this has not been possible through advice and education, we will carry out enforcement action in accordance with our enforcement policy and as part of our commitment to the Regulators Code.
- vi) We want local businesses in our borough to thrive and survive. We recognise that the law can be complex at times and that despite trying to resolve issues through discussion in the first instance, enforcement will be necessary on some occasions. We also recognise that attitudes, circumstances and personnel often change over time.

Where enforcement action has been taken against a business in the past, relevant Responsible Authorities will be mindful of this when considering any new applications. However, all new applications e.g. variations to hours or licensable activities will be decided on their merits and the information provided to demonstrate promotion of the four licensing objectives. Where a premises licence or club premises certificate has previously been reviewed or the business has been prosecuted for licensing offences, licensees are advised to discuss any new/proposed changes with the Licensing

Authority and/or the relevant Responsible Authority e.g. The Police, to resolve any ongoing concerns and/or issues.

5.9 Policy 15, page 33 of the SLP in relation to drink spiking issues, licensees and licence applicants are encouraged to establish a clear approach to preventing, identifying and addressing drink spiking in their operating schedules. This should include, but is not limited to:

- Training for door and bar staff to identify where drink spiking may be taking place, how to respond to any reported or observed instances of drink spiking, and how to report to Police.
- Offering drink spiking preventative measures, such as drink covers, serving drinks direct to customers (not leaving these unattended before being provided to customers), and keeping an eye on or clearing drinks left unattended.
- Providing customers with information on keeping safe from drink spiking.
- Operating schemes such as 'Ask for Angela' to encourage customers to seek help if they suspect drink spiking has occurred.
- Requiring the production of a drink spiking risk assessment and procedure for dealing with any such incidents.
- Displaying posters in visible locations at the premises to explain what to do in the event of a spiking incident / what a spiked drink looks like.

5.10 Policy 16, pages 33 to 34 of the SLP states that the Licensing Authority will use its powers to regulate the night-time economy, both with specific regard to spiking incidents and more generally in relation to violence against women and girls. This may include:

- a) Using the Licensing Authority's powers to impose conditions or revoke premises licenses, where venues do not take sufficient measures to protect and provide support to customers in spiking incidents;
- b) Considering the prevalence, prevention and reporting of sexual harassment and misconduct and gender-based violence in licensed premises.
- c) Requiring the presence of suitably trained and accredited door staff.
- d) Require presence of CCTV, or to introduce entry searches for example. Licence applicants and existing licence holders are encouraged to include in their operating schedules clear policies relating to potential abuse or violence against women and girls.

This would include, but is not limited to the 'Ask for Angela' programme, Welfare and Vulnerability Engagement' training package (WAVE) for staff to identify and assist women and girls being at risk or being subjected to violence, and the implementation of clear policies in the premises on preventing and addressing violence against women and girls. The Licensing Authority would also encourage off licensed premises to take part in the Ask for Angela scheme in an effort to increase the visible promotion of the scheme in all licensed premises across the borough.

Implementing these measures, particularly for on-licence premises, providing training for staff to increase awareness and provide skills and tools for identifying and assisting when it is at risk of happening or is happening, and having clear policies against violence against women and girls provide a solid basis for addressing the issue when it occurs in licensed premises. Furthermore, having policies on staff reporting incidents to Police and Council officers will help to ensure that these incidents are addressed.

We expect that all staff working at music festivals, including vendors, be given compulsory safeguarding training, as the Licensing Authority will consider this when approving events. This training might be similar to training provided in voluntary schemes in other licensed premises, such as Ask Angela or the licensing security and vulnerability initiative (Licensing SAVI). This training should be documented in any event management plan which is in place at the premises.

The licensing authority also expects a more formal and higher standard for outdoor music festivals owing to the comparatively younger age of festival-goers and the additional vulnerability that may arise.

As part of the Government's and the Council's Violence Against Women and Girls Strategy, venues may also wish to consider boosting their security measures e.g. the recruitment and training of additional door security staff, particularly female staff.

The Council are proud supporters of the Women's Night Safety Charter and we would like to encourage all our licensed premises to consider how you and your business can contribute to making your workplace and H&F a borough where all women feel confident and welcome whenever and wherever they happen to be. The Women's Night Safety Charter is a voluntary pledge to show you take women's safety seriously. By signing the Charter, you show your acknowledgement of the issue and that you're ready to get proactive in improving women's safety.

5.11 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'.
- c) Operators of off-licences in areas problems relating to street drinking and underage drinking are prevalent, measures should be outlined to strictly monitor the way alcohol is sold, specifically where the premises are located close to schools and hostels and similar premises that provide shelter or services to alcohol dependent persons.
- d) It is important to ensure that staff working at off licences are suitably trained and receive appropriate refresher training in their responsibilities under the Act and can discharge their duties in full compliance with the licence conditions and requirements of the Act. This includes the ability to competently check a customer's age with acceptable forms of identification where necessary. The Licensing Authority will particularly consider the following matters where they are material to the individual application:
 - i. The likelihood of any violence, public order or policing problem if the licence is granted;
 - ii. The measures taken to control admission to the premises, and to take reasonable steps to prevent the occurrence of crime and disorder and public nuisance immediately outside the premises, where and to the extent that these matters are within their control.
 - iii. Past conduct and prior history of complaints against the premises.
 - iv. Whether a dispersal policy has been prepared to minimise the potential for disorder as customers leave the premises; and
 - v. Any relevant representations.
- f) Robust measures in place to avoid the presence of weapons on their premises and should agree a protocol with the Licensing Authority and the police on the handling of weapons 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. i) alternative to glass bottles and glasses - restricting the use of glass bottles and beer glasses to customers in preference for containers made from polycarbonate materials.

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.

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.

m) door staff - considering whether the premises employs a sufficient number of SIA registered door staff, whether Door Premises Supervisors check the legitimacy of the badges and whether SIA staff display their badges prominently. (Note: All door supervisors must be Security Industry Authority (SIA) registered).

n) drugs and weapons - ensuring compliance with relevant guidance regarding illegal drugs and weapons. Attention should be paid to search procedures, procedures for the safe storage and surrender of seized drugs and weapons and drug awareness issues, designing out the ability to take drugs in the premises, etc.

o) excessive drinking - training for staff to recognise when customers are becoming drunk and adopting appropriate 'cut off' procedures for drunken customers, so as to reduce the likelihood of fights or aggressive behaviour.

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.

5.12 Annex 1 page 37 and 38 of the SLP states the Licensing Authority will require the applicant to demonstrate the steps proposed to ensure the physical safety of people using the relevant premises or place. This does not cover the separate need for applicants to provide relevant public safety requirements dealt with by Environmental Health.

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

a) Maximum occupancy limits will be specified on the licence only where necessary for the promotion of public safety or the prevention of disorder. Where a capacity limit is already specified in a fire risk assessment, the Licensing Authority will not normally include that limit as a licence condition.

- b) Safe capacities will be imposed where necessary for the promotion of public safety or the prevention of disorder on the relevant premises. If no safe capacity has been imposed through other legislation, a responsible authority may consider it necessary for a new capacity to be attached to the premises which would apply at any material time when the licensable activities are taking place and may make representations to that effect. The types of premises that may be subject to safe capacities will be the following;
- i. Nightclubs
 - ii. Cinemas
 - iii. Theatres
 - iv. Other premises where regulated entertainment is being provided within the meaning of the Act, e.g. open public spaces.
- e) incident and occurrence book – keeping an incident book on the premises so staff can record any instances of crime, disorder, refused sales, ejections and intimidating behaviour.
- f) risks associated with special promotions/events – ensuring compliance with guidance from the Metropolitan Police relating to specific event risk assessments for externally promoted live music events well in advance of the event. Risk assessment forms can be obtained from the Metropolitan Police Licensing Officer.
- g) getting home safely - providing information to customers and staff (including contact telephone numbers) regarding safer options available for travelling home late at night - including night buses, licensed taxis and private hire (mini-cabs).
- h) overcrowding - developing policies and procedures regarding capacity to prevent overcrowding and patrons possibly becoming aggressive.
- i) premises environment - applicants should consider the physical environment of the premises and have regard to issues that could increase the likelihood of patrons becoming agitated or aggressive. This may include procedures regarding door supervision, identification and management of drunken customers and issues of overcrowding and capacity, which may result in patrons becoming aggressive or rowdy.

5.13 Annex 1 pages 38 to 40 of the SLP in relation to the prevention of public nuisance states that the Licensing Authority will require the applicant to demonstrate within the operating plan 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.

This is expected to include:

- a) In considering an application, the Licensing Authority will consider the adequacy of proposed measures to remove or effectively manage the potential for public nuisance and anti-social behaviour and any Public Spaces Protection Orders (PSPOs) in place.
- b) 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;
 - v. The steps taken or proposed to be taken by the applicant to prevent disturbance by customers arriving at or leaving the premises.
 - vi. Limiting the number of people permitted to use a garden or other open-air areas, including those for the use of smoking, at any one time.
 - vii. Restricting the use of a

garden or other open-air areas, including those for the use of smoking, after a particular time e.g. 11:00pm (or such earlier time as may be considered appropriate). 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;

xvii. The history of the applicant in controlling anti-social behaviour and preventing nuisance;

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

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.

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 breakout so consider providing regulated entertainment in a room without windows or with as few windows as possible, particularly windows that face towards nearby residential properties. Where suitable, install a lobby to prevent spillage of noise each time an entrance/exit door is opened.

n) External Areas – External areas such as gardens can be the source of noise disturbance to surrounding premises. Consider limiting the use of the garden to a reasonable time and number of people.

o) Odour – odour from cooking is a common source of complaint, particularly from restaurants and fastfood 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

5.14 Annex 1 pages 40 and 41 of the SLP in relation to the protection of children from harm states the Licensing Authority will require operating plans to specify the measures and management controls in place to protect children from harm. Where appropriate a written childcare policy should be available and be incorporated in the induction of staff. This is expected to include:

a) The legislation recognises the right of licence holders (serving alcohol) to allow accompanied children into their premises at any time. The Licensing Authority will not normally seek to limit their access (above that specified in the Act) to any premises unless it is necessary for the prevention of physical, moral or psychological harm, or where there are concerns about child sexual exploitation. Where this is considered likely, upon consideration of a relevant representation, conditions will be imposed that restrict children from entering all or part of licensed premises:

i. At certain times of the day;

ii. When certain licensable activities are taking place;

iii. Under certain ages, e.g. 16 or 18; iv. Unless accompanied by an adult

b) The Licensing Authority will particularly consider whether:

vi. There are licensable activities that are likely to appeal to minors/children under 16 taking place during times when children under 16 may be expected to be attending compulsory full-time education;

c) The sale of alcohol to a minor is a criminal offence and Trading Standards officers will conduct appropriate covert test purchasing exercises and will take account of any complaints and intelligence. The Act permits the use of children under the age of 18 to undertake test purchases when they have been directed to do so by a duly authorised officer.

d) Where a sale of alcohol has been made on the same premises to a minor on two or more different occasions within a period of three months the premises licence could be suspended for a defined period.

e) Where there are restrictions (whether imposed by statute or by the Licensing Authority) on the sale or supply of goods or the provision of services or the showing of films or other entertainment to children below a certain age, then the licensee will be required to demonstrate that they have in place a system for verifying the age of the children intended to be supplied with such goods, services or entertainment. Training

should be given to all persons who might be in a position to serve or refuse such children. The training should include a basic understanding of the law, seeking proof of age, verifying the authenticity of proof of age cards and handling and recording refusals.

f) Conditions may be imposed on licences for premises where children will be present at places of public entertainment to the effect that a sufficient number of adults must be present to control the access and egress (including safe transport home) and to ensure their safety. What is deemed sufficient will depend on the circumstances of the particular event

g) The Licensing Authority will expect operating plans to specify the measures and management controls in place to prevent alcohol being served to children, other than in those limited circumstances permitted by the Act. The Council's Trading Standards officers have a role to play in the protection of children from harm, and proof of age schemes, and are able to provide advice in relation to measures that can be taken to help prevent the sale of alcohol to underage children. Potential licence holders should also be aware of the Proof of Age London (PAL) Scheme hosted by Southwark Council.

i) Where premises are subject to age-restrictions, the procedures in place to conduct age verification checks. The Council will expect premises only to accept current passports, driving licences or documents bearing the national PASS logo, such as Citizencard. The Proof of Age Standards Scheme (PASS) is the UK's national guarantee scheme for proof-of- age cards as endorsed by the Home Office. More information can be found on The Proof of Age Standards Scheme (PASS) website.

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 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 SLP and the Guidance.

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

Case number 2025/00798/LAPR
Payment transaction reference 256-73666
Amount paid £190
Date submitted 23/05/2025
Are you the applicant or their agent?

Appendix 1

PREMISES DETAILS

Premises address

Black Bull 257 King Street, London W6 9LU

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) Black Bull

Telephone number at the premises (if any)

Are the premises in the course of construction?

No

Non-domestic rateable value 6620
of the premises

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

Yes

APPLICANT DETAILS

I am applying as a person other than an individual

Please confirm if you are applying as a limited company/ limited liability partnership

Applicant name Gregorian Hotel Trading Limited
Address Suite 8 1-3 Little Titchfield Street
London
W1W 7BU

Registered company number 16012088

Telephone number 07500222222

Email address bash325i@hotmail.com

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

Alternative details for correspondence

Contact name (if different from premises user) Mr Bashar Gregorian

Business name Gregorian Hotel Trading Ltd

Correspondence address Gregorian Hotel Trading Ltd
29 HAMILTON ROAD
EALING
W5 2EE

Daytime/ business telephone 07500222222
number

Evening/ home telephone
number

Mobile phone number

Email address

OPERATING SCHEDULE

When do you want the premises licence to start?

14/07/2025

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.

A traditional British pub, operating as a social hub. Providing a place where people gather to socialize, relax, and enjoy drinks, serving a variety of beers, wines, and spirits, as well as non-alcoholic drinks, food and snacks.

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

recorded music,late night refreshment,supply of alcohol

HOURS OPEN TO THE PUBLIC

Standard days

Mondays

Start 11:00

Finish 00:30

Tuesdays

Start 11:00

Finish 00:30

Wednesdays

Start 11:00

Finish 00:30

Thursdays

Start 11:00

Finish 00:30

Fridays

Start 11:00

Finish 01:30

Saturdays

Start 11:00

Finish 01:30

Sundays

Start 12:00

Finish 00:00

Please state any seasonal variations

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

RECORDED MUSIC

Please give further details
here

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

Indoors

Standard days

Mondays

Start 11:00

Finish 00:00

Tuesdays

Start 11:00

Finish 00:00

Wednesdays

Start 11:00

Finish 00:00

Thursdays

Start 11:00

Finish 00:00

Fridays

Start 11:00

Finish 00:00

Saturdays

Start 11:00

Finish 00:00

Sundays

Start 12:00

Finish 23:30

Please state any seasonal variations

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

LATE NIGHT

REFRESHMENT

Please give further details
here

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

Indoors

Standard days

Mondays

| | |
|--------|-------|
| Start | 23:00 |
| Finish | 00:00 |

Tuesdays

| | |
|--------|-------|
| Start | 23:00 |
| Finish | 00:00 |

Wednesdays

| | |
|--------|-------|
| Start | 23:00 |
| Finish | 00:00 |

Thursdays

| | |
|--------|-------|
| Start | 23:00 |
| Finish | 00:00 |

Fridays

| | |
|--------|-------|
| Start | 23:00 |
| Finish | 01:00 |

Saturdays

| | |
|--------|-------|
| Start | 23:00 |
| Finish | 01:00 |

Sundays

| | |
|--------|-------|
| Start | 23:00 |
| Finish | 23:30 |

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.

SUPPLY OF ALCOHOL

Please give further details
here

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

Both

Standard days

Mondays

| | |
|--------|-------|
| Start | 11:00 |
| Finish | 00:00 |

Tuesdays

| | |
|--------|-------|
| Start | 11:00 |
| Finish | 00:00 |

Wednesdays

| | |
|--------|-------|
| Start | 11:00 |
| Finish | 00:00 |

Thursdays

| | |
|--------|-------|
| Start | 11:00 |
| Finish | 00:00 |

Fridays

Start 11:00

Finish 01:00

Saturdays

Start 11:00

Finish 01:00

Sundays

Start 12:00

Finish 23:30

Please state any seasonal variations

New Years Eve, except Sunday, 11 until the start of permitted hours on the following day and on a Sunday 12:00 until the start of permitted hours on the following day.

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

Date of birth

Home address of

prospective designated
premises supervisor

Personal licence number (if known) Mr. Bashar Gregorian does not intend to become the DPS because, as a landlord, he is focused on renting the property rather than managing it. The future covenant tenant will be responsible for appointing the designated DPS.

Issuing authority (if known)

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

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

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

The Licensee, that is the person in whose name the premises licence is issued, shall ensure that all times when the premises are for any licensable activity, there are sufficient competent staff on duty at the premises for the purpose of fulfilling the terms and conditions of the licence and for preventing crime and disorder. The Licensee shall ensure that all staff will undertake training in their responsibilities in relation to the sale of alcohol, particularly with regard to drunkenness and underage persons. Records will be kept of training and refresher training.

b) The prevention of crime and disorder

Any incidents of a criminal nature that may occur on the premises will be reported to the Police.

The Licensee installed comprehensive CCTV coverage at the premises and it is operated and maintained at the premises.

c) Public safety

Appropriate fire safety procedures are in place including fire extinguishers (foam, H2O and CO2), fire blanket, internally illuminated fire exit signs, numerous smoke detectors and emergency lighting (see enclosed plan for details of locations). All appliances are inspected annually.

All emergency exits shall be kept free from obstruction at all times.

d) The prevention of public nuisance

All customers will be asked to leave quietly.

Clear and legible notices will be prominently displayed to remind customers to leave quietly and have regard to our neighbours.

e) The protection of children from harm

The licensee and staff will ask persons who appear to be under the age of 25 for photographic ID such as proof of age cards, the Connexions Card and Citizen Card, photographic driving licence or passport, an official identity card issued by HM Forces or by an EU country, bearing the photograph and date of birth of bearer. All staff will be trained for UNDERAGE SALES PREVENTION regularly. A register of refused sales shall be kept and maintained on the premises.

DECLARATIONS

I have enclosed a plan of the premises

Yes

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

Yes

I understand I must now advertise my application

Yes

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

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

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

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

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

I agree to the above

Yes I agree to the above declaration

Full name

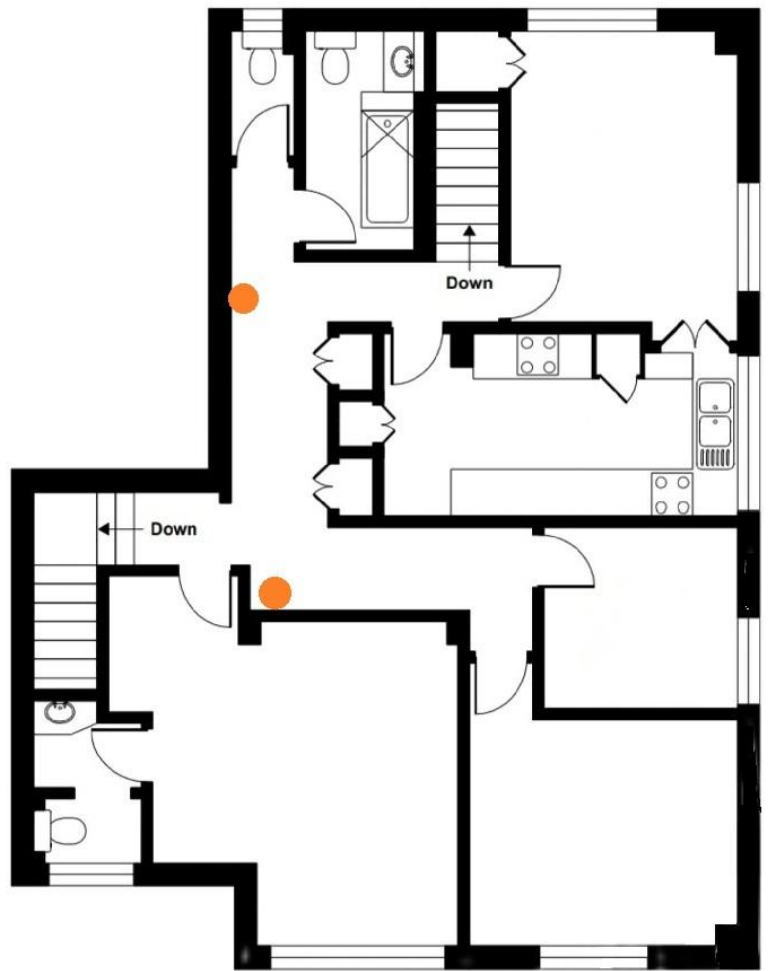
Mr Bashar Gregorian

Capacity

Date

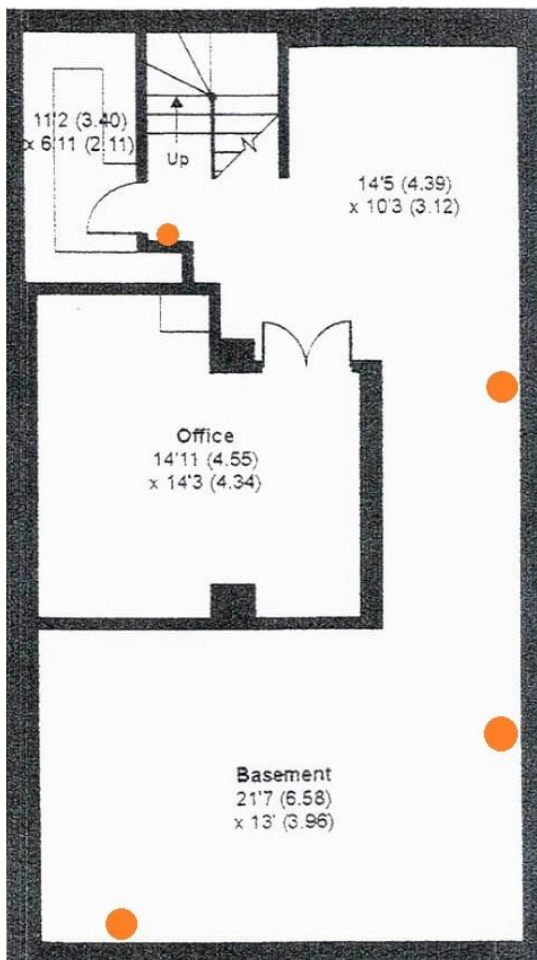
23/05/2025

● Extinguishers

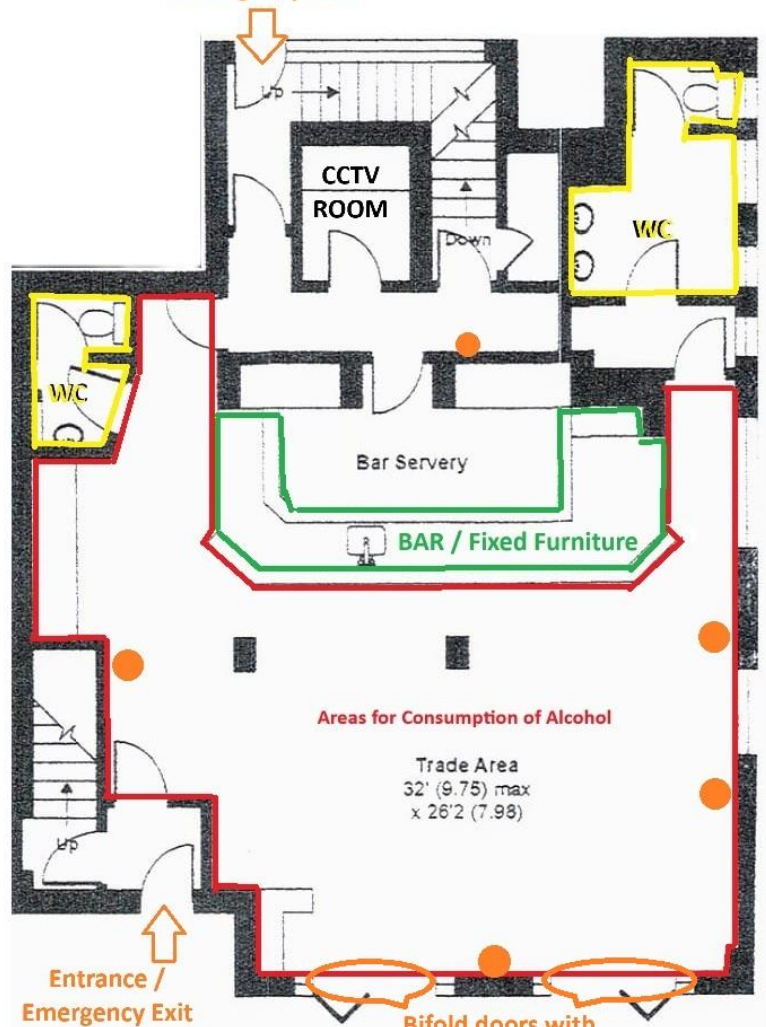


FIRST FLOOR 1052 SQFT

Emergency Exit



LOWER GROUND FLOOR 866 SQFT



GROUND FLOOR 1121 SQFT

Bifold doors with outdoor access

London Borough of Hammersmith and Fulham



LICENSING • LICENSING • LICENSING • LICENSING • LICENSING • LICENSING • LICENSING

Licensing Act 2003 Premises Licence Schedule 12 Part A, Regulation 33, 34

Premises Licence Number: 2018/00292/LAPR

Part 1 – Premises details

**Black Bull
257 King Street**

Post town: **London**

Post code: **W6 9LU**

Telephone: **020 8748 0184**

Where the licence is time limited the dates:

Not Applicable

Licensable activities authorised by the licence:

**Playing of Recorded Music - Indoors Only
Provision of Late Night Refreshment - Indoors Only
Sale of Alcohol On and Off the Premises**

The licence authorises the carrying out of the following licensable activities on the days and at the times specified below:

Playing of Recorded Music - Indoors Only

| | |
|------------------|----------------------|
| Monday | 11:00 - 00:00 |
| Tuesday | 11:00 - 00:00 |
| Wednesday | 11:00 - 00:00 |
| Thursday | 11:00 - 00:00 |
| Friday | 11:00 - 00:00 |
| Saturday | 11:00 - 00:00 |
| Sunday | 12:00 - 23:30 |

Provision of Late Night Refreshment - Indoors Only

| | |
|------------------|----------------------|
| Monday | 23:00 - 00:00 |
| Tuesday | 23:00 - 00:00 |
| Wednesday | 23:00 - 00:00 |
| Thursday | 23:00 - 00:00 |
| Friday | 23:00 - 01:00 |
| Saturday | 23:00 - 01:00 |
| Sunday | 23:00 - 23:30 |

Sale of Alcohol On and Off the Premises

| | |
|------------------|----------------------|
| Monday | 11:00 - 00:00 |
| Tuesday | 11:00 - 00:00 |
| Wednesday | 11:00 - 00:00 |
| Thursday | 11:00 - 00:00 |
| Friday | 11:00 - 01:00 |
| Saturday | 11:00 - 01:00 |
| Sunday | 12:00 - 23:30 |

Non Standard Timings and Seasonal Variations: New Years Eve, except Sunday, 11:00 until the start of permitted hours on the following day and on a Sunday 12:00 until the start of permitted hours on the following day.

The opening hours of the premises:

| | |
|------------------|----------------------|
| Monday | 11:00 - 00:30 |
| Tuesday | 11:00 - 00:30 |
| Wednesday | 11:00 - 00:30 |
| Thursday | 11:00 - 00:30 |
| Friday | 11:00 - 01:30 |
| Saturday | 11:00 - 01:30 |
| Sunday | 12:00 - 00:00 |

Where the licence authorises supplies of alcohol whether these are on and / or off supplies:

Both on and off the premises

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:

Punch Partnerships (PTL) Limited
Elsley Court
20-22 Great Titchfield Street
London
W1W 8BE

Registered number of holder, for example company number, charity number (where applicable):

03512363

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol:

Mr Eamonn Doran

Licensing Authority: **London Borough Of Hounslow**
Personal Licence Number: [REDACTED]

Annex 1 – Mandatory Conditions

1. Mandatory Condition

(1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

2. Mandatory Condition

The responsible person shall ensure that free potable water is provided on request to customers where it is reasonably available.

3. Mandatory Condition

1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

- (a) a holographic mark, or
- (b) an ultraviolet feature.

4. Mandatory Condition

The responsible person must ensure that—

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—

- (i) beer or cider: ½ pint;
- (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
- (iii) still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

5. Mandatory Condition

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1—

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula—

$$P = D + (D \times V)$$

where—

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence—

- (i) the holder of the premises licence,
- (ii) the designated premises supervisor (if any) in respect of such a licence, or
- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4.(1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

6. Mandatory Condition

(1) No supply of alcohol may be made under the premises licence-

(a) at a time when there is no designated premises supervisor in respect of the premises licence, or

(b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

(2) Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

Annex 2 – Conditions consistent with the operating Schedule

7. You must ensure that all neighbours are informed of any events in advance and any problems are addressed and rectified before the event is allowed to take place.

8. The licensee shall not permit or supply alcohol to persons who appear under age without confirming they are over that age applicable for the beverage supplied by inspecting a recognised form of photographic identification.

9. The licence restricts admittance to those below the age of 21 years. Those who are 18 years and below will be admitted if accompanied by parents.

10. The beer garden and frontage will be closed and patrons requested to come inside the main structure of the premises at 11.10pm.

11. Empty bottles and non-degradable refuse will remain in the premises at the end of trading hours and taken out to the refuse point at the start of the working day rather than at the end of trading when neighbours might be unduly disturbed.

12. Appropriate signage shall be displayed, in a prominent position, informing customers they are being recorded on CCTV.

13. CCTV covering areas inside and outside of the premises shall be installed and maintained to police recommendations with properly maintained log arrangements. All images shall be stored for a minimum of 31 days.

14. CCTV is to comply with Data Protection Act 1998 and is to be working and recording correctly when the premises are open to the public. If the CCTV is not working then the premises will comply with requests by police, including suspension of licensable activity.

15. A staff member from the premises that is conversant with the operation of the CCTV system shall be on the premises at all times that the premises are open to the public. This staff member shall be able to show police recent data footage with the minimum of delay when requested. This data or footage reproduction shall be almost instantaneous.

16. A refusals book shall be kept at the premises to record details of all refusals to sell alcohol. This book shall contain the date and time of the incident, a description of the customer, the name of the staff member who refused the sale, and the reason the sale was refused. The book shall be made available to Police and authorised Council officers on request.

17. The Designated Premises Supervisor shall regularly check the refusals book to ensure it is being consistently used by all staff.

18. A Proof of Age scheme shall operate at the premises and all staff shall be trained in its implementation. Only photographic ID such as a British driving licence or a passport shall be treated as acceptable forms of identification.

19. The Designated Premises Supervisor shall ensure that all existing staff, new staff, supervisors and managers receive an induction in the legality and procedure of alcohol sales, prior to undertaking the sale of alcohol. This training will include the contents of the premises licence; times of operation, licensable activities and all conditions. Training documents shall be signed and dated, and training records be made available to a police officer or council officer on request. The records will be retained for at least 18 months.

20. Policy and procedures will be put into place around dispersal techniques for customers and procedures for dealing with incidents that occur in or around the vicinity of the premises. These will be provided to the police upon request.

21. All staff shall be trained in how to manage a crime scene and crime scene preservation. This training shall be repeated at least once a year and written records of the training kept on the premises and made available to police and authorised council officers on request.

22. An incident log book (which may be electronic) shall be kept on the premises and made available on request to an authorised officer of the council or police which will record the following:

- o Any incidents of disorder
- o Any seizures of drugs or offensive weapons
- o Any ejections of patrons

23. Signs shall be prominently displayed at the exits from the premises and in the outside areas reminding customers that there are residents living nearby and instructing them to respect the neighbours and to leave the premises promptly and quietly.

Annex 3 – Conditions attached after a hearing by the licensing authority

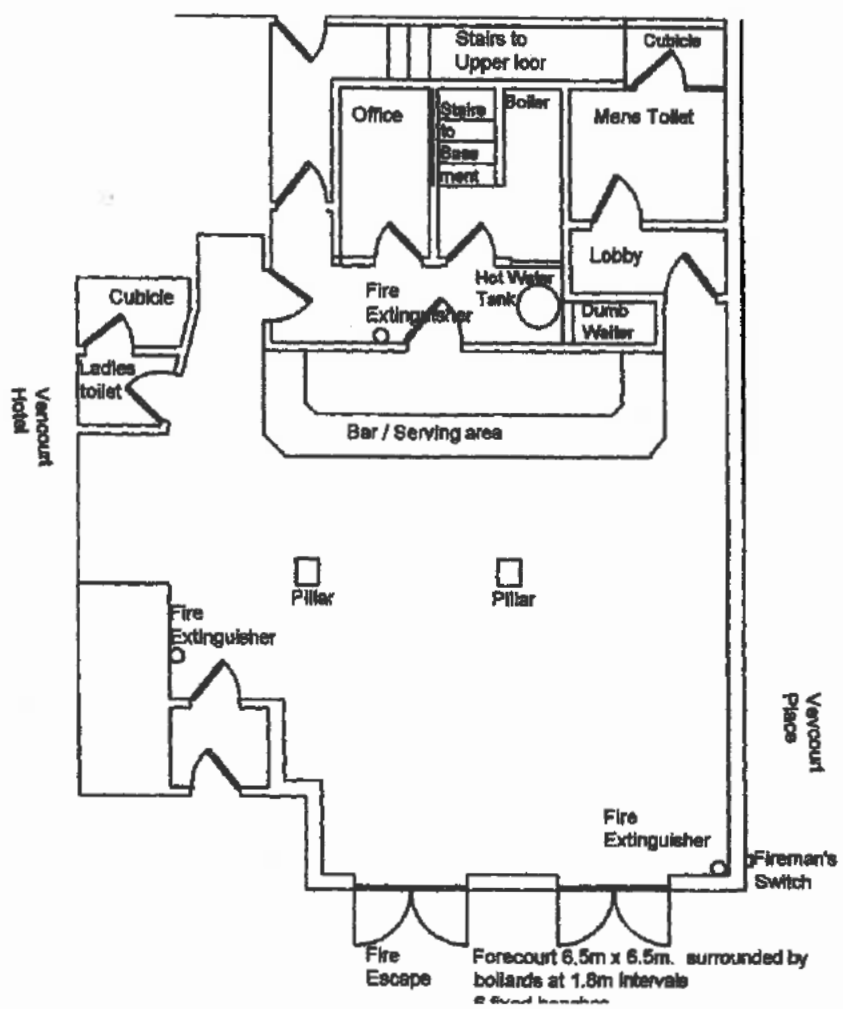
Signed:
Authorised Officer



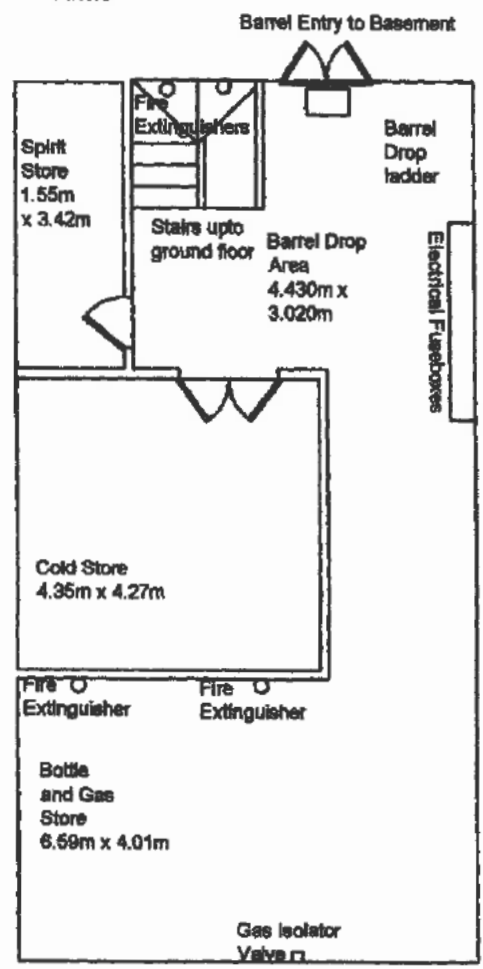
Date: 20.03.2018

May 2005 scale 1:100 Existing Layout
Ravenscourt Arms, King Street, Hammersmith, ground floor showing
proposed licenced area

Car park to rear of premises are shared with
hotel. Staff parking area 6.240m x 5.850m



Basement Area to Ravenscourt
Arms



2005/0224/
CAPET



Licensing Act 2003 Premises Licence Summary

Premises Licence Number: 2018/00292/LAPR

Premises details

**Black Bull
257 King Street**

Post town: **London**

Post code: **W6 9LU**

Telephone: **020 8748 0184**

Where the licence is time limited the dates:

Not Applicable

Licensable activities authorised by the licence:

**Playing of Recorded Music - Indoors Only
Provision of Late Night Refreshment - Indoors Only
Sale of Alcohol On and Off the Premises**

The licence authorises the carrying out of the following licensable activities on the days and at the times specified below:

Playing of Recorded Music - Indoors Only

| | |
|------------------|----------------------|
| Monday | 11:00 - 00:00 |
| Tuesday | 11:00 - 00:00 |
| Wednesday | 11:00 - 00:00 |
| Thursday | 11:00 - 00:00 |
| Friday | 11:00 - 00:00 |
| Saturday | 11:00 - 00:00 |
| Sunday | 12:00 - 23:30 |

Provision of Late Night Refreshment - Indoors Only

| | |
|------------------|----------------------|
| Monday | 23:00 - 00:00 |
| Tuesday | 23:00 - 00:00 |
| Wednesday | 23:00 - 00:00 |
| Thursday | 23:00 - 00:00 |
| Friday | 23:00 - 01:00 |
| Saturday | 23:00 - 01:00 |
| Sunday | 23:00 - 23:30 |

Sale of Alcohol On and Off the Premises

| | |
|------------------|----------------------|
| Monday | 11:00 - 00:00 |
| Tuesday | 11:00 - 00:00 |
| Wednesday | 11:00 - 00:00 |
| Thursday | 11:00 - 00:00 |
| Friday | 11:00 - 01:00 |
| Saturday | 11:00 - 01:00 |
| Sunday | 12:00 - 23:30 |

Non Standard Timings and Seasonal Variations: New Years Eve, except Sunday, 11:00 until the start of permitted hours on the following day and on a Sunday 12:00 until the start of permitted hours on the following day.

The opening hours of the premises:

| | |
|------------------|----------------------|
| Monday | 11:00 - 00:30 |
| Tuesday | 11:00 - 00:30 |
| Wednesday | 11:00 - 00:30 |
| Thursday | 11:00 - 00:30 |
| Friday | 11:00 - 01:30 |
| Saturday | 11:00 - 01:30 |
| Sunday | 12:00 - 00:00 |

Where the licence authorises supplies of alcohol whether these are on and / or off supplies:

Both on and off the premises

Name, (registered) address, of holder of premises licence:

**Punch Partnerships (PTL) Limited
Elsley Court
20-22 Great Titchfield Street
London
W1W 8BE**

Registered number of holder, for example company number, charity number (where applicable):

03512363

Name of designated premises supervisor where the premises licence authorises the supply of alcohol:

Mr Eamonn Doran

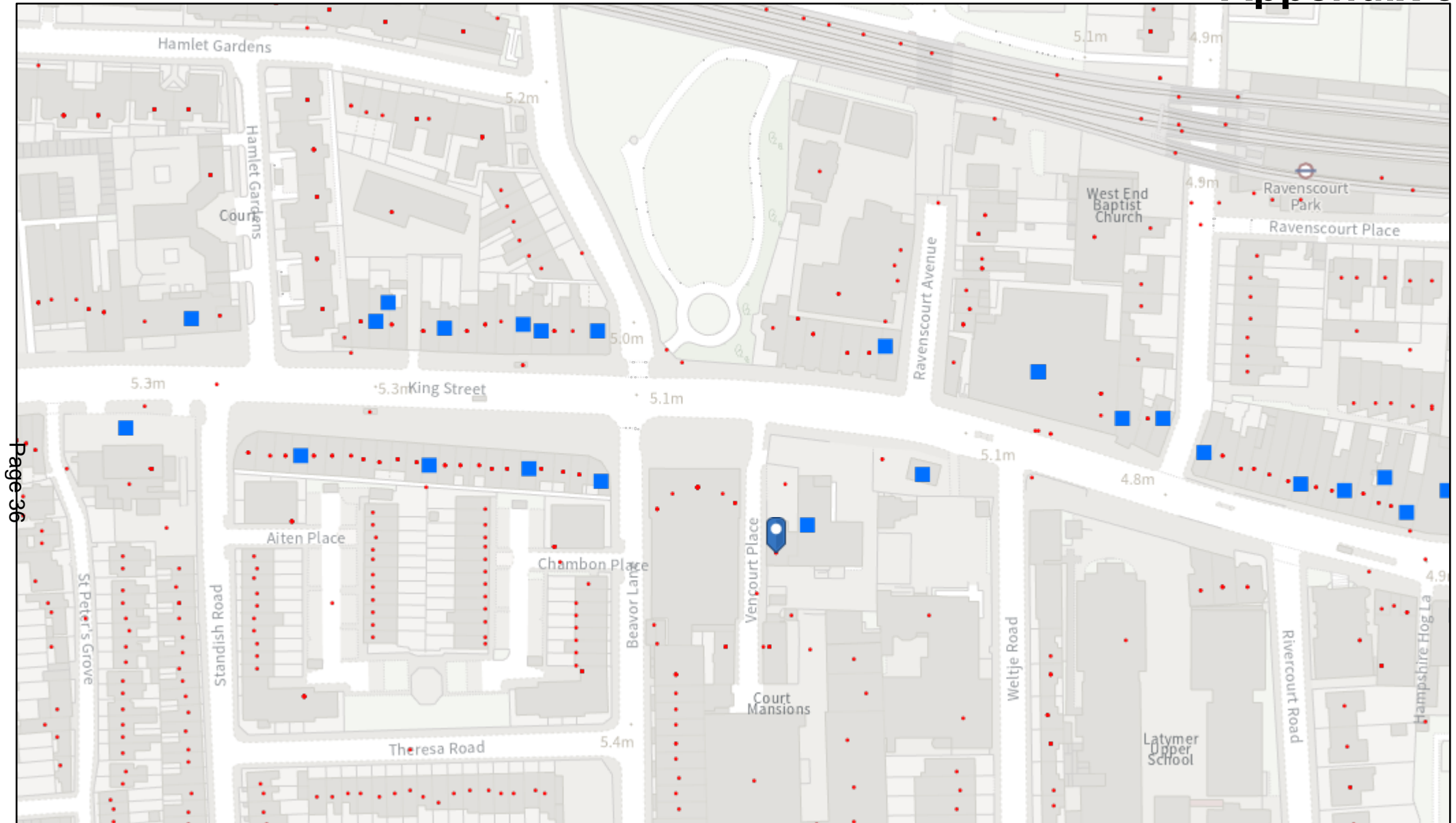
State whether access to the premises by children is restricted or prohibited:

No Restrictions

Signed:
Authorised Officer



Date: 20.03.2018

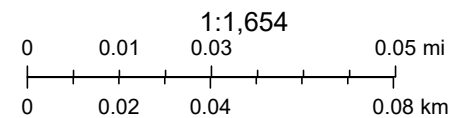


19/08/2025, 10:34:12

■ Licensing Points

Property Gazetteer

● Within Borough



| REFERENCE | TRADING AS | ADDRESS | ACTIVITY | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Sunday | |
|-----------------|-------------------------|-------------------------------------|---|---------------------|---------|-----------|---------------------|---------------------|----------|---------------------|---------------------|
| 2024/01598/LAPR | Parks Kitchen | 210 King Street London W6 0RA | Playing of Recorded Music | 11:00:00 - 00:00:00 | | | | | | | |
| | | | Late Night Refreshment | 23:00:00 - 00:00:00 | | | | | | | |
| | | | Sale of Alcohol On and Off the Premises | 11:00:00 - 00:00:00 | | | | | | | |
| 2024/01665/LAPR | Kings Convenience Store | 230 King Street London W6 0RA | Sale of Alcohol Off the Premises | 08:00:00 - 23:00:00 | | | | | | | 10:00:00 - 22:30:00 |
| 2022/01673/LAPR | Tusk Cafe | 232 King Street London W6 0RF | Sale of Alcohol On the Premises | 12:00:00 - 21:30:00 | | | | | | | |
| 2025/00986/LAPR | Indian Zing | 236 King Street London W6 0RF | Sale of Alcohol On and Off the Premises | 10:00:00 - 23:00:00 | | | | | | | 12:00:00 - 22:30:00 |
| 2021/01001/LAPR | Base Face Pizza | 300 King Street London W6 0RR | Sale of Alcohol On and Off the Premises | 12:00:00 - 22:00:00 | | | | 12:00:00 - 22:30:00 | | 12:00:00 - 22:00:00 | |
| 2022/01330/LAPR | Saffron Supermarket | 248 King Street London W6 0SP | Sale of Alcohol Off the Premises | 08:00:00 - 23:00:00 | | | | | | | |
| 2024/00373/LAPR | | 268 King Street London W6 0SP | Playing of Recorded Music | 10:00:00 - 00:00:00 | | | | | | | 12:00:00 - 23:30:00 |
| | | | Late Night Refreshment | | | | 23:00:00 - 00:00:00 | | | | |

| | | | | | | | |
|-----------------|-------------------------------------|-------------------------------------|---|---------------------|---------------------|---------------------|---------------------|
| | | | Sale of Alcohol Off the Premises | 13:00:00 - 23:00:00 | | 12:00:00 - 23:00:00 | 12:00:00 - 22:00:00 |
| | | | Sale of Alcohol On the Premises | 10:00:00 - 00:00:00 | | 11:00:00 - 00:00:00 | 12:00:00 - 23:30:00 |
| 2019/01883/LAPR | Lowiczanka Restaurant - First Floor | 238 - 246 King Street London W6 0RF | Performance of Live Music | 10:00:00 - 23:00:00 | 10:00:00 - 00:00:00 | 10:00:00 - 01:00:00 | 10:00:00 - 23:00:00 |
| | | | Playing of Recorded Music | 10:00:00 - 23:00:00 | 10:00:00 - 00:00:00 | 10:00:00 - 01:00:00 | 10:00:00 - 23:00:00 |
| | | | Performance of a Play | 10:00:00 - 00:00:00 | | 10:00:00 - 01:30:00 | 10:00:00 - 00:00:00 |
| | | | Late Night Refreshment | 23:00:00 - 23:30:00 | 23:00:00 - 00:30:00 | 23:00:00 - 01:30:00 | 23:00:00 - 23:30:00 |
| | | | Regulated Entertainment for Private Use | 00:00:00 - 00:00:00 | | | |
| | | | Sale of Alcohol On the Premises | 10:00:00 - 23:00:00 | 10:00:00 - 00:00:00 | 10:00:00 - 01:00:00 | 10:00:00 - 23:00:00 |
| 2017/01743/LAPR | Cashew Tree | 202 King Street London W6 0RA | Late Night Refreshment | 23:00:00 - 00:00:00 | | | |
| | | | Sale of Alcohol On the Premises | 10:00:00 - 22:00:00 | | | |
| 2024/02118/LAPR | Pho District | 216 King Street London W6 0RA | Sale of Alcohol On the Premises | 12:00:00 - 23:00:00 | | | 12:00:00 - 22:00:00 |
| 2016/00787/LAPR | WP Fish X Chips | 262 King Street London W6 0SP | Sale of Alcohol On the Premises | 11:00:00 - 23:00:00 | | | |
| 2013/00144/LAPR | Pizza Hut Delivery | 284 - 286 King Street | Late Night Refreshment | 23:00:00 - 00:30:00 | | | |

| | | | | | | |
|-----------------|--------------------------|-----------------------------------|---|---------------------|---------------------|---------------------|
| | | London W6 0SP | | | | |
| 2021/00819/LAPR | Drink Eat Ltd | 198 King Street London W6 0RA | Sale of Alcohol On and Off the Premises | 09:00:00 - 23:00:00 | | |
| 2011/00740/LAPR | Potli Restaurant | 319-321 King Street London W6 9NH | Exhibition of a Film | 12:00:00 - 00:00:00 | 12:00:00 - 01:00:00 | 12:00:00 - 23:30:00 |
| | | | Performance of Live Music | 12:00:00 - 00:00:00 | 12:00:00 - 01:00:00 | 12:00:00 - 23:30:00 |
| | | | Late Night Refreshment | 23:00:00 - 00:00:00 | 23:00:00 - 01:00:00 | |
| | | | Sale of Alcohol On and Off the Premises | 10:00:00 - 00:00:00 | 10:00:00 - 01:00:00 | 10:00:00 - 23:30:00 |
| 2013/00007/LAPR | Shilpa Indian Restaurant | 206 King Street London W6 0RA | Sale of Alcohol On the Premises | 10:00:00 - 00:00:00 | 11:00:00 - 00:00:00 | 12:00:00 - 23:30:00 |
| 2024/01941/LAPR | Premier Inn Hammersmith | 255 King Street London W6 9LU | Playing of Recorded Music | 00:00:00 - 00:00:00 | | |
| | | | Late Night Refreshment | 23:00:00 - 00:30:00 | | 23:00:00 - 00:00:00 |
| | | | Regulated Entertainment for Private Use | 00:00:00 - 00:00:00 | | |
| | | | Sale of Alcohol On the Premises | 10:00:00 - 00:00:00 | 11:00:00 - 00:00:00 | 12:00:00 - 23:30:00 |
| 2022/00277/LAPR | Flame & Fire | 303 - 305 King Street | Playing of Recorded Music | 11:00:00 - 00:00:00 | 11:00:00 - 01:00:00 | 11:00:00 - 00:00:00 |

| | | | | | | |
|-----------------|-----------------------|---|---|---------------------|---------------------|---------------------|
| | | London W6 9NH | Sale of Alcohol On the Premises | 11:00:00 - 23:00:00 | 11:00:00 - 00:00:00 | 11:00:00 - 23:00:00 |
| 2023/01804/LAPR | Go Mezza | 286 King Street London W6 0SP | Late Night Refreshment | | 00:00:00 - 01:00:00 | 00:00:00 - 01:00:00 |
| 2024/01607/LAPR | Oriental King | Ground Floor Front And Basement 278 King Street London W6 0SP | Playing of Recorded Music | 10:00:00 - 00:00:00 | | 12:00:00 - 23:30:00 |
| | | | Sale of Alcohol On and Off the Premises | 10:00:00 - 00:00:00 | | 11:00:00 - 00:00:00 |
| 2005/05662/LAPR | Thaismile Supermarket | 283 - 287 King Street London W6 9NH | Sale of Alcohol Off the Premises | 08:00:00 - 22:00:00 | | |
| 2023/01667/LAPR | | 291 - 293 King Street London W6 9NH | Playing of Recorded Music | | 11:00:00 - 23:30:00 | |
| | | | Late Night Refreshment | | 23:00:00 - 23:30:00 | |
| | | | Sale of Alcohol On the Premises | 11:00:00 - 23:00:00 | 11:00:00 - 23:30:00 | 11:00:00 - 23:00:00 |
| 2021/00067/LAPR | Tesco Express | 327 - 343 King Street London W6 9NH | Sale of Alcohol Off the Premises | 07:00:00 - 23:00:00 | | |
| 2008/00547/LAPR | Lounge And Restaurant | 270 - 272 King Street London W6 0SP | Playing of Recorded Music | 07:00:00 - 01:00:00 | | |
| | | | Late Night Refreshment | 23:00:00 - 01:00:00 | | |

| | | | | | |
|--|--|--|---------------------------------------|---------------------|---------------------|
| | | | Sale of Alcohol On the Premises | 11:30:00 - 00:00:00 | 11:30:00 - 01:00:00 |
|--|--|--|---------------------------------------|---------------------|---------------------|

From: Charlotte.Bennett@met.police.uk <Charlotte.Bennett@met.police.uk>
Sent: 29 July 2025 12:05
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Cc: piers.warne@tlt.com; [REDACTED]
Daniel.Evans2@met.police.uk; AWMailbox-LicensingFH@met.police.uk
Subject: New Premises Licence Application – RE: New Premises Licence Application - Black Bull, 257 King Street, W6 9LU - 2025/00798/LAPR

Dear Licensing,

RE: New Premises Licence Application - Black Bull, 257 King Street, W6 9LU - 2025/00798/LAPR

Please see the document attached from the applicants legal representative.

These are conditions agreed with the applicant in relation to the above new premises licence application.

The conditions have ben tweaked by the applicant and we have no objections to these and would therefore like to withdraw out current representation.

Please let me know if you wish to have any further discussions around this.

Kind Regards,
Charlotte

PC Charlotte Bennett 3234AW | Hammersmith and Fulham | Police Licensing | Metropolitan Police

Email: Charlotte.Bennett@met.police.uk

FH Licensing Mailbox: AWMailbox-LicensingFH@met.police.uk

Licensing Team Mailbox: AWMailbox.Licensing@met.police.uk



**METROPOLITAN
POLICE**



[Click here for Drink Spike Prevention and Ask for Angela materials](#)

[Click here for drink spiking advice](#)

Black Bull, 257 King Street, W6 9LU

PROPOSED AMENDED APPLICATION

Amended Hours and activities

Licensable activities sought

The Playing of Recorded Music - Indoors Only

Monday to Thursday between 11:00 to 23:00

Friday and Saturday between 11:00 and 00:00

Sunday between 12:00 to 23:00

The Provision of Late-Night Refreshment - Indoors Only

Monday to Saturday between 23:00 to 00:00

Sunday between 23:00 to 23:30

The Sale of Alcohol - Both on and off the Premises

Monday to Saturday between 11:00 to 00:00

Sunday between 12:00 to 23:30

Proposed Opening Hours

Monday to Saturday between 11:00 to 00:30

Sunday between 12:00 to 00:00

Conditions

Proposed in the operating schedule (not amended- except to clarify meaning and ensure they remain enforceable)

1. Any incidents relating to the prevention of crime and/ or disorder licensing objective occurring on the premises will be reported to the Police.
2. Appropriate fire safety procedures are in place including fire extinguishers (foam, H2O and CO2), fire blanket, internally illuminated fire exit signs, smoke detectors and emergency lighting (see enclosed plan for details of locations) will be fitted and maintained. All appliances will be inspected annually.
3. All emergency exits shall be kept free from obstruction at all times.
4. At the end of trading, the DPS or manager will take measures to ensure that where necessary, customers leaving the premises are asked to leave quietly.
5. Clear and legible notices will be prominently displayed to remind customers to leave quietly and have regard for neighbours.

Conditions amended from the original operating schedule

To replace the CCTV condition listed on the operating schedule;

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

To replace the staff training condition listed in the operating schedule;

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

To replace the incident log condition in the operating schedule;

8. A daily incident log shall be kept at the Premises and made available on request to an authorised officer of the Council or the Police or the Fire Service which shall record the following:
 - (a) all crimes reported to the venue
 - (b) all ejection of patrons
 - (c) any complaints received
 - (d) any incidents of disorder
 - (e) seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service

To replace the age verification condition in the operating schedule;

9. The premises shall operate a 'Challenge 25' age-restricted sales policy and promote it through the prominent display of posters.

10. The licence holder shall put arrangements in place to ensure that before serving alcohol or other age-restricted goods to customers they believe to be less than 25 years of age, staff ask to see accredited proof of age: that is, proof of age cards carrying the 'PASS' logo (and no others), a Passport, a UK Driving Licence bearing the photograph and date of birth of the customer or any other form of ID approved by the Home Office for the purposes of age verification for sales of alcohol.

New conditions

11. The DPS shall draw up and implement a policy to ensure the welfare and safeguarding of vulnerable patrons on the premises. Staff shall be able to support and assist people who feel unsafe, vulnerable or threatened. Should customers approach the venue for assistance, these incidents shall be recorded in the incident log. This policy shall be made available to police or authorised officers of the Licensing Authority upon request.

12. The need for SIA door staff shall be risk assessed by the DPS and a written record of the risk assessment kept at the premises. Where the risk assessment identified the need for door supervisors, they shall be employed in the numbers and for the times identified. The risk assessment shall be retained for a period of 12 months and be available for inspection upon the request of a Police Officer and officer of the council.

From: Charlotte.Bennett@met.police.uk <Charlotte.Bennett@met.police.uk>
Sent: 11 July 2025 16:41
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Cc: Nicole.Sondh@met.police.uk
Subject: New Premises Licence Application - Black Bull, 257 King Street, W6 9LU - 2025/00798/LAPR

Dear Licensing,

RE: New Premises Licence Application - Black Bull, 257 King Street, W6 9LU - 2025/00798/LAPR

The Metropolitan Police are objecting to the above premises licence application pending agreement to proposed conditions. During the consultation period the police visited the premises and spoke with the applicant in relation to their business and operational plans. Following this meeting the police proposed amendments to conditions proposed by the applicant in the operating schedule and further conditions in support of the licensing objectives in the prevention of crime and disorder and in the protection of children from harm, to this date the conditions have not been further discussed or agreed with the applicant.

Kind Regards,
Charlotte

PC Charlotte Bennett 3234AW
Hammersmith and Fulham Police Licensing Unit
Address: Hammersmith and Fulham Police Station, 226 Shepherds Bush Road,
London, W6 7NX

From: N&N ASO: H&F <NN.ASO@lbhf.gov.uk>
Sent: 19 June 2025 22:27
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: RE: Licensing Act 2003 - Reference: 2025/00798/LAPR

Dear Licensing,

I have reviewed this application and due to the premises being located in a cul-de-sac, adjacent to a large block of residential flats on Vencourt Place, I object to the proposed activities lined out below and make the highlighted suggestions.

Licensable activities sought

The Playing of Recorded Music - Indoors Only

Mondays to Saturdays between 11:00 to 00:00 – I suggest 11:00 to 23:00

Sundays between 12:00 to 23:30 – I suggest 12:00 to 23:00

The Provision of Late-Night Refreshment - Indoors Only

Mondays to Thursdays between 23:00 to 00:00

Fridays and Saturdays between 23:00 to 01:00 – I suggest 23:00 to 00:00

Sundays between 23:00 to 23:30

The Sale of Alcohol - Both On and Off the Premises

Mondays to Thursdays between 11:00 to 00:00

Fridays and Saturdays between 11:00 to 01:00 – I suggest 11:00 to 00:00

Sundays between 12:00 to 23:30

Proposed Opening Hours

Mondays to Thursdays between 11:00 to 00:30

Fridays and Saturdays between 11:00 to 01:30 – I suggest 11:00 to 00:30

Sundays between 12:00 to 00:00

Kind regards,

Adam Swift
Environmental protection nuisance investigator
Place Department
Hammersmith & Fulham Council
Landline: 0208 753 1081
Email: noise@lbhf.gov.uk

Appendix 6

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 14 August 2025 17:02

To: Piers Warne <piers.warne@tlt.com>; Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>

Subject: FW: Black Bull: Notification of raising an objection on the grounds of Public Safety.

Dear Piers,

Thank you for your email. I will be on annual leave tomorrow and will unfortunately not be able to arrange a call tomorrow.

I take on board your comments about the request for documents below being governed by existing statutory provisions and duplication of legislation under the S182 Guidance. The requested documents is not to duplicate requirements of other primary legislation, but to ensure the baseline safety measures are in place, which forms a public safety assessment of how the business is managed to safeguard the public. Where these are not available Officers can seek compliance under other legislation. However, where missing or reluctance to provide in reasonable time, demonstrates the level of confidence in managing a safe premises and will form the basis of public safety representation.

As per my repeated requests for confirmation of safety compliance and management of Public Safety, with reference now made to emails dated, 21 July 2025, 16 July 2025, 14 July 2025, 08 July 2025, 30 June 2025 and 26 June 2025 respectively, your client is yet to provide his safety compliance evidence. Whilst I note the willingness to ensure that legal compliance is met, your client is yet to build up a public safety compliance history for this business, notwithstanding that the premises has been in a vacant and dilapidated state for a significant period. The information being requested is to assess with some degree of confidence, your client's commitment / intention for public safety or whether to submit public safety representation.

As mentioned previously, I would propose for a site visit to be carried out ONLY once you are able to provide the necessary statutory compliance documentation, including Fixed Electrical Wiring, gas safety, Fire Risk Assessment, etc. This will greatly assist with the review of Public Safety measures in relation to this application.

Until the requested information is provided as per my previous emails, I am not able to review public safety measures as these appear to not currently exist, just your client's intentions. It is on this basis that the objection has been raised on the grounds of Public Safety to the premises being granted a Premises License in its current state.

I hope this clarifies the situation.

Shaafiek Christian

Environmental Health Practitioner

Public Protection and Regulatory Services

Place Department
Hammersmith & Fulham Council
07551680516
Shaafiek.christian@lbhf.gov.uk
www.lbhf.gov.uk/business

From: Piers Warne <Piers.Warne@TLT.com>
Sent: 14 August 2025 10:37
To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>
Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Black Bull: Notification of raising an objection on the grounds of Public Safety.

Dear Christian

Further to my email of 21 July (below) and chasing on 25 July, I was hoping that we could pick this up in advance of the hearing of this application in September. Are you available to discuss please- tomorrow for preference?

Kind regards

Piers

Piers Warne
Legal Director
for TLT LLP
D: +44 (0) 333 00 60692
M: +44 (0) 7585 961 459
F: +44 (0) 333 00 61492
www.tlt.com

From: Piers Warne
Sent: 25 July 2025 13:22
To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>
Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: RE: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Dear Christian

I am off today, but wanted to see if we could pick this up early Monday? Are you available then?

Kind regards

Piers

Piers Warne
Legal Director
for TLT LLP
D: +44 (0) 333 00 60692
M: +44 (0) 7585 961 459
F: +44 (0) 333 00 61492

www.tlt.com

With England having reached the semi-final of the UEFA WOMEN'S EUROPEAN FOOTBALL CHAMPIONSHIP, premises in England and Wales, licensed for consumption on the premises, automatically benefit from extended licensing hours for an additional two hours from 11pm on the 22 July, through to 1am on Wednesday 23 July,.

Should England progress to the Final, on Sunday 27 July 2025, licensing hours will be extended from 11pm through to 1am on Monday 28 July

A copy of the order can be found [here](#)

From: Piers Warne
Sent: 21 July 2025 17:09
To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>
Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: RE: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Dear Christian

Many thanks for your email. I note that as a matter of law, the information you are seeking is dealt with under separate legislation rather than being specific licensing matters. Therefore, could we please agree that they should be dealt with outside of the premises licence application process?

1. Please provide a copy of your Fire Risk Assessment as I would like to make sure fire safety arrangements are adequate and that you have all necessary measures in place to prevent fire and evacuate people safely if fire does occur. Regulatory Reform (Fire Safety) Order 2005
2. Disabled access and evacuation – what is your policy regarding admittance for disabled customers? How are you going to assure their safety at the premises? Equality Act 2010
3. Please confirm and provide evidence that checks on equipment are carried out at specified intervals, e.g., gas safety checks and Portable Appliance Testing. The Gas Safety (Installation and Use) Regulations 1998, Health and Safety at Work Act 1974 etc...
4. Please confirm and provide evidence that standards are maintained, e.g., Fixed electrical installations to comply with British Standards and carried out in the required timescales. Electricity at Work Regulations 1989

5. Please confirm that Health and Safety risk assessments, accident reporting procedures and staff training protocols are in place. The Health and Safety at Work etc. Act 1974

As you are aware, my client is seeking to obtain a replacement premises licence due to the lapse of the previous one. They will then be seeking a tenant to take on the premises and the licence. Prior to opening it will be for that party (or if the applicants decided to operate the pub themselves- the applicants) to comply with all the health and safety requirements above. Failure to do so would of course represent offences under the various legal regimes regulating these matters and would be properly enforced under that legislation as opposed to the Licensing Act 2003.

This is not to say that these matters should not be taken seriously, of course, and my client is committed to working with you on this. It is more that we are required to ensure that matters are dealt with under the correct legislative regimes.

Happy to have a call to discuss.

Kind regards

Piers

Piers Warne
Legal Director
for TLT LLP

D: +44 (0) 333 00 60692

M: +44 (0) 7585 961 459

F: +44 (0) 333 00 61492

www.tlt.com

With England having reached the semi-final of the UEFA WOMEN'S EUROPEAN FOOTBALL CHAMPIONSHIP, premises in England and Wales, licensed for consumption on the premises, automatically benefit from extended licensing hours for an additional two hours from 11pm on the 22 July, through to 1am on Wednesday 23 July,.

Should England progress to the Final, on Sunday 27 July 2025, licensing hours will be extended from 11pm through to 1am on Monday 28 July

A copy of the order can be found [here](#)

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 21 July 2025 14:51

To: Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>; Piers Warne <Piers.Warne@TLT.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>

Subject: FW: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Good afternoon Gaston and Bashaar,

Thank you for your email and voicemail left this afternoon. Further to my email dated 16 July 2025, it is pertinent now for you to put in writing how the licensee intends on meeting the required Public Safety measures, including confirmation of how statutory compliance will be managed.

Due to diary clashes I am unable to accommodate for a site visit at this stage and would propose for a site visit to be carried out only once you are able to provide the necessary statutory compliance documentation, including Fixed Electrical Wiring, gas safety, Fire Risk Assessment, etc. This will greatly assist with the review of Public Safety measures in relation to this application.

Thank you in advance of your cooperation in relation to the matters raised.

Shaafiek Christian

Environmental Health Practitioner
Public Protection and Regulatory Services
Place Department
Hammersmith & Fulham Council
07551680516
Shaafiek.christian@lbhf.gov.uk
www.lbhf.gov.uk/business

Hammersmith & Fulham – Environmental Health and Public Protection Customer Satisfaction Survey

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 21 July 2025 14:51

To: Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>; Piers Warne <piers.warne@tlt.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>

Subject: FW: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Good afternoon Gaston and Bashaar,

Thank you for your email and voicemail left this afternoon. Further to my email dated 16 July 2025, it is pertinent now for you to put in writing how the licensee intends on meeting the required Public Safety measures, including confirmation of how statutory compliance will be managed.

Due to diary clashes I am unable to accommodate for a site visit at this stage and would propose for a site visit to be carried out only once you are able to provide the necessary statutory compliance documentation, including Fixed Electrical Wiring, gas safety, Fire Risk Assessment, etc. This will greatly assist with the review of Public Safety measures in relation to this application.

Thank you in advance of your cooperation in relation to the matters raised.

Shaafiek Christian

Environmental Health Practitioner
Public Protection and Regulatory Services
Place Department
Hammersmith & Fulham Council
07551680516
Shaafiek.christian@lbhf.gov.uk
www.lbhf.gov.uk/business

From: Gastón Baldoncini <gasaribal@hotmail.com>

Sent: 17 July 2025 11:20

To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Cc: Piers.Warne@tlt.com; bash325i@hotmail.com; Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>

Subject: Re: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Dear Shaafiek,

Thank you for your email. Mr. Bashar forwarded it to me as I was not included in the original recipients.

The pub is fully prepared for your visit. We are not undergoing a full refurbishment; however, we have protected the floor and bar areas and applied a fresh coat of paint.

Please let us know a convenient date and time next week for your inspection. We look forward to welcoming you.

Kind regards,
Gaston Baldoncini

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 16 July 2025 11:50

To: Piers Warne <piers.warne@tlt.com>; bash g <bash325i@hotmail.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>; FSR-AdminSupport <FSR-AdminSupport@london-fire.gov.uk>

Subject: FW: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Good afternoon Piers and Gaston,

Thank you for your email. From my recent communication with Matt Tucker, it is noted that the premises is currently a building site with refurbishment works currently underway. In the interest of time and transparency, it would be much appreciated if you could please provide me with timeline/schedule for when the various phases of the building work/refurbishment and fit out will be completed.

Once the premises is closer to a state of readiness, I would propose for a site visit to be carried out. At this stage, all the necessary statutory compliance documentation should be available, including Fixed Electrical Wiring, gas safety, Fire Risk Assessment, etc. This will greatly assist with the review of Public Safety measures in relation to this application.

I look forward to hearing from you.

Thanking you in advance.

Shaafiek Christian

Environmental Health Practitioner
Public Protection and Regulatory Services
Place Department
Hammersmith & Fulham Council
07551680516
Shaafiek.christian@lbhf.gov.uk
www.lbhf.gov.uk/business

From: Gastón Baldoncini <gasaribal@hotmail.com>

Sent: 14 July 2025 11:32

To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>; Piers Warne <piers.warne@tlt.com>; bash g <bash325i@hotmail.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>

Subject: Re: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Dear Christian Shaafiek,

Thank you for your email. Following your proposal, we are available for the premises inspection as early as tomorrow if your schedule permits.

We suggest the following times:

Tuesday, 15 July, at 12:00

Wednesday, 16 July, at 14:00

Thursday, 17 July, at 13:00

Please let me know which time is most convenient for you.

Kind regards,

Gaston Baldoncini

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 14 July 2025 09:43

To: Piers Warne <piers.warne@tlt.com>; Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>

Subject: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Good morning Piers Warne,

Thank you for your email. All comments have been noted. As very limited information has been provided as to how the Licensee intends to adhere to Public Safety objectives and getting the premises into a state of readiness (as premises has been in a state of dilapidation and unoccupied for a significant period of time), I will be raising an objection on the grounds of Public Safety to the premises being granted a Premises License in its current state. As previously discussed, the last date for raising an objection is 14 July 2025.

I would propose to arrange an inspection once the premises is ready for trading and after the key statutory requirements have been met, including Fixed Electrical Wiring, Fire Risk Assessment and training of staff.

I will agree and raise with the licensing team that a condition be added to the licence that the premises cannot trade until the points discussed in email dated, 26 June 2025, 30th June 2025 and 10 July 2025, respectively, have been inspected onsite and the premises are deemed safe to trade in respect of public safety.

It would be much appreciated if you could prioritise and liaise with myself, a suitable date and time for this visit to take place. I look forward to receiving your response.

Sincerely.

Shaafiek Christian

Environmental Health Practitioner
Public Protection and Regulatory Services
Place Department
Hammersmith & Fulham Council
07551680516

Shaafiek.christian@lbhf.gov.uk
www.lbhf.gov.uk/business

Hammersmith & Fulham – Environmental Health and Public Protection Customer Satisfaction Survey



From: Piers Warne <Piers.Warne@TLT.com>

Sent: 11 July 2025 11:28

To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Koosyal Shriya: H&F <Shriya.Koosyal@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>; Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>

Subject: RE: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Dear Christian

Many thanks for your email. I am instructed in this matter and am in the process of compiling all comments from responsible authorities to ensure that we can provide one document picking up on all the proposed amendments to the application.

I will then circulate this for discussion and, hopefully, agreement in good time.

I am waiting to see all the representations in this matter, as there may also be other comments that need to be taken into account.

I will come back to all parties shortly.

Kind regards

Piers

Piers Warne
Legal Director
for TLT LLP

D: +44 (0) 333 00 60692

M: +44 (0) 7585 961 459

F: +44 (0) 333 00 61492

www.tlt.com

The British and Irish Lions Tour of Australia starts on the 28 June and ends on the 2 August, with 9 games including the three test matches against the Wallabies on the 19 July, 26 July and 2 August.

All games kick off at **11.00am**. A link to the fixture list can be found [here](#)

If you need to extend your opening hours in the early part of the day to accommodate these games and require a TEN then please contact a member of the Licensing Team.

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 10 July 2025 12:10

To: Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>; Piers Warne <Piers.Warne@TLT.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>

Subject: FW: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Good afternoon Gaston and Piers,

Thank you for your email. In the interest of time, please ensure that the key information previously requested is provided by close of play today. This will greatly assist and enable the necessary review of Public Safety Objectives for the Premises License Application to be carried out.

As previously discussed, in the event where the applicant is unable to demonstrate that the necessary Public Safety measures will be met, it may be suggested that the Applicant volunteers/agrees to further conditions in the event of a licence being granted. However, if no agreement can be reached, ultimately, that could lead to formal objections being made and outstanding matters being resolved at Licensing Sub-Committee.

I look forward to hearing from you. Thanking you in advance of your cooperation.

Sincerely.

Shaafiek Christian

Environmental Health Practitioner
Public Protection and Regulatory Services
Place Department
Hammersmith & Fulham Council
07551680516

Shaafiek.christian@lbhf.gov.uk

www.lbhf.gov.uk/business

Hammersmith & Fulham – Environmental Health and Public Protection Customer Satisfaction Survey



From: Gastón Baldoncini <gasaribal@hotmail.com>

Sent: 09 July 2025 12:14

To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Subject: Re: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Dear Mr. Shaafiek Christian,

Thank you for your email and for granting an extension until the 10th of July, we have appointed a solicitor specialized in licensing, Mr. Piers Warne, to assist us in addressing the points raised in your email and with everything related with the licence.

He will be in contact with the police and all the authorities involved.

Please, have his details for further consultations.

Mr Piers Warne

mob: 0758 596 1459

e-mail: piers.warne@tlt.com

Thank you for your cooperation, and please let me know if you need any further detail.

Kind regards,

Gaston Baldoncini

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 08 July 2025 12:59

To: Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>

Subject: FW: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Good afternoon Gaston,

Thank you for your email. I have returned back from annual leave today, so only saw your email now. Unfortunately, I was not able to attend today's onsite meeting.

As requested, an extension will be granted to provide your response by end of 10 July. As discussed in my previous email, please provide confirmation/clarification on the key points:

1. **Please provide a copy of your Fire Risk Assessment as I would like to make sure fire safety arrangements are adequate and that you have all necessary measures in place to prevent fire and evacuate people safely if fire does occur.**
2. **Disabled access and evacuation – what is your policy regarding admittance for disabled customers? How are you going to assure their safety at the premises?**
3. **Please confirm and provide evidence that checks on equipment are carried out at specified intervals, e.g., gas safety checks and Portable Appliance Testing.**
4. **Please confirm and provide evidence that standards are maintained, e.g., Fixed electrical installations to comply with British Standards and carried out in the required timescales.**
5. **Please confirm that Health and Safety risk assessments, accident reporting procedures and staff training protocols are in place.**

From my earlier conversation with Matt Tucker today, it is noted that a productive meeting was held with Licensing, Licensing Police, and yourselves in last week, where the importance of meeting all Licensing Objectives (including Public Safety Measures) was also discussed. If not already done so, I will advise you to also have dialog with London Fire Brigade regarding matters pertaining to Fire Safety. I have copied in Fire Officer, Daniel Offei into this email.

Thanking you in advance of your cooperation.

Shaafiek Christian

Environmental Health Practitioner
Public Protection and Regulatory Services
Place Department
Hammersmith & Fulham Council
07551680516

Shaafiek.christian@lbhf.gov.uk

www.lbhf.gov.uk/business

Hammersmith & Fulham – Environmental Health and Public Protection Customer Satisfaction Survey



From: Gastón Baldoncini <gasaribal@hotmail.com>

Sent: 05 July 2025 16:32

To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Subject: Re: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

You don't often get email from gasaribal@hotmail.com. [Learn why this is important](#)

Dear Christian Shaafiek,

I hope this email finds you well.

I apologize for the last-minute message. Unfortunately, the documents from the electrician and the fire assessment company have not arrived as expected. I kindly request an extension for submitting the requested information, which we anticipate having ready by Thursday, July 10th.

Additionally, we would like to invite you to a meeting at the pub on Tuesday, July 8th, at 12:00 PM, if that suits your schedule. This will be an opportunity to review the progress on restoring the pub's value. We had a productive meeting with Matt Tucker earlier this week, and Mr. Bashar Gregorian will also be present. Please let me know if you can attend.

I will extend a separate invitation to Adam Swift.

Kind regards,
Gaston Baldoncini
mob: 0775 416 0952

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 30 June 2025 10:39

To: gasaribal@hotmail.com <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Swift Adam: H&F <Adam.Swift@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: FW: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Dear Gaston and Bashier,

Thank you for your email, the comments of which have been noted. Further to Matt Tucker's email below, in order for the Premises License to be issued, it is imperative that you are able to provide confirmation as to how the following Public Safety Objectives will be achieved:

1. Please provide a copy of your Fire Risk Assessment as I would like to make sure fire safety arrangements are adequate and that you have all necessary measures in place to prevent fire and evacuate people safely if fire does occur.
2. Disabled access and evacuation – what is your policy regarding admittance for disabled customers? How are you going to assure their safety at the premises?
3. Please confirm and provide evidence that checks on equipment are carried out at specified intervals, e.g., gas safety checks and Portable Appliance Testing.
4. Please confirm and provide evidence that standards are maintained, e.g., Fixed electrical installations to comply with British Standards and carried out in the required timescales.
5. Please confirm that Health and Safety risk assessments, accident reporting procedures and staff training protocols are in place.

In addition, it is noted that the premises is in a dilapidated condition due to being unoccupied for a lengthy period of time. It would be much appreciated if you could confirm how maintenance, repairs and statutory compliance will be managed.

In the meantime I would refer you to our licensing policy, available on our website under this link: [London Borough of Hammersmith and Fulham: Statement of Licensing Policy 2022-2027 \(lbhf.gov.uk\)](https://www.lbhf.gov.uk/2022-2027), especially pages 37-38 which are relevant to Guidance on promoting Licensing Objectives in Operating Schedule, re public safety. Please familiarise yourself with it and elaborate on the specific measures which you are going to take to meet this objective.

As pointed out in Matt Tucker's email below, in the event where the applicant is unable to demonstrate that the necessary Public Safety measures will be met, it may be suggested that the Applicant volunteers/agrees to further conditions in the event of a licence being granted. However, if no agreement can be reached, ultimately, that could lead to formal objections being made and outstanding matters being resolved at Licensing Sub-Committee. We also recommend any Applicant seeks independent advice if they are unsure about any aspect of the application, including if questions are being asked of Responsible Authorities.

I am mindful that the last date for raising objections is approaching and urge you to please provide a response by no later than 07 July 2025.

Thanking you in advance of your cooperation.

Shaafiek Christian

Environmental Health Practitioner
Public Protection and Regulatory Services
Place Department
Hammersmith & Fulham Council
07551680516

Shaafiek.christian@lbhf.gov.uk
www.lbhf.gov.uk/business

Hammersmith & Fulham – Environmental Health and Public Protection Customer Satisfaction Survey



From: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>

Sent: 26 June 2025 14:01

To: Gastón Baldoncini <gasaribal@hotmail.com>; Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Cc: bash g <bash325i@hotmail.com>; AW Mailbox - Licensing FH <awmailbox-licensingfh@met.police.uk>; Swift Adam: H&F <Adam.Swift@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>

Subject: RE: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Dear Gaston – thanks for including me into your reply.

It would be the directors of Gregorian Hotel Trading Limited (<https://find-and-update.company-information.service.gov.uk/company/16012088/officers>) who would be responsible for complying with any conditions attached to a licence in the event it is granted. Mr Bashar Gregorian, in particular, would be responsible for all alcohol sales at the premises as he has put himself forward as the Designated Premises Supervisor (DPS) at the premises. Since you have said that day to day management of the premises will not be dealt with by these company directors (and Mr Gregorian as DPS will not be on site), I have copied in the Met Police and Adam Swift (who has already commented on the application) as they may have further questions to ask of you as an Applicant.

Ultimately, any Applicant is required needs to demonstrate they can promote the licensing objectives. Responsible Authorities are, in particular, entitled to ask further questions (and have them answered). IF they feel that matters need to be further conditioned, they can suggest an Applicant agrees to further conditions in the event of a licence being granted. However, if no agreement can be reached, ultimately, that could lead to formal objections being made and outstanding matters being resolved at Licensing Sub-Committee. We also recommend any Applicant seeks independent advice if they are unsure about any aspect of the application, including if questions are being asked of Responsible Authorities.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk



Have you signed up to our email notifications to receive alerts of relevant applications received by this department? If you would like to sign up, please click the link below: [email notification service](#).



Sign up to our [H&F Climate Connects newsletter](#).

From: Gastón Baldoncini <gasaribal@hotmail.com>

Sent: 26 June 2025 12:43

To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; bash g <bash325i@hotmail.com>

Subject: Re: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Dear Shaafiek Christian,

I hope this message finds you well. My name is Gaston Baldoncini, and I am writing on behalf of Mr Bashar Gregorian, whose business I manage. We are reaching out regarding the future of Black Bull, located at 257 King Street, London, W6 9LU.

We would like to clarify that we do not intend to operate the pub ourselves. Instead, our plan is to advertise the property to secure a covenant tenant who will take full responsibility for managing and rejuvenating the pub. The selected tenant will implement all necessary measures to ensure the pub meets and exceeds the required health and safety standards, as well as any other conditions set forth by the council, to restore it as a vibrant community asset.

We are committed to working closely with the council to ensure this process aligns with local regulations and community expectations. Please let us know any specific requirements or steps we should follow to proceed with this plan.

Thank you for your time and consideration. We look forward to your guidance and support in bringing The Black Bull back to its full potential.

Best regards,
Gaston Baldoncini

From: bash g <bash325i@hotmail.com>
Sent: 26 June 2025 11:52
To: Gastón Baldoncini <gasaribal@hotmail.com>
Subject: Fwd: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Pls read and reply
Sent from my iPhone

Begin forwarded message:

From: "Christian Shaafiek: H&F" <Shaafiek.Christian@lbhf.gov.uk>
Date: 26 June 2025 at 12:36:11 CEST
To: bash325i@hotmail.com
Cc: "Licensing HF: H&F" <licensing@lbhf.gov.uk>, "Tucker Matt: H&F" <Matt.Tucker@lbhf.gov.uk>
Subject: **Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application**

Dear Mr Bashar Gregorian,

I write in reference to the Premises License Application submitted for **Black Bull, 257 King Street, London, W6 9LU** received on 02 June 2025. I am the member of the Health and Safety team, allocated to review the steps you intend to take to promote the Public Safety Licensing Objective.

Upon review of the information provided, the following further information will be required to ascertain how public safety objectives will be achieved:

1. Please provide a copy of your Fire Risk Assessment as I would like to make sure fire safety arrangements are adequate and that you have all necessary measures in place to prevent fire and evacuate people safely if fire does occur.
2. Disabled access and evacuation – what is your policy regarding admittance for disabled customers? How are you going to assure their safety at the premises?
3. Please confirm and provide evidence that checks on equipment are carried out at specified intervals, e.g., gas safety checks and Portable Appliance Testing.
4. Please confirm and provide evidence that standards are maintained, e.g., Fixed electrical installations to comply with British Standards and carried out in the required timescales.
5. Please confirm that Health and Safety risk assessments, accident reporting procedures and staff training protocols are in place.

In the meantime I would refer you to our licensing policy, available on our website under this link: [London Borough of Hammersmith and Fulham: Statement of Licensing Policy 2022-2027 \(lbhf.gov.uk\)](https://www.lbhf.gov.uk/2022-2027-statement-of-licensing-policy), especially pages 37-38 which are relevant to Guidance on promoting Licensing Objectives in Operating Schedule, re public safety. Please familiarise yourself with it and elaborate on the specific measures which you are going to take to meet this objective. Please provide me with a response by 29 June 2025.

Thank you in advance of your co-operation.

Sincerely,

Shaafiek Christian

Environmental Health Practitioner
Public Protection and Regulatory Services
Place Department
Hammersmith & Fulham Council
07551680516

Shaafiek.christian@lbhf.gov.uk

www.lbhf.gov.uk/business

From: [REDACTED]
Sent: 06 June 2025 16:52
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Comments for Licensing Application 2025/00798/LAPR
Thank you, Matt,

The application is to open a club right next to 2 schools and in between a residential block and a hotel. So the objection covers all 4 bullet points. I also note that the applicant has a past history of failed companies.

Best regards and happy to speak further, this application simply can't go ahead. It will cause chaos in the local area.

[REDACTED]

On Fri, 6 Jun 2025, 13:57 Tucker Matt: H&F, <Matt.Tucker@lbhf.gov.uk> wrote:
Dear [REDACTED] – thank you for your e-mail and I hope you are keeping well.

Whilst noting your general opposition, we do require you to clarify how the proposed application would affect one or more of the licensing objectives. This is to ensure that your comments are valid and relevant to the provisions of the Licensing Act 2003 (the Act):

- The prevention of crime and disorder.
- Public safety.
- The prevention of public nuisance.
- The protection of children from harm.

If you could respond to this by midnight on 30 June 2025 (the deadline for public comment), I would be grateful.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423
E: Matt.Tucker@lbhf.gov.uk
W: www.lbhf.gov.uk



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[email notification service](#).

From: Licensing HF: H&F <licensing@lbhf.gov.uk>
Sent: 05 June 2025 12:07
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Simms Fabien: H&F <Fabien.Simms@lbhf.gov.uk>
Subject: FW: Comments for Licensing Application 2025/00798/LAPR

From: noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>
Sent: 05 June 2025 12:04
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Comments for Licensing Application 2025/00798/LAPR

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 05/06/2025 12:03 PM from [REDACTED]

Application Summary

| | |
|---------------|--|
| Address: | Black Bull 257 King Street London W6 9LU |
| Proposal: | Licensing Act - Premises Licence |
| Case Officer: | Lorna McKenna |

[Click for further information](#)

Customer Details

| | |
|----------|---|
| Name: | [REDACTED] |
| Email: | [REDACTED] |
| Address: | 36 Ravilious House 273 King Street London |

Comments Details

| | |
|----------------------|--|
| Commenter Type: | Neighbour |
| Stance: | Customer objects to the Licensing Application |
| Reasons for comment: | |
| Comments: | 05/06/2025 12:03 PM This is an entirely unreasonable proposal. This is a residential area, and the idea of opening a club until the early hours of the morning right next to a block of residents and a hotel, where people are trying to sleep, is unacceptable. Our MP has been contacted and we will block this plan. |

Kind regards

From: noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>
Sent: 07 June 2025 20:37
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Comments for Licensing Application 2025/00798/LAPR

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 07/06/2025 8:37 PM from [REDACTED]

Application Summary

Address: Black Bull 257 King Street London W6 9LU

Proposal: Licensing Act - Premises Licence

Case Officer: Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: Flat 34, Ravilious House, 273 King Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 07/06/2025 8:37 PM I am writing to formally object to the proposed conversion of the Black Bull into a nightclub. As a long-standing resident of this area, I am deeply concerned about the detrimental impact this development would have on our community.

This neighbourhood is primarily residential, with many families and young children living in close proximity to the Black Bull premises. Introducing a nightclub into this setting would significantly increase late-night noise, foot traffic, and anti-social behaviour, leading to severe disruption to the peaceful environment that residents currently enjoy.

The nature of nightclub activity - including loud music, patrons congregating outside, and extended opening hours - is wholly incompatible with a family-oriented neighbourhood. The resulting disturbances during the evening and early morning hours would directly affect the wellbeing, safety, and quality of life of residents.

Furthermore, there are concerns about increased litter, traffic congestion, and potential strain on local policing and public services. This development risks changing the character of the area and setting a concerning precedent for future commercial expansion at the expense of residential harmony.

I urge the council to consider the needs and interests of the community and to reject this application in the strongest terms. A nightclub is not suitable for this location, and its presence would undermine the integrity and safety of the neighbourhood.

Kind regards

From: noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>
Sent: 09 June 2025 16:04
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Comments for Licensing Application 2025/00798/LAPR

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 09/06/2025 4:03 PM from [REDACTED]

Application Summary

Address: Black Bull 257 King Street London W6 9LU

Proposal: Licensing Act - Premises Licence

Case Officer: Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: 273 king street flat 36 london

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 09/06/2025 4:03 PM My name is [REDACTED] I've been a leaseholder of 273 king street since 2016 when it was new.

I'd like to strongly object to the granting of this license to the black bull. I'd like to raise the following points:

- There are many pubs and restaurants in the area. The black bull has been closed for years now and yet it is hard to argue the area is not well served for such establishments.

- The last time the black bull was open, it brought significant nuisance to the area. My own property directly overlooks it and the noise was very disruptive. Part of the issue is that the black bull has a very large courtyard compared to the interior space. This means that most of the activity of the pub frequently took place outside. Even after it closed, we lost many hours sleep owing to patrons staying outside past closing time, and sometimes long after closing time such as 3 or 4 am. There was

also very ample evidence of drug taking and other antisocial behaviors at that time on pub grounds.

- The black bull sits directly between a hotel and a block of flats. Sound echoes between these two buildings. There are also schools nearby. The use of nearby buildings has clearly changed since the pub was originally built.

-We see from this application, that the proposal is for a nightclub until 1.30 am. This is beyond even the original hours the pub kept and obviously is going to be extremely prejudicial to the quiet enjoyment of my property. For the points listed above, the location is highly unsuitable for this and the large outside area even more worrying.

Thank you for your consideration of my points.



Kind regards

From: noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>

Sent: 09 June 2025 19:25

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: Comments for Licensing Application 2025/00798/LAPR

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 09/06/2025 7:25 PM from [REDACTED]

Application Summary

Address: Black Bull 257 King Street London W6 9LU

Proposal: Licensing Act - Premises Licence

Case Officer: Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: 35 Ravilious House 273 King street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 09/06/2025 7:25 PM I strongly object the motion to build a nightclub next to a residential block of flats, a hotel and two schools. It is inconceivably inappropriate to position a nightclub next to a school. In addition, the inevitable noise pollution that will spill out into the streets and beyond will be nothing but a disturbance to local residents.

Common sense must prevail here, it is not a location apt for a nightclub of any form.

Kind regards

From: [REDACTED]
Sent: 13 June 2025 19:40
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Comments for Licensing Application 2025/00798/LAPR

Flat 17, 273 King Street.

On Fri, 13 Jun 2025 at 16:13, Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk> wrote:
Dear [REDACTED] – I hope you're well.

Further to my original message, am I right in assuming you have a numbered dwelling at 273 King Street?

If so, could you let me know which one that is please? I only ask as we have received other objectors who have given us flat names.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423
E: Matt.Tucker@lbhf.gov.uk
W: www.lbhf.gov.uk

From: Tucker Matt: H&F
Sent: 06 June 2025 14:02
To: [REDACTED]
Subject: RE: Comments for Licensing Application 2025/00798/LAPR

Dear [REDACTED] – thank you for your comments on this application.

We have taken your comments as a valid Representation under the Licensing Act 2003 (the Act) and will be in touch in due course regarding the next steps.

I hope the above is satisfactory. However, should you require anything further at this stage, by all means let me know.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department

Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk

From: Licensing HF: H&F <licensing@lbhf.gov.uk>

Sent: 05 June 2025 09:14

To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Simms Fabien: H&F <Fabien.Simms@lbhf.gov.uk>

Subject: FW: Comments for Licensing Application 2025/00798/LAPR

From: noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>

Sent: 04 June 2025 20:12

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: Comments for Licensing Application 2025/00798/LAPR

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 04/06/2025 8:11 PM from [REDACTED]

Application Summary

Address: Black Bull 257 King Street London W6 9LU

Proposal: Licensing Act - Premises Licence

Case Officer: Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: 273 King Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 04/06/2025 8:11 PM Residential area not befitting of a night club noise or clientele. It will disturb sleep, family life in very close vicinity. Likely increase in violence and antisocial behaviour might spread to communal park. .

From: [REDACTED]
Sent: 16 June 2025 17:41
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Comments for Licensing Application 2025/00798/LAPR

Dear Mr Tucker,

My full address is:
26 Vencourt Place
London W6 9NU

I hope you can now class my comments as a valid representation.

Kind regards,

[REDACTED]

Sent from my iphone

On 16 Jun 2025, at 17:29, Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk> wrote:

Dear [REDACTED] – thank you for your e-mail.

For us to class your comments as a valid Representation, we would require you to confirm your full residential address.

We have received several already from those living in the block, all of which have provided their flat number and full address. If you could do this as soon as possible, I can class it as a Representation.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423
E: Matt.Tucker@lbhf.gov.uk
W: www.lbhf.gov.uk

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[<image003.jpg>](#)
[<image004.jpg>](#)
[<image005.png>](#)

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[<image006.jpg>](#)

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From: Licensing HF: H&F <licensing@lbhf.gov.uk>

Sent: 16 June 2025 15:09

To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>

Subject: FW: Comments for Licensing Application 2025/00798/LAPR

From: noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>

Sent: 16 June 2025 14:28

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: Comments for Licensing Application 2025/00798/LAPR

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 16/06/2025 2:28 PM from [REDACTED]

Application Summary

Address: Black Bull 257 King Street London W6 9LU

Proposal: Licensing Act - Premises Licence

Case Officer: Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: Vencourt Place London

Comments Details

Commenter
Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 16/06/2025 2:28 PM I am one of the residents of Ravilious House. We object to the late hours opening times requested by the applicant. This is a residential area. Our building is just opposite the pub on Vencourt Place. Late opening hours should not be granted. There have been complaints made before to the Noise Pollution Department at the Council, in 2017/18, as the pub were playing loud music after 11pm when their opening times were earlier than those currently sought out. Drunk people arguing outside the pub were also a regular occurrence and recorded. Inspectors from the Noise Pollution Department visited several times our properties to record the noise levels heard and sent warning letters to the Black Bull. Soon after the pub closed. We do not want the public peace of our residential area compromised again with the pub reopening.

Kind regards

From: [REDACTED]
Sent: 18 June 2025 09:55
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: 2025/00798/LAPR

FAO Lorna McKenna

Dear Lorna (if I may),

I am the owner and resident of 5 Merchant Terrace (full address below) which is proximate to the Black Bull currently the subject of a licensing application under reference 2025/00798/LAPR.

My purpose in writing to you is to make an objection under the heading "the prevention of public nuisance". In preparing this email I have had regard to the Home Office's "Revised Guidance issued under section 182 of the Licensing Act 2003".

First, I would like to describe my own knowledge of this area which goes back to 2016 when I first viewed the house where we now live. We moved in May 2017. The Black Bull has effectively been idle and empty for almost all of that time. I have also reviewed prior uses of the sites which encompass Merchant Terrace and the much larger residential apartment/townhouse block bounded by Beavor Lane, King Street and Vencourt Place. These prior uses seemed to have been mostly commercial but are now almost entirely residential due to developments in the last 10 years transforming the immediate area.

Thus, when the Black Bull was first built and licensed several decades ago the nature of the surrounding area was wholly different to that which exists now. This is most decidedly residential in nature including dwellings which are directly facing the Black Bull. I request that this factor is taken into account when you consider the matter, particularly with noise nuisance in mind.

Having reviewed the proposed opening and operating hours, particularly the much later ones on certain days of the week, the risk of noise nuisance is heightened. What seems to be proposed is a late night bar, suitable perhaps for the West End, and not one which fits in a now-residential area. The sense of the application is that it is not going to be anything like The Carpenters Arms nearby which is a quiet and restrained public house in keeping with the area. Is it conceivable that there won't be people spilling onto Vencourt Place during opening hours so that they can smoke or vape? I believe that question answers itself.

The noise will funnel along Vencourt Place to the back of Merchant Terrace and what has been a peaceful residential area will be changed. Such a noise nuisance is not currently present, nor has been present for years - the proposed licence will change that state of affairs if granted. I believe that licencing should not permit the creation of a noise nuisance where none exists. This does not satisfy the objectives of the licencing code/law.

The rear of my house is 71 yards from the Black Bull according to Google Maps.

I thank you for your kind consideration of this objection.

[REDACTED]

[REDACTED] 5 Merchant Terrace, Beavor Lane, London W6 9AR. [REDACTED]

From: [REDACTED]
Sent: 22 June 2025 10:09
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Representation ref: 2025/00798/LAPR

Good morning,

We, the owners and residents of 2 Merchant Terrace, Beavor Lane, are writing to file an objection to a licensing application for the Black Bull under reference 2025/00798/LAPR. The grounds for the objection of the current plans are prevention of public nuisance.

The current surroundings of the Black Bull are predominantly residential, including dwellings which are directly facing the site. The impact of noise after 10pm is very disruptive and thus we urge you to take this important factor into account.

A review of the proposed opening and operating hours, particularly the much later ones on certain days of the week (past 10pm) suggests a very high risk of noise nuisance. What seems to be proposed is a late night bar, suitable perhaps for the West End, and not one which fits in a quiet residential area. Highly likely smoking/vaping and consumption of alcohol outside will also be counterproductive to the very many school-age children passing by, given multiplicity and proximity of local schools.

The noise will funnel along Vencourt Place to the back of Merchant Terrace where we reside, and what has been a peaceful residential area will be changed. Such a noise nuisance is not currently present, nor has been present for years - the proposed licence will change that state of affairs if granted. We believe that licensing should not permit the creation of a noise nuisance where none exists. This does not satisfy the objectives of the licensing code/law.

We thank you very much for your kind consideration of this matter.

Sincerely,

[REDACTED]
2 Merchant Terrace
W6 9AR

From: [REDACTED]
Sent: 23 June 2025 12:30
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: OBJECTION: New Premises Licence Application 2025/00798/LAPR

Subject: FORMAL OBJECTION: New Premises Licence Application – Black Bull, 257 King Street, London, W6 9LU (Application Ref: 2025/00798/LAPR)

Dear Lorna McKenna and the LBHF Licensing Team,

I am writing to formally object to the new premises licence application (Reference: 2025/00798/LAPR) for the Black Bull, 257 King Street, London, W6 9LU. I am a resident of 3 Merchant Terrace, Beavor Lane, W6 9AR, and my property is in close proximity to the premises.

My objection is primarily based on the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003, and also raises concerns regarding the prevention of crime and disorder, and public safety.

My key concerns and grounds for objection are as follows:

Proposed Hours Unsuitable for a Predominantly Residential Area:

The applicant seeks to significantly extend licensable activities and opening hours, proposing to operate until **01:30 AM on Fridays and Saturdays**, and **00:30 AM Monday to Thursday**, and **00:00 AM on Sundays**.

This is a substantial extension beyond the current licence.

These proposed terminal hours are in direct conflict with the **London Borough of Hammersmith & Fulham's Statement of Licensing Policy 2022-2027 (Policy PM1)**. This policy clearly advises that premises in or adjacent to residential areas are generally unsuitable for activities extending beyond **23:00 (11 PM) Monday to Saturday and 22:00 (10 PM) on Sundays**. The proposed hours show a clear disregard for this key local policy.

Significant Risk of Public Nuisance from Noise and Patron Dispersal:

Allowing activities, including the sale of alcohol and recorded music, to continue until 01:00 AM/01:30 AM will inevitably lead to unacceptable noise nuisance. This includes noise from music and patrons inside, as well as significant disturbance from customers congregating outside for smoking/vaping and during late-night dispersal onto Vencourt Place, King Street, and Beavor Lane.

The **Home Office Revised Guidance issued under Section 182 of the Licensing Act 2003** highlights the period **between 11:00 PM and 8:00 AM as a "sensitive period"** when noise is more likely to cause a nuisance. The proposed extensions fall well within this sensitive time, directly impacting residents' ability to sleep and enjoy their homes peacefully.

National noise guidelines consistently recognize the increased sensitivity to noise after 10:00 PM, with penalties applied in noise assessments to activities during these hours.

Fundamental Change in Local Character from Commercial to Residential:

While the Black Bull has been derelict for a number of years, the immediate area, including Beavor Lane, Merchant Terrace, and the new Artisi development on King Street, has transitioned into a high-density residential neighbourhood. My property on Beavor Lane is directly affected by the proposed late-night operations.

The impact of noise and disturbance from a late-night venue, which might have been less problematic when surrounded by commercial properties, is now acutely felt by numerous residents (including families) living directly adjacent to and opposite the premises. This change in material circumstances must be given significant weight.

Lack of Adequate Mitigation Measures:

The application provides no detailed operational plan, noise impact assessment, or proposed soundproofing measures to demonstrate how the significant nuisance from late-night operations (until 1:30 AM) will be effectively mitigated. A traditional pub structure with public-facing frontage is inherently less suitable for such late hours in a residential setting without robust and proven safeguards.

Inconsistency with Local Precedents:

Other comparable pubs in Hammersmith and Fulham, which operate near residential areas (e.g., The Blue Anchor closing at 11:00 PM, The Crabtree closing at 10:30 PM/11:00 PM), maintain significantly earlier terminal hours. The Black Bull's proposed extended hours are an outlier and inconsistent with the borough's approach to balancing commercial activity with residential amenity.

Conclusion and Requested Conditions:

Given the clear conflict with the LBHF's own licensing policy (Policy PM1), the significant and undeniable risk of public nuisance in a high-density residential area, and the absence of robust mitigation proposals, I strongly urge the Licensing Sub-Committee to **refuse the application for extended hours**.

Instead, I respectfully request that the licence for the Black Bull be conditioned with a **terminal hour of 10:00 PM (22:00) for all licensable activities (alcohol sales, recorded music, and late night refreshment) and for proposed opening hours, seven days a week**. This is a proportionate and justifiable measure to ensure the promotion of the licensing objectives and to protect the residential amenity of the surrounding community.

Thank you for your kind consideration of this objection.

Regards



3 Merchant Terrace
Beavor Lane

London
W6 9AR

From: [REDACTED]
Sent: 23 June 2025 15:23
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

- **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.
- In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.
- In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a traditional pub with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse

When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- Loud and amplified music beyond permitted levels
- Patrons loitering outside late into the night, creating noise and disturbance
- Public intoxication and inappropriate behaviour
- Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,



7 Beavor Lane
London
W6 9AR

From: [REDACTED]

Sent: 24 June 2025 04:33

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

☐ **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.

☐ In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.

☐ In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse

When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- ☒ Loud and amplified music beyond permitted levels
- ☒ Patrons loitering outside late into the night, creating noise and disturbance
- ☒ Public intoxication and inappropriate behaviour
- ☒ Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,



32 Ravilious House, 273 King Street
W6 9QF

From: [REDACTED]
Sent: 24 June 2025 12:38
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Black Bull - 257 King Street, London, W6 9LU

Hi Matt

I'm at 25 Ravilious House, 273 King Street, London, W6 9QF.

[REDACTED]

[REDACTED]

Sent from [Outlook for iOS](#)

From: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Sent: Tuesday, June 24, 2025 12:30 pm
To: [REDACTED]
Subject: RE: Black Bull - 257 King Street, London, W6 9LU

Dear [REDACTED] – thank you for your e-mail.

For us to accept this as a valid representation under the Licensing Act 2003 (the Act), I would require confirmation of your full address. If you could provide that by midnight on 14 July 2025, we can include your comments as a valid representation.

I would also add that any concerns raised about the impact on value of properties is not a material consideration under the Act. Nor would be any previous issues concerning noise on the site (whether from the previous premises licence holder or the private flats above).

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423
E: Matt.Tucker@lbhf.gov.uk
W: www.lbhf.gov.uk

From: [REDACTED]
Sent: 24 June 2025 10:40
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Black Bull - 257 King Street, London, W6 9LU

Dear Committee

In 2016 the Black Bull Public House was a quiet public house that had some out-door guitar (usually) music on a Sunday afternoon. The timing (late afternoon) was both measured and sympathetic to the environment (between Ravilious House and the Premier Inn). Both Ravilious House and the Premier Inn have bedrooms facing The Black Bull. In the case of Ravilious House, also with balconies facing The Black Bull.

In the intervening years, the residents of Ravilious House have suffered several issues with the former Black Bull building leading to lack of sleep and disruption from excessively loud music. Further, impacting negatively on those with day time roles requiring alertness. Importantly, the lack of sleep also negatively impacted on those who had/have early morning travel commitments. These challenges disappeared with the closure of The Black Bull. The more recent conversion of the first floor of The Black Bull to residential flats has, however, resulted in some particularly loud music from one of the flats usually in the late afternoon. Adding in even more disruption would be both problematic and unfair for Ravilious House residents.

Unlike the situation prior to 2016 when the former Ravilious House plot was council offices, the area is now residential, is of significant value and is already served by both supermarket chains and by independent stores offering services requiring alcohol licences. It would be highly detrimental to approve the requested license where alcohol could be purchased, taken outside the premises and drunk around Ravilious House (all elevations) and in the areas around the Post Office Sorting Office and the businesses behind The Black Bull. The idea of a music licence in these hours will thus impact residents of Ravilious House on all elevations of the building but particularly those directly opposite The Black Bull. Further, all residents of Ravilious House will be impacted by the requested off-licence consideration to a lesser or greater extent.

In summary, the proposal of sale of Alcohol on the premises Monday to Thursday 11.00am until midnight and Fridays and Saturdays 11.00am until 1am (Sunday) and on Sunday reopening 12.00 to 23.30 will significantly negatively impact Ravilious House residents, Premier Inn guests the Post Office premises and those businesses behind The Black Bull. Also impacted will be the residential flats on the first floor of the former Black Bull Public House. Importantly, the previous license was granted under very different circumstances when the hours were shorter, no noticeable music from the building and the live music only on Sunday afternoon. Finally, and most importantly, the considering of a new licence decision should now reflect the present situation of a residential zoned area.

Resident and Owner Ravilious House

To: Licensing Team

London Borough of Hammersmith and Fulham

Email: licensing@lbhf.gov.uk

Date: 24th June 2025

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

- **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.
- In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.
- In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse

When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- Loud and amplified music beyond permitted levels
- Patrons loitering outside late into the night, creating noise and disturbance
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On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

[REDACTED]

8 Ravilious house, 273 King Street, London
W6 9QF

[REDACTED]

From: [REDACTED]
Sent: 24 June 2025 15:40
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Black Bull Opposition

To: Licensing Team
London Borough of Hammersmith and Fulham
Email: licensing@lbhf.gov.uk
Date: June 24 2025
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

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Grounds for 10:00 PM Cut-Of

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However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

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In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

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The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

5. No Need for another Late Night institution

The ex Hampshire Hog now called The Hog I think has a late license and for live music so another venue in what is now a residential area causing disturbance is simply not required.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.



Yours faithfully,

[REDACTED]

21 Ravilious House

W6 9QF

[REDACTED]

From: [REDACTED]
Sent: 24 June 2025 16:12
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Licensing Team,

Please find attached my formal representation opposing the proposed variation of the premises licence for the Black Bull, 257 King Street, W6 9LU.

I strongly urge the Licensing Sub-Committee to consider the concerns raised, particularly regarding the potential for public nuisance and the significant shift in the area's character from commercial to residential use.

I respectfully request that licensable activities at the premises be limited to a terminal hour of 10:00 PM daily.

Thank you for your attention to this matter.

Best regards,
[REDACTED]

To: Licensing Team
London Borough of Hammersmith and Fulham
Email: licensing@lbhf.gov.uk
Date: 24 June 2025
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

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Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late

licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

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While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

[Redacted Signature]

273 king street, 46 Ravilious house
W6 9QF

From: [REDACTED]
Sent: 24 June 2025 16:19
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Licensing Team,

Please find attached my formal representation opposing the proposed variation of the premises licence for the Black Bull, 257 King Street, W6 9LU.

I strongly urge the Licensing Sub-Committee to consider the concerns raised, particularly regarding the potential for public nuisance and the significant shift in the area's character from commercial to residential use.

I respectfully request that licensable activities at the premises be limited to a terminal hour of 10:00 PM daily.

Thank you for your attention to this matter.
Kind regards, [REDACTED]

To: Licensing Team
London Borough of Hammersmith and Fulham
Email: licensing@lbhf.gov.uk

Date: 24 June 2025

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

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Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

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In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

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The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

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This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

[Redacted Signature]

273 king street, 46 Ravilious house
W6 9QF

From: [REDACTED]
Sent: 24 June 2025 18:49
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Black Bull Hammersmith - Letter of Opposition

Dear Sir/Madam,

Please find the letter of Opposition attached.

Sincerely Yours,

[REDACTED]

To: Licensing Team London Borough of Hammersmith and Fulham **Email:** licensing@lbhf.gov.uk
Date: 24/06/2025
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

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This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

 44 Ravilious House 273 King Street W6 9QF London

From: [REDACTED]
Sent: 24 June 2025 22:43
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

To: Licensing Team
London Borough of Hammersmith and Fulham
Date: 24 June 2025

Dear Sir/Madam,

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- Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,



10 Ravilious House, 273 King Street W6 9QF

From: [REDACTED]
Sent: 25 June 2025 06:08
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: FW: Licence for the Black Bull

Dear Licensing Committee

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Please find attached my letter in opposition of the application.

Thank you for your consideration.

Kind regards
[REDACTED]

To: Licensing Team London Borough of Hammersmith and Fulham Email:
licensing@lbhf.gov.uk

Date: 24 June 2025

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally object to the premises licence variation application submitted by Gregorian Hotel Trading Limited for the Black Bull, 257 King Street, W6 9LU, as per the notice dated 3rd June 2025.

Summary of Objection

I oppose the continuation or extension of any late-night alcohol or entertainment licence at this premises, particularly beyond 22:00, on the grounds of **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. The premises now adjoins a fully residential area, and its former use as a late-night venue is no longer appropriate. However, I would be open to the licence being repurposed for **low-impact, daytime commercial uses** more compatible with the surrounding neighbourhood—such as a café, gym, or grocery shop—with licensable activity limited to **08:00 to 20:00**.

Grounds for Opposition

1. Area Now Predominantly Residential The surrounding buildings, once commercial, have been converted into private residences. The premises now sits in a **residential enclave**, where many families and working individuals live. Night-time noise and alcohol-fuelled activity from the Black Bull is no longer contextually appropriate and risks seriously undermining local amenity.

2. 10:00 PM is an Established Residential Threshold Guidance from DEFRA, the Institute of Acoustics, and local planning/licensing precedent recognises 22:00 as the start of the sensitive night-time period. Residential zones typically observe this as the terminal hour for noise-generating activity. In the current setting, even 22:00 would be a stretch; earlier closure should be considered unless a materially different business model is proposed.

3. History of Public Nuisance and Licence Breaches The Black Bull, under previous operators and the current licence terms, has caused persistent nuisance:

- Excessive noise from music and patrons
- Loitering and intoxication on the street
- Repeated disruption to residents' sleep and wellbeing
- Documented interventions by Council enforcement teams

The premises developed a poor reputation locally and contributed to a sustained erosion of residential quality of life. A change in ownership does not change the layout, structure, or public-facing character of the premises. No material safeguards or design modifications have been proposed to mitigate recurrence of these harms.

4. Absence of a Management Plan or Mitigations The application lacks any meaningful proposals to mitigate nuisance or promote responsible operation (e.g., acoustic reports, dispersal policies, security staffing, etc.). In the absence of such basic safeguards, granting any form of extended evening licence would be speculative and irresponsible.

Alternative Licensing Use: Conditions for Support

Should the Committee wish to support any licence, I urge that it be tied to a materially different business model than a pub or late-night bar. I would be amenable to a licence that supports **low-impact daytime retail or wellness activity** (e.g. café, studio, grocer, gym), provided that:

- Opening hours are limited to 08:00–20:00 daily
- No alcohol is sold for on-site consumption after 19:30
- No regulated entertainment is permitted
- Noise and waste management conditions are enforced

This would allow for a use more aligned with the area's current residential character, while preserving the viability of the premises for suitable commercial tenants.

Conclusion

I respectfully request that the Licensing Sub-Committee **refuse the application to extend licensable hours or continue pub/bar-style operation** at 257 King Street. Failing that, I urge the Committee to **reframe the licence** for a lower-impact use with stricter limitations.

Thank you for considering this representation.

Yours faithfully, [REDACTED]
273 Ravilious House Flat 14 King Street, London
W6 9QF [REDACTED]

From: [REDACTED]
Sent: 25 June 2025 09:54
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Licensing Team,

Please see attached my letter.

Thank you!

Yours faithfully,

[REDACTED]
26 Ravilious House, 273 King Street, London UK
W6 9QF

To: Licensing Team London Borough of Hammersmith and Fulham **Email:** licensing@lbhf.gov.uk **Date:** 25 June 2025 **Subject:** Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam, I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time. However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

- **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.
- In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.
- In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies. In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- Loud and amplified music beyond permitted levels
- Patrons loitering outside late into the night, creating noise and disturbance
- Public intoxication and inappropriate behaviour
- Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue. While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment. This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,



26 Ravilious House, 273 King Street, London UK W6 9QF

From: [REDACTED]
Sent: 25 June 2025 15:08
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: King street: Black Bull licensing

Good afternoon,

I would like to express my opposition to proposed licensing of Black Bull site on King street, please find attached the letter of opposition,

Kind regards,
[REDACTED]

To: Licensing Team
London Borough of Hammersmith and Fulham
Email: licensing@lbhf.gov.uk
Date: 25 June 2025
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

- **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.
- In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.
- In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse

When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- Loud and amplified music beyond permitted levels
- Patrons loitering outside late into the night, creating noise and disturbance
- Public intoxication and inappropriate behaviour
- Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high**

potential for repeated harm. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,



Flat 44, 273 King street
W6 9QF

From: [REDACTED]
Sent: 25 June 2025 16:06
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Hi Matt,

Thank you for your response and for clarifying how the Licensing Act 2003 operates in relation to precedent and past licence holders. I fully understand that each application must be considered on its own merits, and that a new operator is entitled to a fair assessment.

That said, I remain extremely concerned about the impact that late operating hours at the Black Bull would have on the local community. The proximity of the venue to residential buildings, including Ravilious House and the Premier Inn, which are both only a few metres away, means that any extended activity, particularly music and outdoor noise, has a direct and measurable impact on residents' quality of life.

Even with doors and windows closed, sound from the premises travels easily into neighbouring properties. The presence of a large forecourt area at the front of the pub encourages patrons to gather and remain outdoors well into the night. This results in elevated noise levels at unsociable hours, which has a demonstrable negative effect on the wellbeing and mental health of those living nearby.

With this in mind, I strongly urge the Sub-Committee to consider:

Strict limitations on the use of the outdoor space, particularly in the evenings

Reduced operational hours, ideally concluding by 10:00 PM or earlier.

And, if permissible within the legal framework, a refusal of the variation application in full

If the application proceeds to a hearing, I would very much appreciate being notified so that I may attend and speak on behalf of myself and other local residents who share these concerns.

Thank you again for your time and attention to this matter.

Kind Regards

[REDACTED]

On Mon, 23 Jun 2025 at 17:15, Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk> wrote:
Dear [REDACTED] – thank you for your e-mail.

I have logged your comments a Representation and will be in touch in due course with the next steps. However, I would like to clarify the following points made in your Representation:

- The application contradicts previous licensing decisions – the Licensing Act 2003 (the Act) does not work on the basis of precedents as each application is required to be considered on its own merits. Any applicant is entitled to apply for whatever hours they wish. However, in the event of one or more valid objections being received (as in this case), it would be for a Licensing Sub-Committee to decide on the application based on what is presented to them. Whilst presumption is in favour of granting under the Act, if they feel there are strong grounds for granting (either partially or in full), or refusing, the application, they will give clear reasons for whatever decision is made.
- The previous premises licence holder causing nuisance to neighbours – you are right that the Applicant in this case is different from the previous holder of the licence and they cannot be held liable for any shortcomings by the previous licence holder. Legally, the Council has no grounds to refuse a new application on the sole grounds that a previous premises licence holder may have caused issues. This is because Act is set up so that a licence must be issued and then reviewed if any breaches of a licence take place. Therefore, a business must be given the opportunity to fail (if they fail at all). Again though, it is in the gift of the Sub-Committee whether to grant the licence (and if so to what extent) or not and if any additional conditions are necessary in the event of granting.

I hope this clarifies.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk

From: [REDACTED]

Sent: 23 June 2025 16:24

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

- **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.
- In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.
- In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse

When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- Loud and amplified music beyond permitted levels
- Patrons loitering outside late into the night, creating noise and disturbance
- Public intoxication and inappropriate behaviour
- Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

 28 Vencourt Place W6 9NU

From: [REDACTED]
Sent: 27 June 2025 11:52
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Cc: [REDACTED]
Subject: Re: Black Bull pub king street

Dear Matt,

We strongly oppose the proposal for the Black Bull Pub to remain open late near our home due to concerns relating to the prevention of crime and disorder, public safety, and the prevention of public nuisance.

Extended opening hours often leads to increased noise, antisocial behavior, and disturbances that disrupt the peace of the local community, particularly during late-night hours.

There is also a heightened risk of crime and disorder associated with late-night drinking, which could endanger the safety and wellbeing of nearby residents. Additionally, the ongoing noise and disruption would constitute a significant public nuisance, especially in an otherwise quiet residential area.

For these reasons, we believe that allowing a pub to operate late into the night would negatively impact the quality of life for those living nearby.

I hope this helps.

Kind regards

[REDACTED]

From: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Sent: Friday, June 27, 2025 10:48 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Black Bull pub king street

Thank you for confirming your address [REDACTED] –

I will still need you to highlight how you think the application will affect one or more of the licensing objectives by midnight on 14 July 2025. Simply quoting them is not sufficient grounds for a representation.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk

From: [REDACTED]

11:47

To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; [REDACTED]

Subject: Re: Black Bull pub king street

Dear Matt,

Thank you for your response.

Our address is:

21 Ravilious House
273 King Street
W6 9QF

The reasons we wish to put forward are:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance

Kind regards

From: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>

Sent: Thursday, June 26, 2025 9:11 AM

To: [REDACTED]

Subject: RE: Black Bull pub king street

Dear [REDACTED] – thank you for your e-mail and I hope you're both keeping well.

For us to class any comments on an application as valid under the Licensing Act 2003 (the Act), we would require not just your residential address, but also some indication from you as how you think it will affect one or more of the licensing objectives (below):

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

▪

Saying 'we do not want it because it is too late' is not, I am afraid, a valid grounds for representation.

I look forward to hearing from you by midnight on 14 July 2025. Should, a response not be forthcoming for this date, I will have to count your current comments (below) as invalid. That would mean only those other representations considered valid would be sent to the Licensing Sub-Committee for consideration.

I hope the above clarifies. However, by all means feel free to contact me if you need anything else.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk

From: [REDACTED]
Sent: 25 June 2025 18:21
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Cc: [REDACTED]
Subject: Black Bull pub king street

Hello,

Just to advise we are against the Black Bull pub having a late license.

We are local residents and we don't believe that it is right to have this open late in such a residential area.

Kind regards
[REDACTED]

From: [REDACTED]
Sent: 23 June 2025 17:47
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Re. Black Bull letter of opposition

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond 22:00 (10:00 PM) on the grounds that such an extension would unreasonably compromise the prevention of public nuisance, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week. Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the neighbouring buildings have now been redeveloped for residential use, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly residential environment. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, 10:00 PM is frequently considered a reasonable and balanced cut-off for noise-sensitive uses near residential dwellings:

The Institute of Acoustics and DEFRA often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.

In planning conditions attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.

In licensing appeals, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties do not operate beyond 10:00–11:00 PM. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where

exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

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5. Proven History of Nuisance and Licence Abuse

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Loud and amplified music beyond permitted levels

Patrons loitering outside late into the night, creating noise and disturbance

Public intoxication and inappropriate behaviour

Repeated disruption to local residents' sleep and wellbeing

On several occasions, officers from Hammersmith and Fulham Council were called to the premises to witness first-hand breaches of licence conditions, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a source of chronic nuisance rather than a valued community venue.

While the applicant now represents new ownership, the nature of the business and its proposed hours remain the same, and the historical record makes clear the high potential for repeated harm. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to refuse the extension of hours and to instead condition the licence with a 10:00 PM cut-off for all licensable activities, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,



3, Beavor Lane
W69AR

From: [REDACTED]
Sent: 24 June 2025 05:19
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

To: Licensing Team
London Borough of Hammersmith and Fulham
Email: licensing@lbhf.gov.uk

Date: 24 June 2025

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

☐ **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.

☐ In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.

☐ In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where

exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse

When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- ☒ Loud and amplified music beyond permitted levels
- ☒ Patrons loitering outside late into the night, creating noise and disturbance
- ☒ Public intoxication and inappropriate behaviour
- ☒ Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

[REDACTED]

Flat 15 Ravilious House
Hammersmith London
W6 9QF

[REDACTED]

From: [REDACTED]
Sent: 29 June 2025 12:26
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

We are writing to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Playing of music, sale of alcohol, plus operating until late night are mentioned in this application.

Our key concerns are here:

1. **NOISE DISTURBANCE:** The proposed club is in close proximity to a residential block - Ravilious House and Premiere Inn, which raises serious concerns about potential noise nuisance, particularly during nighttime hours. The ambient sound levels are currently low, and the introduction of amplified music late into the night would significantly disrupt the peace and quality of life for local residents and guests staying at Premier Inn.

2. **PUBLIC SAFETY:** With alcohol being served late into the night, the risk of antisocial behaviour, disturbances, or increased foot traffic in the area is heightened, especially near family homes, schools, park and places of worship.

3. **INCOMPATIBILITY TO THE NEIGHBOORHOOD:** The area has evolved into a peaceful, community-oriented environment, defined by cultural venues, leisure spaces, and residential developments in the last decade. The proposed club or variation is not in keeping with the character or current use of the neighbourhood.

4. **LOCAL ENVIRONMENT:** The immediate surroundings are schools, cultural and leisure venues and places of worships including Ravenscourt Park, the Polish Social and Cultural Association, Latymer Upper School, West London Free school, Ravenscourt Park Preparatory School, Rivercourt Methodist Church (and Ravenscourt Baptist Church nearby). There are shops operating as gallery, Chelsea Fine Arts and Pilate studio which fit the needs of the neighbourhood. And well supported by household and grocery stores and cafes and restaurants, all of which close by 10:00 PM (except grocery stores). The current use of these premises supports a family-friendly and culturally rich neighbourhood. Introducing a late-night club would contrast sharply with the nature and rhythm of daily life here.

5. **ALTERNATIVE USE OF SPACE:** While we acknowledge the potential for economic activity, there are many alternative types of operations—such as cafés, community spaces, or retail as aforementioned—that would complement the area without causing

disruption. A nightclub does not align with the needs or expectations of those living, working, or studying nearby.

For these reasons, we respectfully request that the council decline the application for a club licence / variation at this location. We believe preserving the area's current character is crucial for the well-being and safety of its residents and visitors.

Yours sincerely,

[Redacted signature]

6 Ravilious House, 273 King Street, London W6 9QF

From: [REDACTED]
Sent: 01 July 2025 01:35
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Matt

Thank you very much for your email below and clarifying those points. I would also like to point out that my flat overlooks the lane between the pub and the apartment block so I and all other residents with flats similarly located (and there are quite a few) will be disproportionately impacted by noise etc . I do hope the Council will take note of this .

Best regards

[REDACTED]

From: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Sent: Monday, June 30, 2025 5:17:24 PM
To: [REDACTED]
Subject: RE: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Gerard – thank you for your e-mail.

I have logged this as a representation and will be in touch in due course with the next steps. However, I would like to respond to some of the points you have made:

- **The Application is a ‘Variation’** – that is not the case. The last premises licence at this site was surrendered in May 2023, so this is an entirely new application.
- **The application contradicts previous licensing decisions** – the Licensing Act 2003 (the Act) does not work on the basis of precedents as each application is required to be considered on its own merits. Any applicant is entitled to apply for whatever hours they wish. However, in the event of one or more valid objections being received (as in this case), it would be for a Licensing Sub-Committee to decide on the application based on what is presented to them. Whilst presumption is in favour of granting under the Act, if they feel there are strong grounds for granting (either partially or in full), or refusing, the application, they will give clear reasons for whatever decision is made.
- **The previous premises licence holder causing nuisance to neighbours** – you are right that the Applicant in this case is different from the previous holder of the licence and they cannot be held liable for any shortcomings by the previous

licence holder. Legally, the Council has no grounds to refuse a new application on the sole grounds that a previous premises licence holder may have caused issues. This is because Act is set up so that a licence must be issued and then reviewed if any breaches of a licence take place. Therefore, a business must be given the opportunity to fail (if they fail at all). Again though, it is in the gift of the Sub-Committee whether to grant the licence (and if so to what extent) or not and if any additional conditions are necessary in the event of granting.

Kind regards

Matt Tucker

Interim Licensing Policy and Administration Team Leader

Licensing

Place Department

Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk

From: [REDACTED]

Sent: 30 June 2025 09:41

To: Licensing HF: H&F <licensing@lbhf.gov> [REDACTED]

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I am the owner of Flat 29 Ravilious House.

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late

licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

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- In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

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Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

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- Loud and amplified music beyond permitted levels
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On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

I'd be happy to be contacted if you need any further input from me or have any questions for me.

[REDACTED]

62 Cambridge Road
Flat 01-05 D'Cambridge
Singapore 219758

From: [REDACTED]
Sent: 30 June 2025 14:07
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sirs

Please see attached.

Regards

[REDACTED]

To: Licensing Team
London Borough of Hammersmith and Fulham
Email: licensing@lbhf.gov.uk
Date: 30th June 2025 Dear Sir/Madam,
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

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While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high**

potential for repeated harm. This recent operational history must weigh heavily in any decision to approve extended hours.

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Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

[Redacted Signature]

3 Ravilious House
273 King Street London
W6 9QF

[Redacted Contact Information]

From: [REDACTED]
Sent: 02 July 2025 11:39
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: RE: Objection to licensing application for the Black Bull, 257 King Street, W6 9LU

Thanks Matt,

My address is:
Flat 12, 273 King Street
Hammersmith
W6 9QF

[REDACTED]

Kind Regards

[REDACTED]

From: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Sent: 02 July 2025 09:52
To: [REDACTED]
Subject: RE: Objection to licensing application for the Black Bull, 257 King Street, W6 9LU

Thank you for your e-mail [REDACTED] - I hope you are keeping well.

For us to class your comments as a valid representation under the Licensing Act 2003 (the Act), you need to provide us with your full address.

If you could provide that to me by midnight on 14 July 2025, I would be most grateful.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423
E: Matt.Tucker@lbhf.gov.uk
W: www.lbhf.gov.uk

From: Licensing HF: H&F <licensing@lbhf.gov.uk>

Sent: 02 July 2025 09:23

To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>

Subject: FW: Objection to licensing application for the Black Bull, 257 King Street, W6 9LU

From: [REDACTED]

Sent: 02 July 2025 09:15

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: Objection to licensing application for the Black Bull, 257 King Street, W6 9LU

Dear Licensing Department,

I wish to raise a licensing application objection to the recent application for a license by the Black Bull pub, Hammersmith.

The pub sits next to a hotel, with residential flats now situated on its first floor, plus next to a residential development which is already plagued by noise from the hotel, the Royal Mail and rubbish collection and late-night deliveries. Allowing music and potential street noise from the pub until 12 midnight weekdays and to 1am on Fridays and the weekend will exacerbate the problem for residents already complaining and disturbed by the noise pollution in this area. It is important to residents who work can expect to have a semblance of quiet, especially late into the evening to wind down from a work day and get the required opportunity to sleep a required 7-8 hours. My flat is in Ravilious House next door and living on the upper floors sound does travel upwards and causes unwanted noise pollution.

I object to this licensing application on the grounds of noise pollution as a potentially affected local resident.

I look forward to hearing from you.

Kind Regards

[REDACTED]

From: [REDACTED]
Sent: 12 July 2025 14:19
To: McKenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>
Cc: Licensing HF: H&F <licensing@lbhf.gov.uk>; Cllr Collins Liz: H&F <Liz.Collins@lbhf.gov.uk>
Subject: 2025/00798/LAPR: Black Bull 257 King Street London W6 9LU - objection

Dear Ms McKenna,

I write on behalf of the St Peter's Residents' Association (SPRA) to object to this application on the grounds of excessive public nuisance.

The application site is on the border of the SPRA area and many of our residents living in Beavor Lane will be adversely impacted should it be approved.

The proposal is to license the currently semi-derelict site to operate seven days per week for 13.5 hours per day from 11am-12:30am Monday-Thursday and for 14.5 hours per day from 11am-1:30am on Friday and Saturday and for 12 hours on Sundays from 12:00pm-12:00am.

There will be the playing of recorded music and the sale of alcohol on and off the premises from opening to within half an hour of closing each day.

When this property was last operating as a licensed premises it was surrounded by commercial buildings so public nuisance was limited.

The commercial buildings have now been largely converted to residential (with more applications for change of use pending) and the large multi-storey building that was once the LBHF finance department is now a hotel.

Therefore, any precedent set by the previous licencing arrangements for the Black Bull are not valid.

Further we note that the Black Bull is in effect located in a building 'canyon' with the multi storey hotel to the east and the residential properties of Beavor Lane located to the west. Thus, any noise emanating from the premises or from patrons entering or leaving the premises or using the extensive external forecourt will be trapped to echo in the 'canyon'. This will exacerbate all noise disturbance and public nuisance.

In addition, further public nuisance will arise as a result of commercial deliveries and collections of waste glass bottles etc. which will likely take place outside the licensed hours and experience with other licensed premises within the SPRA area confirms that the sound of smashing glass collections and dray lorry deliveries take place early in the morning disturbing local residents' peaceful enjoyment of their homes/ sleep. Again, this public nuisance will be exacerbated by the Black Bull being in a building canyon.

Thus we object to the application on the grounds of public nuisance, the significant loss of residential amenity and the likely hood of significant noise disturbance which will adversely impact the quality of life in the area.

We are keen to see the premises brought back to life and to have the Black Bull statue restored and accessible. Therefore we urge the applicants to work with local residents and the council to create a proposal which addresses the issues relating to the site and the current proposals, for example with opening hours similar to those of the Carpenter's Arms in Black Lion Lane.

Yours sincerely,



Vice-Chair, SPRA
C/O 4 St Peter's Square,
London W6 9AB

From: [REDACTED]
Sent: 13 July 2025 22:04
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

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- In **planning conditions** attached
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- courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.
-

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

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When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- Loud and amplified music beyond permitted levels
- Patrons loitering outside late into the night, creating noise and disturbance
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On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

[REDACTED]

19 Ravilious House, 273 King Street
W6 9QF

[REDACTED]

From: [REDACTED]
Sent: 13 July 2025 20:08
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Re: Representation Objecting to Licencing Variation – Black Bull, 257 King Street, W6 9LU

Dear Ms. McKenna and the Licencing Committee,

Following my email as promised with the attached recording to show that the pub is poorly insulated and should not be granted a licence to play music as outlined. This recording is from July 8th 2025 so it cannot be dismissed as 'a problem from the previous pub operator'. The issue is in the building itself.

Best regards,

[REDACTED]

On Sun, Jul 13, 2025 at 8:05 PM [REDACTED] wrote:

Dear Ms. McKenna and the Licencing Committee,

I want to start off by thanking you for the number of positive planning decisions taken in LBHF over the last few years, having been a resident for over 8 years now. Unfortunately, the idea of granting the Black Bull not only a renewed licence, but one that allows it to operate into the small hours each evening would be a particularly poor outcome for the area.

I am therefore writing to formally object to the the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025. Specifically to oppose:

- A) the reinstatement of the original operating hours and instead request reduced opening hours
- B) any extended operating hours
- C) the renewal of the licence to play music indoors at anytime

My objections are based on the Licensing Act 2003 and the requirements to:

- Public safety
- Prevention of public nuisance
- Prevention of crime and disorder
- Protection of children from harm

Based on the following:

1) Firstly, the incompatibility with the area. The pub historically has enjoyed some of the most lenient operating hours in the area, and I understand why these may have originally been granted back in the 90s as the area was surrounded solely by commercial buildings then and it didn't matter if noise and nuisance went on late into the night. However, this is no longer the case in the area. Those offices and warehouses that once were neighbours to the pub have all been replaced by homes, schools, and hotels. Today's neighbours of the pub all need (and deserve) a good night's sleep as well as a safe environment for our families. Right now we don't have to worry about drunk and disorderly behaviour at all, let alone at 1am right outside our doors. The licence,

and by extension the opening hours, should therefore reflect the evolution of the area in the last 30 years, and not what it was back then. If it has to be a pub then let it be a family focused Gastropub which opens early to serve breakfast and coffee at 8am and closes at 9pm, rather than a place for people with nowhere better to be to hang out in until midnight everyday at the expense of local residents.

2) Secondly, the building itself is not fit for purpose to play music indoors. As you'll be aware the pub was previously open between 2017 and 2019 and any music that was played indoors would be heard across the neighbourhood. This resulted in numerous noise complaints; now one may think that was the fault of the pub operator at the time which could be a fair assumption. However, since then the first floor of the pub has served as apartments and they have also had numerous noise complaints filed because of disturbances caused by playing music indoors; even as recently as last week! The issue therefore does not lie with the operator, either the previous one or the future one, it instead lies with the pub building and the build-up of the area in which it's located. The building is brick double-skin walls and does not have the proper insulation to absorb the music indoors propagating outside and into other buildings, and is made worse by the concrete heavy environment and surrounding tall buildings which creates an echo-chamber/amplifier effect. I'll follow up with an attachment of two recent recordings to show you how loud this can be from indoor music. Again this was not an issue to the area 30 years ago (probably before The Noise Act 1996) but it really is one now. The should therefore not have its license to play music indoors renewed. Or if it has to have one, not past 6pm; it's not a disco after all right? It's a pub!

3) Thirdly, the outdoor area. As you'll be aware the pub has an outdoor area which, as mentioned above, is built in such a way that sound really echoes and amplifies. This includes conversations. One of the biggest issues with the pub last time around was the noise made by drunken louts using the outdoor patio area past 10pm. This was further exacerbated by them loitering around the pub after closing (which as outlined was 12pm) and then hanging around in the area because there was nowhere else to go. This then meant I had to confront them to ask them politely to leave and put my own livelihood in jeopardy; conversations I would really rather not be having at midnight on a weekday let alone at 1am. Once again, this cannot just be chalked up to the previous ownership of the pub. If an establishment opens late there will be patrons leaving late, probably drunk, and making noise.

I hope that you take the above reasons to heart. I appreciate that you have a job to do keeping the local economy growing but we're the ones who have to live with the consequences of any decision that's made. I personally would welcome a pub that serves early morning coffee and breakfast, plays the 6 nations, serves a good pint and then closes at 9pm when everyone needs to go home before the rougher elements decide to show up. Exactly like the ones in my neighbourhood growing up; cosy and quiet. Let's make the area better together and remember it's a family friendly place! In summary I plead with the committee to:

- Reduce the operational hours to start earlier (e.g. 8am) and end no later than 9pm on workdays and 10pm on weekends.
- Restrict the use of the outdoor space past 9pm regardless of the day of the week
- No licence for indoor music whatsoever. Or if it is permitted to mandate the landlord install new sound insulation measures and a limit until 6pm.

I would like to please be informed of the date and time of the hearing for this application, should one be held, and would like to exercise my right to speak at such a hearing.

Thank you for making the right decision and keeping us all safe and well rested in LBHF!

Best regards,

[REDACTED]

Apartment 28
Ravilious House
W6 9QF

From: [REDACTED]
Sent: 14 July 2025 21:18
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Objection to Black Bull pub license 257 King Street

Dear Tucker,

Apologies, its number 28.

Regards
[REDACTED]

On Mon, Jul 14, 2025 at 5:01 PM Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk> wrote:
Dear [REDACTED] – thank you for your e-mail.

For us to consider your comments valid under the Licensing Act 2003 (the Act), we require confirmation of your full address.

If you can provide that to me by midnight tonight, I would be most grateful.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423
E: Matt.Tucker@lbhf.gov.uk
W: www.lbhf.gov.uk



From: Licensing HF: H&F <licensing@lbhf.gov.uk>
Sent: 14 July 2025 09:02
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: FW: Objection to Black Bull pub license 257 King Street

From: [REDACTED]
Sent: 13 July 2025 22:16
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Objection to Black Bull pub license 257 King Street

Dear Sir/Madam,

I am writing to formally object to the proposed renewal of the operating licence for the Black Bull pub, which has lapsed. I urge the committee to consider the significant changes in the area and the serious concerns of local residents before making a decision that could negatively impact our community.

1. Change in Zoning and Character of the Area

Since the pub was first opened and even since it was last operational, the area has undergone a substantial transformation. What was once a commercially zoned area has now become a quiet, residential neighbourhood. The reclassification and development of the area into a residential zone should be reflected in the types of businesses permitted to operate here. A pub, particularly one with extended operating hours, is no longer compatible with the character and needs of the community.

2. Noise Disturbance and Poor Noise Protection

The building in has bad noise protection, as evidenced by ongoing complaints towards residents living above the premises who play their music indoors but still causes a nuisance. Reopening the pub, especially with extended hours, will make worse this issue, subjecting residents to unacceptable levels of noise late into the night. This is not just a nuisance but a serious disruption to the peace and wellbeing of those who live nearby, especially those with young children.

3. Outdoor Noise and Patron Behaviour

The use of the pub courtyard and the likelihood of patrons gathering in the street after hours raises further concerns. These gatherings often lead to loud conversations, shouting, and other disturbances that are deeply disruptive to residents trying to rest or simply enjoy the comfort of their homes. The outdoor area should not be used in a way that infringes on the rights of residents to a quiet and safe environment, especially so late at night when people are trying to rest soundly in their beds.

4. Safety Concerns for Vulnerable Residents

Most importantly, as a woman living on the dimly lit street used to access the pub (Vencourt Place), I am deeply concerned about the safety implications of the pub, especially with extended opening hours. I have personally been a victim of assault by drunken men in the past, and the thought of the pub inviting these individuals to loiter outside my home in the evening when I might want to go out for groceries makes me feel extremely anxious. The potential for catcalling or worse is not an overreaction but a lived reality for many women like myself. I implore the committee not to allow the creation of an environment where vulnerable residents feel threatened in their own neighbourhood. You may dismiss this concern as being melodramatic but it only takes one incident to ruin someone's life forever. I invite you to come to the area at midnight so you can see first hand why the pub's reopening would be the perfect setup for something bad to happen.

The pub has had multiple opportunities to operate successfully and has consistently failed to do so. It no longer reflects the wants and needs of the area and it is time to consider alternative uses for the space that benefit the community, such as a children's

activity centre, a café, or a women's fitness studio, or literally anything else which would better serve the community and align with the area.

Conclusion

I strongly oppose the renewal of the pub's operating licence. However, if the committee decides to proceed despite these concerns, I beg you to impose strict conditions: limit operating hours to no later than 10:00 PM daily and restrict use of the outdoor area to prevent noise and safety issues. These measures are essential to ensure that residents can continue to live in peace and safety. Otherwise essentially what is being permitted is not a pub, it is a nightclub which is what we all thought when we read the notice.

Thank you for considering my objection.

P.s. Someone tore down the notices of the application last week so I don't know how many people actually saw it.

Kind regards.



Vencourt Place
W6 9NU

From: Tucker Matt: H&F

Sent: 19 August 2025 10:28

Subject: 2025/00798/LAPR The Black Bull (New Premises Licence)

Dear Objectors –

Following discussions with the Applicant and the Police, I have attached copies of the following:

- Changes to application hours and additional conditions agreed with the Police.
- Letter from the Applicant's solicitor (19 August 2025).

I would be grateful if you could read both attachments. Should these mitigate your concerns to the extent that you wish to withdraw your representation, please let me know by way of return e-mail.

Kind regards

Matt Tucker

Interim Licensing Policy and Administration Team Leader

Licensing

Place Department

Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk

From: Charlotte.Bennett@met.police.uk <Charlotte.Bennett@met.police.uk>
Sent: 29 July 2025 12:05
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Cc: piers.warne@tlt.com; [REDACTED]
Daniel.Evans2@met.police.uk; AWMailbox-LicensingFH@met.police.uk
Subject: New Premises Licence Application – RE: New Premises Licence Application - Black Bull, 257 King Street, W6 9LU - 2025/00798/LAPR

Dear Licensing,

RE: New Premises Licence Application - Black Bull, 257 King Street, W6 9LU - 2025/00798/LAPR

Please see the document attached from the applicants legal representative.

These are conditions agreed with the applicant in relation to the above new premises licence application.

The conditions have ben tweaked by the applicant and we have no objections to these and would therefore like to withdraw out current representation.

Please let me know if you wish to have any further discussions around this.

Kind Regards,
Charlotte

PC Charlotte Bennett 3234AW | Hammersmith and Fulham | Police Licensing | Metropolitan Police

Email: Charlotte.Bennett@met.police.uk

FH Licensing Mailbox: AWMailbox-LicensingFH@met.police.uk

Licensing Team Mailbox: AWMailbox.Licensing@met.police.uk



**METROPOLITAN
POLICE**



[Click here for Drink Spike Prevention and Ask for Angela materials](#)

[Click here for drink spiking advice](#)

Black Bull, 257 King Street, W6 9LU

PROPOSED AMENDED APPLICATION

Amended Hours and activities

Licensable activities sought

The Playing of Recorded Music - Indoors Only

Monday to Thursday between 11:00 to 23:00

Friday and Saturday between 11:00 and 00:00

Sunday between 12:00 to 23:00

The Provision of Late-Night Refreshment - Indoors Only

Monday to Saturday between 23:00 to 00:00

Sunday between 23:00 to 23:30

The Sale of Alcohol - Both on and off the Premises

Monday to Saturday between 11:00 to 00:00

Sunday between 12:00 to 23:30

Proposed Opening Hours

Monday to Saturday between 11:00 to 00:30

Sunday between 12:00 to 00:00

Conditions

Proposed in the operating schedule (not amended- except to clarify meaning and ensure they remain enforceable)

1. Any incidents relating to the prevention of crime and/ or disorder licensing objective occurring on the premises will be reported to the Police.
2. Appropriate fire safety procedures are in place including fire extinguishers (foam, H2O and CO2), fire blanket, internally illuminated fire exit signs, smoke detectors and emergency lighting (see enclosed plan for details of locations) will be fitted and maintained. All appliances will be inspected annually.
3. All emergency exits shall be kept free from obstruction at all times.
4. At the end of trading, the DPS or manager will take measures to ensure that where necessary, customers leaving the premises are asked to leave quietly.
5. Clear and legible notices will be prominently displayed to remind customers to leave quietly and have regard for neighbours.

Conditions amended from the original operating schedule

To replace the CCTV condition listed on the operating schedule;

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

To replace the staff training condition listed in the operating schedule;

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

To replace the incident log condition in the operating schedule;

8. A daily incident log shall be kept at the Premises and made available on request to an authorised officer of the Council or the Police or the Fire Service which shall record the following:
 - (a) all crimes reported to the venue
 - (b) all ejection of patrons
 - (c) any complaints received
 - (d) any incidents of disorder
 - (e) seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service

To replace the age verification condition in the operating schedule;

9. The premises shall operate a 'Challenge 25' age-restricted sales policy and promote it through the prominent display of posters.

10. The licence holder shall put arrangements in place to ensure that before serving alcohol or other age-restricted goods to customers they believe to be less than 25 years of age, staff ask to see accredited proof of age: that is, proof of age cards carrying the 'PASS' logo (and no others), a Passport, a UK Driving Licence bearing the photograph and date of birth of the customer or any other form of ID approved by the Home Office for the purposes of age verification for sales of alcohol.

New conditions

11. The DPS shall draw up and implement a policy to ensure the welfare and safeguarding of vulnerable patrons on the premises. Staff shall be able to support and assist people who feel unsafe, vulnerable or threatened. Should customers approach the venue for assistance, these incidents shall be recorded in the incident log. This policy shall be made available to police or authorised officers of the Licensing Authority upon request.

12. The need for SIA door staff shall be risk assessed by the DPS and a written record of the risk assessment kept at the premises. Where the risk assessment identified the need for door supervisors, they shall be employed in the numbers and for the times identified. The risk assessment shall be retained for a period of 12 months and be available for inspection upon the request of a Police Officer and officer of the council.

From: Charlotte.Bennett@met.police.uk <Charlotte.Bennett@met.police.uk>
Sent: 11 July 2025 16:41
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Cc: Nicole.Sondh@met.police.uk
Subject: New Premises Licence Application - Black Bull, 257 King Street, W6 9LU - 2025/00798/LAPR

Dear Licensing,

RE: New Premises Licence Application - Black Bull, 257 King Street, W6 9LU - 2025/00798/LAPR

The Metropolitan Police are objecting to the above premises licence application pending agreement to proposed conditions. During the consultation period the police visited the premises and spoke with the applicant in relation to their business and operational plans. Following this meeting the police proposed amendments to conditions proposed by the applicant in the operating schedule and further conditions in support of the licensing objectives in the prevention of crime and disorder and in the protection of children from harm, to this date the conditions have not been further discussed or agreed with the applicant.

Kind Regards,
Charlotte

PC Charlotte Bennett 3234AW
Hammersmith and Fulham Police Licensing Unit
Address: Hammersmith and Fulham Police Station, 226 Shepherds Bush Road,
London, W6 7NX

SUBMISSIONS IN RELATION TO THE APPLICATION FOR A NEW PREMISES LICENCE AT:

Black Bull, 257 King Street W6 9LU

Introduction

1. I act for the applicant for a premises licence at the Black Bull.
2. I have been instructed on behalf of the Applicant to set out some background information in relation to the Black Bull, the intention of the applicants and the changes they are proposing to the original application following discussions with officers and receipt of representations.

Background

3. As you will be aware, the Black Bull is a storied pub, previously known as the Ravenscourt Arms, but renamed in honour of the statue outside of the Black Bull. The London Remembers website has a section dedicated to the statue:
4. *'This is a much travelled bull. It was sculpted by Obadiah Pulham at Woodbridge in Suffolk, during the early 19th century. Transported to London via the North Sea, and then by barge along the River Thames. It stood in Holborn for nearly a century, at the Black Bull Inn. Immediately prior to that being demolished the bull was removed, on 19 May 1904...'*
5. After a stint sitting in front of the offices of the law firm Bull and Bull, it was moved sometime after 1954 to its current location- likely in the mid-sixties to site in the grounds of the pub. Most famously, the plaque on the plinth states:
6. *'Sign of Black Bull Inn Holborn mentioned by Dickens in Martin Chuzzlewit. Removed by demolition 1904.'*
7. The Pub itself has been on this site for some considerable time and obtained a premises licence under the transitional provisions of the Licensing Act 2003 in 2005.

Why are we applying?

8. Sadly, the Black Bull pub ceased trading around 2017. The Applicant purchased the pub in 2023 and have been refurbishing it with a view to being able to re-let it to a pub operator and bring it back to life. Unfortunately the premises licence was surrendered and as such the applicants have had to apply for a new licence.

9. Without investment and re-opening as a pub, the Black Bull is something of an eyesore. However, it is envisaged that the Black Bull, with the right operator, can become a community asset.
10. The licence applied for mirrored the previous premises licence in hours and activities. There was no intention of turning the Black Bull into a night club- it was an application to allow the premises to trade on the same terms as previously.

Changes to the application

11. As part of the consultation process however, the Applicant has engaged with the police and environmental protection officers and have agreed a number of changes to the premises licence, including a reduction in hours and an updated set of operating conditions (albeit at the time of writing, there was still an outstanding matter in relation to the terminal hour for recorded music). Appended to this letter is the application as now proposed. However, in terms of hours of operation for the activities of most concern, it has been proposed that these are reduced to:

The Sale of Alcohol and Recorded Music

- Monday to Saturday between 11:00 to 00:00 (recorded music to cease at 23:00 Monday to Thursday)
- Sunday between 12:00 to 23:30 (recorded music to cease at 23:00)

Proposed Opening Hours

- Monday to Saturday between 11:00 to 00:30
- Sunday between 12:00 to 00:00

12. A full list of hours and conditions are appended to this letter.

13. Representations

14. It was not the intention of the Applicant to open a nightclub on the site, as has been suggested. As explained above, the premises licence applied for mirrored the one surrendered, as is common practice when looking to reinstate a previously licensed premises. The Applicant appreciates that there are allegations of past issues, especially noise from music and for that reason, and in consultation with officers, the hours have now been paired back as set out above. The changes mean that the premises must run as a public house and cannot trade later as it appears to have done under the previous licence.

15. Whilst some representations have suggested the premises should close at 10pm, were the Applicant to agree to this, there would be next to no chance that the premises would re-open as that would prove to be economically unviable. The Applicant has looked to strike a balance between allowing the premises to trade successfully but without undermining the licensing objectives.

16. Conclusion

17. We appreciate that for residents, the content of this letter may not address all the concerns raised. However, the Applicant hopes it has given some comfort as to why the application was made as originally advertised- and also clarify the intention of the Applicant going forward.

18. Should anyone who has made a representation have any queries, please do not hesitate to contact the writer at piers.warne@tlt.com. However, if the changes address your concerns, please make the council licensing officer aware for his records at matt.tucker@lbhf.gov.uk.

Yours sincerely

Piers Warne

LEGAL DIRECTOR, TLT

PROPOSED AMENDED APPLICATION

Amended Hours and activities

Licensable activities sought

The Playing of Recorded Music - Indoors Only

Monday to Thursday between 11:00 to 23:00
Friday and Saturday between 11:00 and 00:00
Sunday between 12:00 to 23:00

The Provision of Late-Night Refreshment - Indoors Only

Monday to Saturday between 23:00 to 00:00
Sunday between 23:00 to 23:30

The Sale of Alcohol - Both on and off the Premises

Monday to Saturday between 11:00 to 00:00
Sunday between 12:00 to 23:30

Proposed Opening Hours

Monday to Saturday between 11:00 to 00:30
Sunday between 12:00 to 00:00

Conditions

1. Any incidents relating to the prevention of crime and/ or disorder licensing objective occurring on the premises will be reported to the Police.
2. Appropriate fire safety procedures are in place including fire extinguishers (foam, H2O and CO2), fire blanket, internally illuminated fire exit signs, smoke detectors and emergency lighting (see enclosed plan for details of locations) will be fitted and maintained. All appliances will be inspected annually.
3. All emergency exits shall be kept free from obstruction at all times.
4. At the end of trading, the DPS or manager will take measures to ensure that where necessary, customers leaving the premises are asked to leave quietly.
5. Clear and legible notices will be prominently displayed to remind customers to leave quietly and have regard for neighbours.
6. High Definition CCTV shall be installed, operated and maintained, at all times that the premises are open for licensable activities and;
 - shall be checked every two weeks to ensure that the system is working properly and that the date and time are correct. A record of these checks, showing the date and name of the person checking, shall be kept and made available to Police or authorised Council officers on request
 - one camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering.
 - shall cover any internal or external area of the premises where licensable activities take place.
 - recordings shall be in real time and stored for a minimum period of 31 days with date and time stamping.
 - footage shall be provided free of charge to Police or authorised council officer within 24 hours of a request or within any other agreed timeframe.

- a staff member from the premises that is conversant with the operation of the CCTV system shall be on the premises at all times. This staff member will be able to show police or authorised officers of the Licensing Authority recent data footage with the minimum of delay when requested. This data or footage reproduction shall be almost instantaneous
7. All staff responsible for selling alcohol shall receive regular training in the Licensing Act 2003 in terms of the licensing objectives, offences committed under the Act and conditions of the Premises Licence. Written records of this training shall be retained and made available to police and authorised officers of the Licensing Authority on request.
 8. A daily incident log shall be kept at the Premises and made available on request to an authorised officer of the Council or the Police or the Fire Service which shall record the following:
 - (a) all crimes reported to the venue
 - (b) all ejection of patrons
 - (c) any complaints received
 - (d) any incidents of disorder
 - (e) seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service
 9. The premises shall operate a 'Challenge 25' age-restricted sales policy and promote it through the prominent display of posters.
 10. The licence holder shall put arrangements in place to ensure that before serving alcohol or other age-restricted goods to customers they believe to be less than 25 years of age, staff ask to see accredited proof of age: that is, proof of age cards carrying the 'PASS' logo (and no others), a Passport, a UK Driving Licence bearing the photograph and date of birth of the customer or any other form of ID approved by the Home Office for the purposes of age verification for sales of alcohol.
 11. The DPS shall draw up and implement a policy to ensure the welfare and safeguarding of vulnerable patrons on the premises. Staff shall be able to support and assist people who feel unsafe, vulnerable or threatened. Should customers approach the venue for assistance, these incidents shall be recorded in the incident log. This policy shall be made available to police or authorised officers of the Licensing Authority upon request.
 12. The need for SIA door staff shall be risk assessed by the DPS and a written record of the risk assessment kept at the premises. Where the risk assessment identified the need for door supervisors, they shall be employed in the numbers and for the times identified. The risk assessment shall be retained for a period of 12 months and be available for inspection upon the request of a Police Officer and officer of the council.

Objector - Flat 36 Ravilious House 273 King Street London

From: [REDACTED]

Sent: 19 August 2025 10:44

To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>

Subject: Re: 2025/00798/LAPR The Black Bull (New Premises Licence)

Thank you, Matt.

Strong no from our side.

The max acceptable opening time for this would be to 8pm.

There are children and workers in the block. We need to be able to sleep.

Happy to chat, and thank you.

[REDACTED]

Sent from my mobile

Objector - 5 Merchant Terrace Beavor Lane London

From: [REDACTED]
Sent: 19 August 2025 11:29
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: 2025/00798/LAPR The Black Bull (New Premises Licence)

Dear Matt (if I may),

I am most grateful for the opportunity to consider the latest documentation in relation to this application.

First, I have some experience in connection with correspondence issued by practicing lawyers in England and wish to observe that the letter headed "*SUBMISSIONS IN RELATION TO THE APPLICATOIN [sic] FOR A NEW PREMISES LICENCE AT:*" stated to be from someone called Piers Warne is not in a form I would have generally seen before. It is not dated, it is not on the law firm headed paper, nor is it signed by him as a practicing solicitor (I have checked the SRA register and he is a practicing solicitor). He does not identify the applicant, his firm's client (presumably), by name, nor does he set out any particular legal analysis or reference against which that which he asserts in his letter can be checked. I find all of this to be unsatisfactory particularly given the seriousness of the issue for those of us residing near the premises in question. I also believe that this should be cured by him for your satisfaction given the undoubted significance and benefit his client seeks to obtain from the issuance of a licence. I believe this is a matter to be raised with him by LBH&F.

Secondly, leaving aside the foregoing points about the letter itself, it raises more questions than answers.

- At point 15 he says that "there would be next to no chance that the premises would re-open as that would prove to be economically unviable" in the event of a 10pm closing. That is stated as a conclusion without any apparent rationale. Also, it is not a legal matter but an economic one, and in order to meaningfully to assess such an assertion one would expect someone within the applicant, by individual name, with the actual expertise in such matters to articulate why this would be the case.

- At point 11 he says that "... (albeit at the time of writing, there was still an outstanding matter in relation to the terminal hour for recorded music)". This is most unsatisfactory. It is of crucial importance to understand exactly when the playing of recorded music within the premises would stop. One cannot possibly be expected to comment in the absence of such information and the fact that such matter is not resolved by the time of writing of the letter (whenever that was) speaks volumes as to nature and credibility of this application.

- The playing of recorded music internally also raises the question of the nature of the music to be played which also engages a question on the nature of the premises. Does this applicant intend playing music of an elegant lounge nature, or is the music intended to be raucous/deep bass variety, or what? Also, what proposals are likely to be made (none that I can see in the materials) to ensure that there is little to no leakage of

noise from within the premises. This also prompts the question as to what use, if any, will be made of the area to the front or to the rear of the premises for customers who purchase drinks within. While music may be played within, what about the noise of customers outside?

Finally, one gains little confidence from the manner by which the letter is presented on behalf of the applicant. This is a more general point and does not indicate that the applicant is sufficiently serious about present a coherent, comprehensive and accurate (even leaving aside the rather clumsy and obvious spelling mistake noted above) application. That is not a portent of good things to come if this licence were granted.

Thus, I maintain my objection and reserve all rights.

[REDACTED]

Objector - Flat 46 Ravilious House 273 King Street London

From: [REDACTED]
Sent: 19 August 2025 15:38
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: 2025/00798/LAPR The Black Bull (New Premises Licence)

Dear Mr Tucker,

Thank you for your email and for sharing the applicant's solicitor's letter dated 19 August 2025 together with the conditions agreed with the Police. I have carefully reviewed both documents.

While I acknowledge the amendments made to the proposed hours and the additional conditions, my concerns remain.

My residence is located directly opposite the Black Bull, with my bedroom windows facing the premises. I am therefore particularly vulnerable to noise disturbance late at night. Even with recorded music ceasing at 23:00, the proposed terminal hours of alcohol sales (00:00) and closing times (00:30) are likely to result in significant late-night disturbance from customers leaving the premises, smoking outside, or congregating on the street.

This area is a quiet residential neighbourhood. Allowing the premises to operate until 00:30 would, in my view, undermine the licensing objective of the prevention of public nuisance under the Licensing Act 2003. I am particularly concerned about:

- Noise from departing patrons between 23:00 and 00:30, directly affecting my ability to sleep.
- Outdoor congregation and smoking, leading to raised voices under my bedroom windows.
- Noise from closing operations (bottles, waste disposal, deliveries) occurring late at night.
- The overall unsuitability of such late hours for a pub situated in a residential area.

For these reasons, I do not believe that the amended application adequately addresses the impact on nearby residents. Accordingly, I will not be withdrawing my representation.

Best regards,

[REDACTED]

Objector - Flat 46 Ravilious House 273 King Street London

From: [REDACTED]
Sent: 19 August 2025 17:53
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: 2025/00798/LAPR The Black Bull (New Premises Licence)

Dear Mr Tucker,

Thank you for forwarding the solicitor's letter of 19 August 2025 and the list of revised conditions agreed with the Police. I have read both carefully.

While I note the changes proposed by the applicant, unfortunately they do not resolve my concerns.

My flat is directly across from the Black Bull, and my bedroom windows face onto the premises. This means I am particularly sensitive to any late-night activity. Even with music ending at 23:00, the proposed alcohol sales until midnight and closing at 00:30 are very likely to result in noise from people leaving, smoking outside or gathering on the street at a time when residents are trying to rest.

This is a quiet residential area, and I believe such hours would inevitably lead to disturbance. My main concerns are:

- Noise from customers departing after 23:00.
- Groups smoking or talking outside directly beneath my windows.
- Late-night operational noise from closing up, bottle disposal or deliveries.

I do not feel that the amended application offers sufficient protection against these impacts. For that reason, I cannot withdraw my objection.

Kind regards,

[REDACTED]

Objector - Flat 26 Ravilious House 273 King Street London

From: [REDACTED]
Sent: 20 August 2025 12:38
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: 2025/00798/LAPR The Black Bull (New Premises Licence)

Dear Mr Tucker,

Thank you for your email and for sharing the applicant's solicitor's letter dated 19 August 2025 together with the conditions agreed with the Police. I have carefully reviewed both documents.

While I acknowledge the amendments made to the proposed hours and the additional conditions, my concerns remain.

My residence is located directly opposite the Black Bull, with my bedroom windows facing the premises. I am therefore particularly vulnerable to noise disturbance late at night. Even with recorded music ceasing at 23:00, the proposed terminal hours of alcohol sales (00:00) and closing times (00:30) are likely to result in significant late-night disturbance from customers leaving the premises, smoking outside, or congregating on the street.

This area is a quiet residential neighbourhood. Allowing the premises to operate until 00:30 would, in my view, undermine the licensing objective of the prevention of public nuisance under the Licensing Act 2003. I am particularly concerned about:

- Noise from departing patrons between 23:00 and 00:30, directly affecting my ability to sleep.
- Outdoor congregation and smoking, leading to raised voices under my bedroom windows.
- Noise from closing operations (bottles, waste disposal, deliveries) occurring late at night.
- The overall unsuitability of such late hours for a pub situated in a residential area.

For these reasons, I do not believe that the amended application adequately addresses the impact on nearby residents. Accordingly, I will not be withdrawing my representation.