

Licensing Sub-Committee

Agenda

Wednesday 4 February 2026 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 Mercy Umeh (Chair) Councillor Daryl Brown	Councillor Dominic Stanton

CONTACT OFFICER: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
Tel: 07776 672945
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Public Notice

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

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

Date Updated: 29 January 2026

Licensing Sub-Committee Agenda

4 February 2026

<u>Item</u>		<u>Pages</u>
1.	APOLOGIES FOR ABSENCE	
2.	DECLARATIONS OF INTEREST	
	<p>If a Councillor has a disclosable pecuniary interest in a particular item, whether or not it is entered in the Authority's register of interests, or any other significant interest which they consider should be declared in the public interest, they should declare the existence and, unless it is a sensitive interest as defined in the Member Code of Conduct, the nature of the interest at the commencement of the consideration of that item or as soon as it becomes apparent.</p> <p>At meetings where members of the public are allowed to be in attendance and speak, any Councillor with a disclosable pecuniary interest or other significant interest may also make representations, give evidence or answer questions about the matter. The Councillor must then withdraw immediately from the meeting before the matter is discussed and any vote taken.</p> <p>Where Members of the public are not allowed to be in attendance and speak, then the Councillor with a disclosable pecuniary interest should withdraw from the meeting whilst the matter is under consideration. Councillors who have declared other significant interests should also withdraw from the meeting if they consider their continued participation in the matter would not be reasonable in the circumstances and may give rise to a perception of a conflict of interest.</p> <p>Councillors are not obliged to withdraw from the meeting where a dispensation to that effect has been obtained from the Standards Committee.</p>	
3.	WINE RACK, (CURRENTLY TRADING AS WINE SHOP) 27 RICHMOND WAY, LONDON, SW14 0AS - 6:30 PM	3 - 32
4.	CUCINA HABESHA LTD, ARCH 90, WOODLANE ARCHES, LONDON, W12 7RQ. - 7:30 PM OR AFTER CONSIDERATION OF THE FIRST ITEM	33 - 73

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 - 5.2 Temporary Event Notices (TENs).**
- 6. POLICY CONSIDERATIONS.**
- 7. THE REVIEW HEARING.**

APPENDICES

Appendix 1 - Review Application and Supporting Documents.

Appendix 2 - Copy of Current Premises Licence and Plans.

Appendix 3 - Copy of Points 11.16 to 11.28 Section 182 Licensing Act 2003.

Appendix 4 - National Licensing Framework – Pages 10 and 11 High Streets and Communities.

1. REVIEW APPLICATION

On the 16th December 2025, an application for a review of a premises licence under Section 51 of the Licensing Act 2003 was served by Licensing and Trading Standards Officer Mr Doug Love, lead practitioner of Hammersmith and Fulham Council's Trading Standards Authority, Hammersmith Town Hall, King Street, London, W6 9JU. The review application is in respect of the premises known as Wine Rack, (Currently trading as Wine Shop) 27 Richmond Way, London, SW14 0AS.

The application for a review of the premises licence was made on the grounds of the, prevention of crime and disorder following contraband tobacco products being discovered at the premises.

On the 23rd June 2025 the Trading Standards Authority received an anonymous intelligence report claiming the premises had sold hand-rolling tobacco in branded packaging which had made consumers ill. However, no evidence was provided and the intelligence was merely an allegation.

On the 25th June 2025, Trading Standards Officer's Bill Masini in company with Doug Love visited the premises. No illicit hand-rolling tobacco was found but cigars with German language warnings were discovered. The opinion was taken that these Cigars were illegally for sale and therefore seized.

High strength beers at very low prices were also for sale, less than UK duty plus VAT.

Between June and September 2025 Hammersmith and Fulham's Trading Standings Team requested invoices for the alcohol on sale, however no correspondence was ever received to prove the point of sale.

On the 13th December 2025 a visit was carried out by Trading standards Officer Doug Love. On this occasion high strength beers seen previously were now priced higher. The premises licence holder was also spoken to where the lack of correspondence was discussed.

A copy of the review application, Trading Standards recommendation and supporting documentation can be seen at Appendix 1 of this report.

2. CURRENT LICENCE

The premises currently benefit from a premises licence which permits the following licensable activities:

Sale of Alcohol Off the Premises:

Monday to Saturday: 08:00 – 23:00.

Sunday: 10:00 – 22:30.

Hours Premises Open to the Public:

Monday to Sunday: 00:00 - 23:59.

A copy of the current premises licence and plan can be seen on at Appendix 2 of this report.

3. BACKGROUND

Licensing records show that the premises licence was transferred to Jagmon Singh the current premises holder on the 11th April 2015.

The main access to the premise's is located on 27 Richmond Way. The premises operates as an off-licence. There is a mixture of both residential and commercial premises within the area.

Owing to the recent IT issues affecting the Council's eGIS system, we are currently unable to provide a map or a list of neighbouring premises. If this matter has been resolved by the time of the Hearing, this information will be supplied by officers by way of a supplementary appendix.

There are several options for transport away from the area including buses and taxis which run from in and around Goldhawk Road tube station which is a 12-minute walk away, Kensington Olympia tube station is a 13-minute walk away and Holland Park tube station is a 19-minute walk away.

4. CONSULTATION

A public notice was displayed by the Council at and near the premises. A further public notice was displayed by the Council at Hammersmith Town Hall. Details of the application were also published on the Council's website.

A notice of review was served on the premises licence holder and all the statutory responsible authorities as required by regulation.

4.1 Relevant Representations

During the consultation period no further representations were received.

5. OTHER INFORMATION

5.1 Enforcement History

At the time of writing this report Hammersmith and Fulham's Licensing Authority have no enforcement history at these premises.

5.2 Temporary Event Notice (“TENs”)

There have been no TENs submitted in respect of these premises within the past twelve months.

6. POLICY CONSIDERATIONS

- 6.1** It is the Council’s duty under the Licensing Act 2003 to determine the review 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.
- 6.2** In reaching a decision the Council must have regard to the Council’s adopted Statement of Licensing Policy (“SLP”) and the guidance issued by the Secretary of State under section 182 Licensing Act 2003.

The revised guidance issued by the Secretary of State under section 182 of the Licensing Act 2003 (“the Guidance”) contains advice in paragraphs 11.16 to 11.28 in relation to the review of a premises licence. Paragraphs 11.16 to 11.28 of the revised guidance can be seen at Appendix 3 of this report.

- 6.3** Published in November 2025 the government published its National Licensing Policy Framework. The framework sets out a ‘strategic vision for a modern licensing system.’ Pages 10 and 11, High Streets and Communities can be found at Appendix 4 of this report.
- 6.4** The Council’s own SLP gives guidance concerning the review of a premises licence.
- 6.5** Policy 10 pages 28 and 29 of the SLP in relation to reviews states that the Act describes two “groups” that may make representations to applications and may apply for an existing premises licence or club premises certificate to be reviewed by the Licensing Authority. These groups are Responsible Authorities and “Other Persons.”

At any stage, following the grant of a premises licence, a Responsible Authority, such as the police or the fire authority, or other persons, may apply for a licence to be reviewed because of a matter arising at the premises in connection with any of the four Licensing Objectives.

A licence may be reviewed where it is alleged that the Licensing Objectives are not being promoted and there is evidence to show this. Guidance on grounds for a review are outlined in Annex 5 of the SLP.

At a hearing held to determine an application for a review of a licence the sub-committee may:

- (a) Take no further action.
- (b) Modify the conditions of the licence.
- (c) Exclude a licensable activity from the scope of the licence.
- (d) Remove the Designated Premises Supervisor.
- (e) Suspend the licence for a period not exceeding three months.
- (f) Revoke the licence.

6.6 Policy 11 pages 29 and 30 of the SLP states that in relation to the consideration of residents, the Licensing Authority expects that any licence applicant will give due consideration to the needs of Hammersmith & Fulham residents and any negative impacts from licensable activities and business operations.

Any review of a licence would need to be evidence based and as such is best supported by evidence from responsible authorities such as the Police or Environmental Health to be successful.

6.7 Annex 4 page 52 of the SLP in relation to the grounds for considering a review states that the Licensing Authority will regard applications for the review of any premises licence particularly seriously where they involve evidence of:

- a) Use of licensed premises for the sale and distribution of drugs and the laundering of drugs money;
- b) Use of licensed premises for the sale and distribution of illegal firearms and the laundering of illegal firearms money;
- c) Evasion of copyright in respect of pirated or unlicensed films and music;
- d) Underage sales and consumption of alcohol;
- e) Use of a licensed premises contrary to any emergency legislation requesting its closure;
- f) Use of licensed premises for prostitution or the sale of unlawful pornography;
- g) Serious risks to children;
- h) Use of licensed premises for unlawful gaming and gambling;
- i) Use of licensed premises as a base for organised criminal activity;
- j) Use of licensed premises for the organisation of racist, homophobic, sexual abuse, attacks or any discriminatory behaviour;
- k) Use of licensed premises for storing or selling illegal alcohol or tobacco or smuggled goods;
- l) The use of licensed premises for the sale of stolen goods;
- m) Incidents of disorder;
- n) Instances of public nuisance where warnings have been disregarded;
- o) Serious risks to public safety which the management is unable or unwilling to correct;
- p) Frequently operating outside permitted hours.
- q) There may be legal implications if activity of child sexual exploitation (CSE) is taking place on licensed premises and there has been a failure to demonstrate due diligence or that adequate safeguards are in place – this may lead to prosecution or any of the licensing sanctions detailed in the paragraph below.

7. THE REVIEW HEARING

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) Take no further action.
- (b) Modify the conditions of the licence.
- (c) Exclude a licensable activity from the scope of the licence.
- (d) Remove the Designated Premises Supervisor.
- (e) Suspend the licence for a period not exceeding three months.

(f) Revoke the licence.

Where the Committee takes a step mentioned in (b) or (c) above, it may provide that the modification or exclusion is to have effect for only such period (not exceeding three months) as it may specify.

In making its decision, the Committee must act with a view to promoting the licensing objectives:

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

It must also have regard to its own SLP and the Guidance.

If the Committee is minded to amend the licence, conditions may be attached to the licence to alleviate the concerns raised through representations; nevertheless, this is a matter for the Committee to determine in light of the above matters, and any others it considers material.

Application for the review of a premises licence or club premises certificate under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I Doug Love, Lead Pratitioner, Trading Standards
(Insert name of applicant)

apply for the review of a premises licence under section 51 of the Licensing Act 2003, for the premises described in Part 1, below.

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description: Wine Rack (currently t/a Wine Shop) 27 Richmond Way	
Post town: London	Post code: W14 0AS

Name of premises licence holder or club holding club premises certificate: Jagmon Singh

Number of premises licence or club premises certificate: 2015/00333/LAPR
--

Part 2 - Applicant details

I am

Please tick ✓/yes

- 1) an interested party (please complete (A) or (B) below)
 - a) a person living in the vicinity of the premises
 - b) a body representing persons living in the vicinity of the premises
 - c) a person involved in business in the vicinity of the premises
 - d) a body representing persons involved in business in the vicinity of the premises
- 2) a responsible authority (please complete (C) below)
- 3) a member of the club to which this application relates (please complete (A) below)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address	
Doug Love Lead Practitioner, Trading Standards Hammersmith Town Hall King Street London W6 9JU	
Telephone number:	07771 806 923
E-mail:	doug.love@lbhf.gov.uk

This application to review relates to the following licensing objective(s)

Please tick one or more boxes

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

Please state the ground(s) for review (please read guidance note 1)

This review relates to the alleged failure of the premise licensee to promote the licensing objective relating to the prevention of crime and disorder. Full details of the facts and allegations against the business follows.

The business

Wine Shop is a small off-licence, believed to be operated by Emin Wines Ltd., a company of which premises licence holder, Jagmon Singh, is one of two directors. The company has operated for over 11 years. Mr Singh has held the premises licence since Spring 2015. Saran Singh, the other company director, is the Designated Premises Supervisor.

Events prompting this application

23/06/25: Trading Standards received an anonymous intel report claiming that Wine Shop was selling hand-rolling tobacco in branded packaging, which had made consumers ill. Branded packaging is an indication that hand-rolling tobacco is non-duty paid and illegal to sell in the UK ('plain' packaging has been required since 2015); immediate ill-health being caused by tobacco is a sign that the product may be counterfeit and adulterated. No evidence was supplied – the intel was merely an allegation.

25/06/25: Bill Masini, then an authorised officer for both LBHF Trading Standards and Licensing teams, and I visited the premises.

No illicit hand-rolling tobacco was found, but cigars with German language warnings – assumed also to be non-duty paid - were displayed for sale and seized. Tobacco products that do not carry the correct health warnings and/or on which duty has not been paid are illegal to sell in the UK

High strength beers at very low prices – one at less than duty + VAT - were observed. These included the following brands:

- Karpackie (9% abv), on which VAT & duty of £1.60 was payable, was on sale at £1.50
- Kestral Super Premium Lager (9% abv) - £1.60 VAT & duty payable - on sale at £1.80
- Skol Super (8% abv) - £1.05 VAT & duty payable - on sale at £2.00
- Perla Mocna (7.1% abv) - £0.93 VAT & duty payable - on sale at £1.50

It is a breach of a mandatory licence condition to sell alcohol at less than the cost of duty and VAT.

I took some photographs of the beers during the visit, which I reproduce in Appendix A.

June – September 2025: I corresponded with Jagmon Singh and Saran Singh requesting invoices be provided for these beers, which all appeared to have a long use-by date on them, as I thought they were on sale very cheaply and I know that high-strength beers – especially those stronger than 8.5% abv, which have a much higher duty rate, are regularly smuggled product sold on the black market.

As a result, I reported the infringement to the Trading Standards Manager in September. I wrote with to Mr Singh and the company to outline her decision later the same month. I did not receive a response to this letter.

I have replicated all relevant contact in the Appendix B to this report.

Comments on Appendix B

- *E-mail on page 1.* I requested the 'two most recent invoices' for the suspect beers. The reason for this is because I believe that some dishonest businesses ensure that they have a 'genuine' invoice for goods they stock, that they then use to justify the future presence of that product in the shop.

- *Email and invoice on page 2.* Only one invoice was provided, showing that two trays (ie. 48 cans) of each suspect beer was purchased twelve weeks prior to me seeing them in the shop. The price/can paid for each brand were as follows:
 - Karpackie @ £1.85 (35p more than the selling price I saw)
 - Kestrel Super @ £1.90 (10p more)
 - Skol Super @ £1.95 (5p less)
 - Perla Mocna @ £1.55 (5p more)

I do not regard the explanation provided for the low prices credible.

- *E-mails on page 3.* Despite explaining my incredulity and inviting the business to clarify the circumstances surrounding the prices. I heard nothing further from the business.
- *Letter on pages 4 & 5* This letter followed the infringement being reported to the Trading Standards manager and (in a final attempt to get the business to engage properly) afforded the opportunity to avoid formal action by making 'representations'. Nothing was heard in response.

13/12/25: Shortly before submitting this application I called into the shop at a weekend. The purpose was two-fold. Firstly, I wanted to see what beers were for sale. The only ones of the suspect brands still available was the Kestrel Super, priced now at £2.20 per can – more the price I would have expected. This does give a little credence to the businesses claim that the beers were poor sellers – although these beers are very popular in other off licences.

The second hope was that either Jagmon or Saran Singh would be in the shop - there had always only been an employee when I visited during a weekday. The former was there and it was the first time we had met face-to-face. His spoken English was very good, but he said that he had not really understood my later emails, after he had supplied the invoice. I asked why he hadn't contacted me to ask me to explain further, something I would have been pleased to do, but he didn't really answer this. I am hoping that now we have met, the engagement will improve.

Recommendations

Had the licensee engaged effectively with Trading Standards, it is unlikely that this matter would have reached the stage where this review application became necessary, and failing to do so reflects poorly on his management of the premises.

Even had he responded to the letter dated 24/09/25 (*pages 4 & 5 of Appendix B*) – a letter which recommended he sought independent legal advice and offered him the opportunity to discuss potential representations before submitting them – the review would most likely have been avoided.

It is the belief of Trading Standards that at least some of the beer regarded as suspect must have been purchased from a source other than an approved Alcohol Wholesalers' Registration Scheme (AWRS) member. It is a legal requirement for retailers to purchase alcohol only from AWRS members. It seems certain that the beer was sourced elsewhere, at a price low enough to make the selling prices seen in the June visit possible. Any beer purchased in this manner could not possibly have been legal to sell: Trading Standards believe it must have been non-UK duty & VAT paid.

I request that the Licensing Sub-Committee to add the following conditions to the licence and to make clear to Mr Singh, if they agree, that it is important for licensees to engage with Responsible Authorities (particularly those who are engaged with law enforcement) and that failing to comply with the condition in future is likely to result in stronger action and may lead to his licence being revoked.

If the Sub-Committee agrees that illegal goods were purchased irresponsibly, it would also be legitimate, in my opinion, to consider whether the licence should be suspended for a period to allow a review of purchasing procedures, staff training and of current stock, or revoked on the basis that any responsible licensee would have not purchased illegal goods in the first place.

Conditions requested to be added

- The premises licence holder shall ensure a response to written enquiries from any responsible authorities is made within five working days.
- Invoices (or copies) for all alcoholic goods on the premises will be made available to the officers from the council, police or HMRC upon request.
- The Licence Holder shall ensure any instance of a caller to the shop attempting to sell alcohol or tobacco products are reported to Trading Standards within 24 hours.

There are few non-mandatory conditions on the premises licence at the moment. The Licensing Sub-Committee may also consider 'updating' the licence by adding other relevant conditions, relating, for instance, to CCTV and training.

Have you made an application for review relating to this premises before No

If yes please state the date of that application

Day **Month** **Year**

--	--	--	--	--	--	--	--

If you have made representations before relating to this premises please state what they were and when you made them

N/A

Please tick ✓ yes

I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate

I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 3 – Signatures (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent (See guidance note 4). If signing on behalf of the applicant, please state in what capacity

Signature:



Date: 16/12/25

Capacity: Lead Practitioner, Trading Standards

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 5)

Post town

Post Code

Telephone number (if any)

If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)

APPENDIX A

Photographs from visit to Wine Shop on 25/06/25



'Suspect' beers and price indication from beer fridges



Use by date of February 2026 on base of Karpackie can

APPENDIX B

Correspondence with Jagmon and Saran Singh

Visit to Wine Rack, yesterday



Love Doug: H&F

To

Cc

Masini Bill: H&F

Retention Policy LBHF Permanently Delete (6 years)

Expires Expiration Suspended (25/06/2031)



Thu 26/06/2025 13:04

Dear Saran & Jagmon,

The Environmental Protection (Single-use Vapes) (England) Regulations 2024
The Tobacco and Related Products Regulations 2016
Digital Markets, Competition and Consumers Act 2024

I am the Trading Standards officer who accompanied Bill Masini, who you spoke with on the phone during the visit, to Wine Rack at 27 Richmond Way, yesterday. I understand that you co-own the shop.

The visit followed anonymous intel, alleging that the business had provided some hand-rolling tobacco in non-plain packaging. There was nothing found to support this intel, but there were some issues identified.

- Two trays of **single-use vapes** were found in the store area. These are now illegal to sell, but I appreciate that there were none on display and I have no evidence that you were intending to sell them. As long as you are happy for me to dispose of them for you – they are no good to you, as I understand manufacturers and wholesalers have been clear they will not accept returns – I do not propose to take further action on this matter.
- **Cigars with German language health warnings** were seized as they are illegal to sell in the UK.
 - If they are sold as full packs they would require English language warnings to be legal.
 - If they are non-UK duty paid, they cannot legally be sold (if duty has been paid, please provide documentary evidence).
 - I believe they may have been sold separately (due to the opened packs from which some individual cigars had been removed), but this is only legal if the appropriate English-language warnings are on the wrapping of each item, as they are on the cigars *intended* to be sold individually.

Please ensure only tobacco products with the correct, English language warnings are sold, or in possession for supply in future. If further offences are discovered, formal enforcement action may be taken.

Again, I do not intend to take further action on this, apart from this warning, assuming you are willing to allow me to dispose of the items. However, I'm always happy to engage further if you believe no offence has been committed, or require further information.

- **Suspiciously cheap beers.** Please provide copies of your two most recent invoices for the following beers:
 - Karpackie – on sale for £1.50 per can
 - Perla Mocna – on sale for £1.50 per can
 - Kestrel Super Premium lager – on sale for £1.80 per can
 - Skol Super – on sale at £2.00 per can

These prices are sufficiently low for me to suspect they are non-UK duty paid. If you are selling non-UK duty paid alcohol, you will be committing an offence under the DMCC Act.

Please provide the invoice by the end of next week. (A photograph or a scan will be sufficient, at least initially). I will then be able to assess whether further action is appropriate.

- In passing, some reminders:
 - no tobacco items should be generally visible to consumers: please move the cigars that were visible from the customer side of the counter and repair the gantry, so that no cigarettes are visible through the gaps in the 'curtain';
 - don't forget to contact Bill, as discussed, so that he can be satisfied that you are complying with the Licensing Act 2003. Both Bill and I are officers who would prefer to assist business to comply with the law, rather than have to deal with non-compliances: please engage with us to allow an informal outcome to any non-compliances.

Kind regards

Doug

Doug Love
Lead Practitioner, Trading Standards
Hammersmith & Fulham Council
Hammersmith Town Hall, W6 9JU

07771 806 923

Wine rack .

ES To Love Doug: H&F

Retention Policy LBHF Permanently Delete (6 years)
This sender from outside your organization.
You forwarded this message on 30/06/2025 16:43.

Reply Reply All Forward

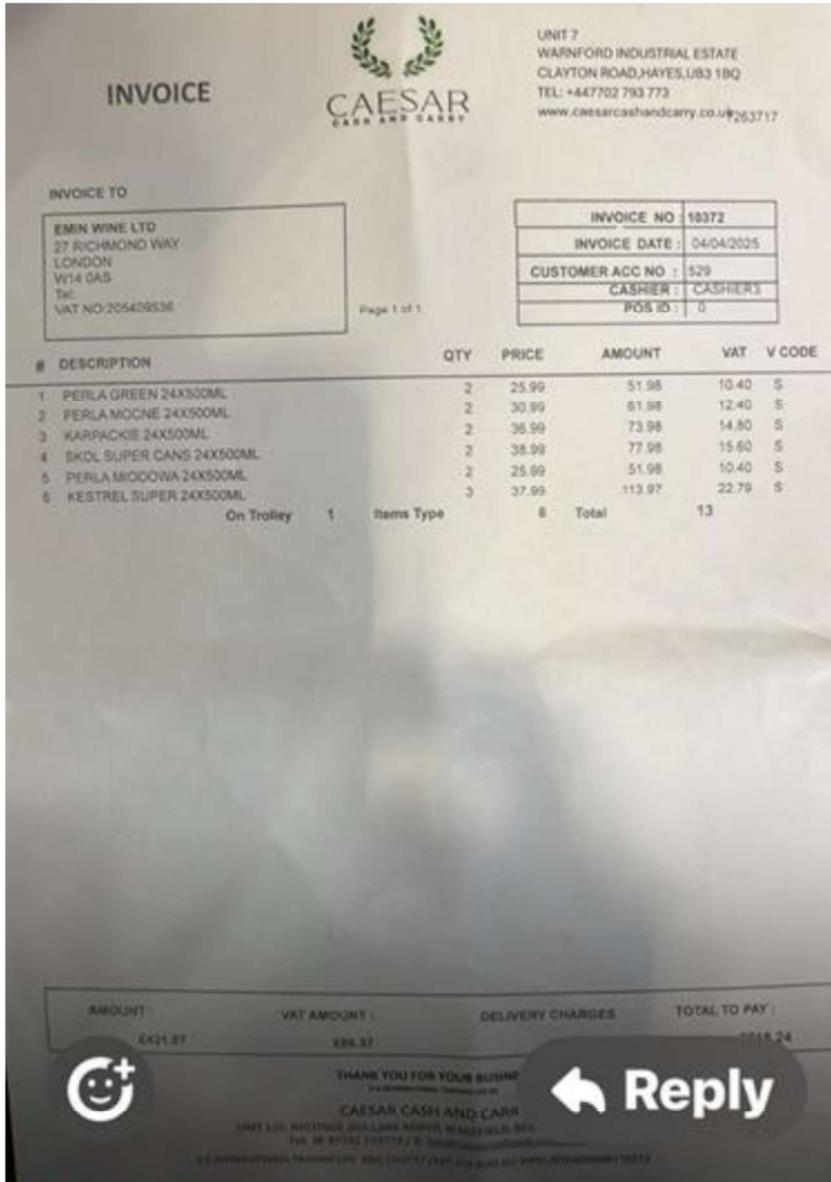
Expires Expiration Suspended (29/06/2031)

Mon 30/06/2025 16:09

You don't often get email from eminsingh@yahoo.co.uk. Learn why this is important

From Saran / jagmon
Wine rack.
27 richmond way
Kensington
W140AS

Hi dear sir i am sending you invoice for the beers you asked for
And would like to say that we wanted to try some of them and see how it goes but the demand is not as i thought would be
And i wanted to clear them thats why we have that prices
But now i have changed all prices all updated
And regarding the vapes and cigars i would appreciate if you dispose off them.
If anything else would you like to discuss or want please contact me i will cooperate completely.



Thank you very much. ■

Sent from Yahoo Mail for iPhone

RE: Wine rack .

 Love Doug: H&F
To: Ermin Singh
Cc: Masini Bill: H&F
Retention Policy: LBHF Permanently Delete (6 years)
You replied to this message on 17/07/2025 09:01.

  Reply  Reply All  Forward  

Mon 30/06/2025 20:23

Expires: Expiration Suspended (29/06/2031)

Dear Saran / Jagmon.

Thank you for confirming that you are happy for me to dispose of the vapes and the cigars.

I have to admit to finding your explanation about the beers puzzling.

- You say that beers (which I know to have a demand amongst certain drinkers) did not sell. Does this mean that this was the first time you stocked them? (Presumably it is, as I asked for the **two** invoices and only one was provided?).
- You seem to have bought a lot of different super-strength beers at once. Is this not odd, if you were trying them for the first time?
- In well under three months since you bought them, you have reduced the price of the beers to below cost price (Karpackie, Kestrel & Perla Mocna) as you wanted to 'clear them' and printed out new price-edge tickets, instead of describing them as 'reduced' to clear stock. The Karpackie had been 'reduced' to a price at which it is illegal to sell. It is a mandatory licence condition that no alcohol can be sold for the less than the price of Duty and VAT - £1.60 per can for Karpackie. If I were to check the EPOS pricing history in the shop, this change of price would be shown, I trust?
- If they do not sell, I trust I will see no super-strength beers in your shop again? It wouldn't be good to re-stock items that you have to sell at a loss to clear them.

Before I decide what to do about this matter, do you want to clarify or amend anything in your e-mail?

Kind regards,

Doug

RE: Wine rack .

 Love Doug: H&F
To: Ermin Singh
Cc: Masini Bill: H&F
Retention Policy: LBHF Permanently Delete (6 years)
You replied to this message on 28/08/2025 12:31.

  Reply  Reply All  Forward  

Thu 17/07/2025 09:02

Expires: Expiration Suspended (16/07/2031)

Dear Saran / Jagmon.

I note I have had no response to my email, below. Could you respond with some urgency.

Thank you.

Doug

Single-use vapes conclusion / Notice of formal investigation

 Love Doug: H&F
To: Ermin Singh
Cc: Masini Bill: H&F
Retention Policy: LBHF Permanently Delete (6 years)

  Reply  Reply All  Forward  

Thu 28/08/2025 12:31

Expires: Expiration Suspended (27/08/2031)

 Wine Rack.docx
69 KB

Dear Saran / Jagmon.

Further to my e-mails, below, the last two of which remain unanswered, please note the following:

No further action will be taken regarding the single-use vapes removed, apart from sending the attached letter. Thank you for agreeing to surrender them.

Regarding the tobacco products seized and the alcohol queried, I'm afraid that I will have to report this matter, with the recommendation of formal enforcement action. It is possible that my manager will prosecute the business, or ask me to review your premises licence. I was hoping for a more informal resolution to this matter, but your failure to engage with me by responding properly to my enquiries has made this impossible.

I do not intend to invite you into an interview, as I have sufficient evidence to report the offences and / or to make a review application, as directed by the TS Manager. However, if you wish to make any written comments about the allegation, please do so by the 8th September. I am on leave after today until that date and I will be reporting the matter soon after I return.

For clarity, the allegations are the following:

- That you had for sale tobacco products which were not labelled in accordance with **Part 2 of The Tobacco and Related Products Regulations 2016** and are evidence of an offence under **Regulation 48**;
- That the tobacco products and some of the beers I asked about were also non-UK duty paid. Displaying them is, I believe, a breach of the **Digital Markets, Competition and Consumers Act 2024, Schedule 20, paragraph 10** and an offence under **section 237 (7)** of that Act.

I will also include any offences under the **Licensing Act 2003**, if requested to, by my Licensing Team colleague, Bill (cc'd), who was with me when I visited.

Finally, thank you for the information provided about a neighbouring business. I can confirm that the intel has been followed up – without, of course, any reference to information having been supplied – and that a small amount of illicit tobacco was removed from the owners. A colleague is investigating and appropriate enforcement action will result, once the matter is reported to the TS Manager.

Kind regards,

Doug

(Nb: the attached letter was a warning /advice letter solely related to the seized sing-use vapes).

London Borough of Hammersmith & Fulham

Trading Standards
Hammersmith Town Hall, W6 9JU

Tel: 07771 806 923
Email: doug.love@lbhf.gov.uk
Web: www.lbhf.gov.uk



Jagmon & Saran Singh
Emin Wine Ltd t/a
Wine Shop
27 Richmond Way
London
W14 0AS

Date: 24/09/25

By hand and e-mail to eminsingh@yahoo.co.uk

Dear Sirs,

Licensing Act 2003
Digital Markets, Competition and Consumers Act 2024 (DMCCA)

I am writing further to the identification of cheap beer during a visit on 16/07/25 by Bill Masini, and my unanswered e-mails since then, most recently my e-mail of 28/08/25.

Some of the seized beer was for sale at a price cheaper than the total of duty and VAT and is evidence of a **breach of a mandatory licence condition** and an offence under **section 136 (1) of the Licensing Act 2003** – an offence for which Jagmon, as the premises licensee can be liable.

It is also alleged that the beer is illegal to sell, as it is non-UK duty paid, and possession for supply is evidence of a breach of the **Digital Markets, Competition and Consumers Act 2024, Schedule 20, paragraph 10** and an offence under **section 237 (7)** of that Act. The company and, potentially, its directors (by section 239 (6)) can be liable for this offence.

I have now reported the matter to my manager. She agrees with my recommendation that your failure to engage leaves us with no option but to take formal action, in line with our enforcement policy.

- She has asked me to prepare a prosecution file against the company and you as individuals. Should the matter result in a conviction, we will ask the Court to award our full costs against you, in addition to whatever penalty they issue.
- She has also asked that I prepare an application to review the premises licence, so that Councillors are able to take a view of the alleged failure to observe the "prevention of crime..." licensing objective.

However, there is pressure on all enforcement teams to use resources effectively. Taking prosecutions and submitting review applications uses a lot of officer time and we are aware of the pressure on the Court system, which has large backlogs that are unlikely to lessen in the short term.

For these reasons, before I do these things, we will allow you a short period in which to make representations to us about these decisions (ie. submit arguments against the need for a prosecution and/or review application and offer an acceptable alternative). We will consider any representations you make and if we think an appropriate solution is being offered, we will not proceed with the proposed actions.

- **IT IS ENTIRELY YOUR CHOICE WHETHER TO MAKE REPRESENTATIONS.**
- **I STRONGLY RECOMMEND THAT YOU SEEK INDEPENDENT LEGAL ADVICE BEFORE DECIDING WHETHER TO MAKE REPRESENTATIONS.**

- YOU HAVE ONLY UNTIL WEDNESDAY 15th OCTOBER TO SUBMIT REPRESENTATIONS

The type of representations you may choose to make are up to you but may include the following.

- Your willingness to sign a (company and/or individual) caution, admitting the offences.
- Your willingness to ~~make a contribution~~ to the costs of the investigation.
- Your willingness to make a minor variation to add appropriate conditions to the premises licence, including: "*The licensee, or another appropriate person from the business, will respond to enquiries from officers of responsible authorities within five working days of the enquiry being made.*"

We believe that if a resolution could be achieved without a prosecution and/or review being necessary, you will benefit - as well as Trading Standards and the Courts - by avoiding the strong likelihood of a conviction that would:

- potentially restrict your opportunity to travel or gain future employment;
- take your time and most likely cause you added stress; and
- be likely to cost you a considerable amount in fines, costs and a victim surcharge, even if you do not have to pay for your own legal advice;
- safeguard the premises licence against potential suspension or revocation.

It is, however, your choice.

If you wish to have a discussion with me before making representations, I will be available up to 8th October, after which I will be away for a few days leave. Representations should be made directly to my manager at marcella.donegal@lbhf.gov.uk (please cc me) or to the address at the top of this letter.

Yours sincerely

Doug Love
H & F Trading Standards

Licensing Act 2003

Premises Licence



Premises Licence Number: 2015/00333/LAPR

Part 1 – Premises details

Postal address of premises, or if none, OS map reference or describe the premises

Wine Rack
27 Richmond Way
London
W14 0AS

Post town: London

Post code: W14 0AS

Telephone: 020 76021811

Where the licence is time limited the dates:

Not Applicable

Licensable activities authorised by the licence:

Sale of Alcohol Off the Premises

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

Sale of Alcohol Off the Premises

Monday	08:00 - 23:00
Tuesday	08:00 - 23:00
Wednesday	08:00 - 23:00
Thursday	08:00 - 23:00
Friday	08:00 - 23:00
Saturday	08:00 - 23:00
Sunday	10:00 - 22:30

Non Standard Timings and Seasonal Variations: See Annex 2

The opening hours of the premises:

-

Non Standard Timings and Seasonal Variations:

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

Off the premises only

Part 2

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

Mr Jagmon Singh



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

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

Mr Saran Singh



Licensing Authority: London Borough Of Ealing
Personal Licence Number: 04111

Annex 1 – Mandatory Conditions

1. 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.

2. 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.

3. 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

4. Alcohol shall not be sold or supplied except during the following permitted hours

(a) Weekdays, other than Christmas Day and Good Friday, 8am to 11pm

(b) Sundays, other than Christmas Day, 10am to 10:30pm

(c) Christmas Day, 12 noon to 3pm and 7pm to 10:30pm

(d) Good Friday, 8am to 10:30pm.

Subject to the following exceptions no person shall, except during the permitted hours listed above, sell or supply alcohol or take alcohol from the premises. The exceptions are:

i. During the first 20 minutes after the above hours the taking of the alcohol from the premises, provided it is not taken in an open container.

ii. The ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;

iii. The sale of alcohol to a trader or club for the purposes of the trade or club;

iv. The sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of her Majesty's naval, military or air forces.

5. Alcohol shall not be sold in an open container or be consumed in the licensed premises.

6. Alcohol shall not be sold or supplied unless it is paid for before or at the time when it is sold.

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

Signed:
Authorised Officer

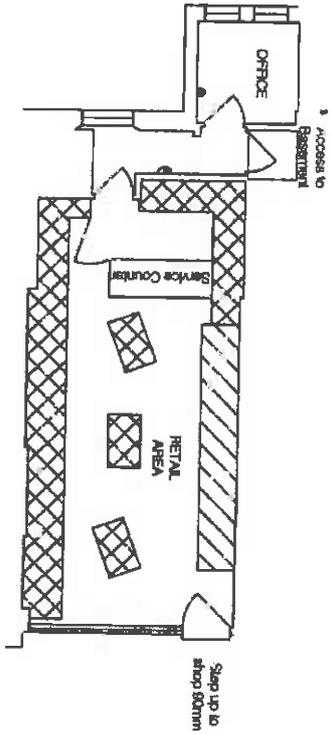
Date: 11.04.2015
Reissued Date:26.06.2025

Annex 4- Plans:

Please insert plans at page(s) ** to **



PREMISES LICENCE
2005/03687/LAPRT



RICHMOND WAY

Licensing Plan

Branch: 1516
27 Richmond Way, London
Great London, W14 0AS

Ground Floor

LEGEND

-  FIRE BLANKET
-  BREAK GLASS POINT
-  FIRE EXIT
-  FIRE EXIT
-  FIRE EXTINGUISHER
-  AMBIENT STOCK
-  CHILLED STOCK

Drawing No. 8823-1516-FPG

Issue A

Presentation Scale 1:100 @ A3

April 2005

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- +44(0)1582 785370
- info@pkmmanoraven.co.uk
- www.pkmmanoraven.co.uk



Powers of a licensing authority on the determination of a review

11.16 The 2003 Act provides a range of powers for the licensing authority which it may exercise on determining a review where it considers them appropriate for the promotion of the licensing objectives.

11.17 The licensing authority may decide that the review does not require it to take any further steps appropriate to promoting the licensing objectives. In addition, there is nothing to prevent a licensing authority issuing an informal warning to the licence holder and/or to recommend improvement within a particular period of time. It is expected that licensing authorities will regard such informal warnings as an important mechanism for ensuring that the licensing objectives are effectively promoted and that warnings should be issued in writing to the licence holder.

11.18 However, where responsible authorities such as the police or environmental health officers have already issued warnings requiring improvement – either orally or in writing – that have failed as part of their own stepped approach to address concerns, licensing authorities should not merely repeat that approach and should take this into account when considering what further action is appropriate. Similarly, licensing authorities may take into account any civil immigration penalties which a licence holder has been required to pay for employing an illegal worker.

11.19 Where the licensing authority considers that action under its statutory powers is appropriate, it may take any of the following steps:

- modify the conditions of the premises licence (which includes adding new conditions or any alteration or omission of an existing condition), for example, by reducing the hours of opening or by requiring door supervisors at particular times;
- exclude a licensable activity from the scope of the licence, for example, to exclude the performance of live music or playing of recorded music (where it is not within the incidental live and recorded music exemption)^[footnote 10];
- remove the designated premises supervisor, for example, because they consider that the problems are the result of poor management;
- suspend the licence for a period not exceeding three months;
- revoke the licence.

11.20 In deciding which of these powers to invoke, it is expected that licensing authorities should so far as possible seek to establish the cause or causes of the concerns that the representations identify. The remedial action taken should generally be directed at these causes and should always be no more than an appropriate and proportionate response to address the causes of concern that instigated the review.

11.21 For example, licensing authorities should be alive to the possibility that the removal and replacement of the designated premises supervisor may be sufficient to remedy a problem where the cause of the identified problem directly relates to poor management decisions made by that individual.

11.22 Equally, it may emerge that poor management is a direct reflection of poor company practice or policy and the mere removal of the designated premises supervisor may be an inadequate response to the problems presented. Indeed, where subsequent review hearings are generated, it should be rare merely to remove a succession of designated premises supervisors as this would be a clear indication of deeper problems that impact upon the licensing objectives.

11.23 Licensing authorities should also note that modifications of conditions and exclusions of licensable activities may be imposed either permanently or for a temporary period of up to three months. Temporary changes or suspension of the licence for up to three months could impact on the business holding the licence financially and would only be expected to be pursued as an appropriate means of promoting the licensing objectives or preventing illegal working. So, for instance, a licence could be suspended for a weekend as a means of deterring the holder from allowing the problems that gave rise to the review to happen again. However, it will always be important that any detrimental financial impact that may result from a licensing authority's decision is appropriate and proportionate to the promotion of the licensing objectives and for the prevention of illegal working in licensed premises. But where premises are found to be trading irresponsibly, the licensing authority should not hesitate, where appropriate to do so, to take tough action to tackle the problems at the premises and, where other measures are deemed insufficient, to revoke the licence.

Reviews arising in connection with crime

11.24 A number of reviews may arise in connection with crime that is not directly connected with licensable activities. For example, reviews may arise because of drugs problems at the premises, money laundering by criminal gangs, the sale of contraband or stolen goods, the sale of firearms, or the sexual exploitation of children. Licensing authorities do not have the power to judge the criminality or otherwise of any issue. This is a matter for the courts. The licensing authority's role when determining such a review is not therefore to establish the guilt or innocence of any individual but to ensure the promotion of the crime prevention objective.

11.25 Reviews are part of the regulatory process introduced by the 2003 Act and they are not part of criminal law and procedure. There is, therefore, no reason why representations giving rise to a review of a premises licence need be delayed pending the outcome of any criminal proceedings. Some reviews will arise after the conviction in the criminal courts of certain individuals, but not all. In any case, it is for the licensing authority to determine whether the problems associated with the alleged crimes are taking place on the premises and affecting the promotion of the licensing objectives. Where a review follows a conviction, it would also not be for the licensing authority to attempt to go beyond any finding by the courts, which should be treated as a matter of undisputed evidence before them.

11.26 Where the licensing authority is conducting a review on the grounds that the premises have been used for criminal purposes, its role is solely to determine what steps should be taken in connection with the premises licence, for the promotion of the crime prevention objective. It is important to recognise that certain criminal activity or associated problems may be taking place or have taken place despite the

best efforts of the licence holder and the staff working at the premises and despite full compliance with the conditions attached to the licence. In such circumstances, the licensing authority is still empowered to take any appropriate steps to remedy the problems. The licensing authority's duty is to take steps with a view to the promotion of the licensing objectives and the prevention of illegal working in the interests of the wider community and not those of the individual licence holder.

11.27 There is certain criminal activity that may arise in connection with licensed premises which should be treated particularly seriously. These are the use of the licensed premises:

- for the sale and distribution of drugs controlled under the Misuse of Drugs Act 1971 and the laundering of the proceeds of drugs crime;
- for the sale and distribution of illegal firearms;
- for the evasion of copyright in respect of pirated or unlicensed films and music, which does considerable damage to the industries affected;
- for the illegal purchase and consumption of alcohol by minors which impacts on the health, educational attainment, employment prospects and propensity for crime of young people;
- for prostitution or the sale of unlawful pornography;
- by organised groups of paedophiles to groom children;
- as the base for the organisation of criminal activity, particularly by gangs;
- for the organisation of racist activity or the promotion of racist attacks;
- for employing a person who is disqualified from that work by reason of their immigration status in the UK;
- for unlawful gambling; and
- for the sale or storage of smuggled tobacco and alcohol.

11.28 It is envisaged that licensing authorities, the police, the Home Office (Immigration Enforcement) and other law enforcement agencies, which are responsible authorities, will use the review procedures effectively to deter such activities and crime. Where reviews arise and the licensing authority determines that the crime prevention objective is being undermined through the premises being used to further crimes, it is expected that revocation of the licence – even in the first instance – should be seriously considered.

6. High streets and communities

6.1 The role of hospitality and leisure businesses

Hospitality and leisure businesses are central to creating safe, vibrant high streets and supporting community health and wellbeing. Licensed premises provide regulated spaces where people can socialise safely, reducing risks associated with unregulated environments. They also generate employment and offer inclusive spaces for communities to come together, strengthening social cohesion and contributing to mental and physical health.

While licensing applies only to licensable activities within licensed premises, many businesses voluntarily adopt measures that go beyond statutory requirements, demonstrating leadership in promoting safer streets and healthier communities. This should be recognised and commended.

6.2 Tackling crime and anti-social behaviour

Licensed premises play a vital role in creating welcoming spaces for people to socialise. Good licensing authorities and operators are committed to tackling and crime and anti-social behaviour and recognise that these risks need to be managed in a way that is reasonably practicable to ensure venues remain safe, inclusive, and enjoyable for all. The police play an important role, with dedicated licensing officers supporting and advising compliant businesses as well as taking necessary and proportionate action against irresponsible businesses to keep the public safe. In particular, the government recognises the contribution made by policing to the licensing regime.

The government is committed to reducing crime and anti-social behaviour, including halving incidents of violence against women and girls. The deployment of additional neighbourhood policing officers and staff will support these goals, alongside local partnership working.

Many operators already demonstrate strong leadership in this space, adopting a range of voluntary measures to promote safety and prevent harm. The government recognises and commends this good practice and encourages all operators to consider how they can contribute to safer environments. It is not the role of licensing officers to prescribe the adoption of voluntary schemes safety measures, unless there is clear evidence that such steps are necessary to promote the licensing objectives. However, authorities can encourage the uptake of good practice, particularly where it can help mitigate known or emerging risks.

Responsible operators should be supported to demonstrate how they are managing risks to the licensing objectives to a reasonably practicable level.

6.3 Community health and wellbeing

Hospitality and leisure businesses are more than places to eat and drink, they are hubs of social life that underpin community cohesion. By creating safe, inclusive environments and supporting wellbeing initiatives, they contribute significantly to safer streets, healthier lifestyles and stronger communities. This is not only good for communities, it is good for business, particularly given the increasing demand for low and no-alcohol drinks and for more food-led and experiential hospitality.

Responsible licensed premises therefore play a positive role in protecting public health and supporting healthy communities. By providing regulated environments, they help reduce excessive alcohol consumption and prevent injuries or risky behaviours caused by intoxication, providing welcoming spaces that help address isolation and loneliness.

There are lots of examples of voluntary good practice, including supporting people to drink within the [UK's Chief Medical Officers' low risk drinking guidelines](#) of 14 units of alcohol per week spread over 3 or more days with several alcohol-free days each week, and promoting customer wellbeing, including:

- health-conscious offerings – expanding menus to include a range of low and no-alcohol beverages and healthy food options, providing customers with information to support informed decisions
- activity-led social experiences – hosting events such as live music, quiz nights, board games, and cultural evenings encourages social interaction that is not centred solely on alcohol consumption, helping to moderate drinking
- inclusive safe spaces for all – creating welcoming environments for families, non-drinking social groups, and individuals seeking alternative leisure options or just company
- partnerships with local organisations – collaborating with charities and health bodies to tackle loneliness and promote wellbeing – for example, coffee mornings for older residents or hosting community fitness classes. Additionally, engaging with local public health teams to understand local patterns of alcohol-related harm and explore joint intervention
- supporting government/sector-led/charity initiatives – many operators work closely with organisations such as Pub is the Hub, the Inn Crowd, and the Centre for Ageing Better, showing how the sector contributes to wider social goals, including tackling loneliness and isolation
- promoting low-risk drinking – to help create these inclusive environments, avoiding promotions that encourage excessive consumption, such as ‘all-you-can-drink’ offers and supporting campaigns such as THINK! “Drink a Little, Risk a Lot” to highlight the dangers of drink driving. Operators should protect children by preventing underage sales and good operators should monitor and recognise the signs of intoxication so that they can intervene early

In line with the principles of proportionate regulation, these should not be mandated through licensing conditions. However, where licensed premises do not comply with their legal obligations and licence conditions, the government fully expects licensing authorities to take the appropriate action.

Contents:

- 1. THE APPLICATION.**
 - 1.1 Application Requested.**
 - 1.2 Applicants Operating Schedule.**
- 2. BACKGROUND.**
- 3. CONSULTATION.**
 - 3.1 Relevant Representations.**
- 4. OTHER INFORMATION.**
 - 4.1 Enforcement History.**
 - 4.2 Temporary Event Notices (“TENs”).**
- 5. POLICY CONSIDERATIONS.**
- 6. DETERMINATION.**

APPENDICES

Appendix 1 - Application Form and Plan.

Appendix 2 – Police Agreed Conditions.

Appendix 3 – Site Map and Site Development Plan (Public Brochure)

Appendix 4 – Representation from Environmental Protection.

1. The Application.

On the 10th December 2025, Mr Blen Gebrekidan Mesfin submitted an application on behalf of Cucina Habesha Ltd (“the applicant”) for a new premises licence in respect of the premises known as Cucina Habesha Ltd, Arch 90, Woodlane Arches, London, W12 7RQ.

1.1 Application Requested.

The applicant proposes to operate as a cafe/restaurant and has applied for the following licensable activities ::

Supply of Alcohol – (On Sales Only):

Mondays to Thursday:	08:00 - 23:30.
Friday and Saturday:	08:00 - 00:30.
Sundays:	08:00 - 23:30.

The Provision of Late- (Night Refreshment - Indoors Only):

Mondays to Thursday:	23:00 - 00:00.
Friday and Saturday:	23:00 - 01:00.
Sundays:	23:00 - 00:00.

Playing of Recorded Music – (Indoors Only):

Mondays to Thursday:	07:00 - 00:00.
Friday	07:00 - 01:00
Saturday:	08:00 - 01:00.
Sundays:	08:00 - 00:00

Opening Hours of the Premises:

Mondays to Thursday:	07:00 - 00:00.
Friday and Saturday:	07:00 - 01:00.
Sundays:	07:00 - 00:00.

The applicant has also proposed that all of the above licensable activities continue until 02:30 on Christmas Day and New Years Day

A copy of the application form and plan can be seen at Appendix 1 of this report.

1.2 Applicants Operating Schedule.

The Applicant has proposed a number of steps to promote the four licensing objectives should the application be granted which again can be seen at Appendix 1.

The applicant has agreed further conditions with the Metropolitan Police and these can be seen at Appendix 2.

2. Background.

The main access to the premises is located on the newly developed Woodlane Arches White City site. There are a mixture of both commercial and residential premises within the area. A public brochure detailing a site map and site development plan can be seen at Appendix 3.

There are several options for transport away from the area including buses and taxis which run from in and around the White City area. White City tube station is a 8-minute walk away and Wood Lane tube station is a 11-minute walk away.

3. Consultation.

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

3.1. Relevant Representations.

The licensing section received one representation objecting to the licence application from the Environmental Protection Team. A copy of this representation can be seen at Appendix 4.

4. Other INFORMATION.

4.1 Enforcement History.

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

4.2 Temporary Event Notices (“TENs”).

No TENs have been applied for.

5. POLICY CONSIDERATIONS.

5.1 Section 2 pages 7-8 of the Statement of Licensing Policy (“SLP”) 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 10 policy 3 page 21 of the SLP states that where there is a relevant representation, the Licensing Authority will consider each particular case on its merits having regard in particular to the following matters:

- Whether the licensed activities are likely to have an adverse impact especially on local residents and, if there is potential to have an adverse impact, what, if any, appropriate measures will be put in place to prevent it;
- Whether there will be a substantial increase in the cumulative adverse impact from these or similar activities, on an adjacent residential area;
- Whether there is a suitable level of public transport accessibility to and from the premises at the appropriate times;
- Whether the activity will be likely to lead to a harmful and unmanageable increase in car parking demand in surrounding residential streets suffering high levels of parking stress or on roads forming part of the Strategic London Road Network or the London Bus Priority Network leading to a negative impact on the Licensing Objectives relating to the prevention of crime, disorder, anti-social behaviour (ASB), nuisance and vehicle emissions;
- 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
Café's and Restaurants	Fri – Sat 01:30 Mon -Thurs 01:00 Sun – 00:00	Fri – Sat 01:00 Mon - Thurs 00:00 Sun – 23:00	Fri – Sat 23:00 Sun - 22:00

5.4 Section 10 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 i.e. applicants need to make the case for how they would not increase further problems for residents/clients nearby.

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

- Planning controls (where development or change of use is involved, or where trading hours are limited by planning conditions)
- Police and other enforcement of the normal law concerning disorder and anti-social behaviour.
- Police powers to close down instantly any licensed premises or temporary events on grounds of disorder, the likelihood of disorder or excessive noise emanating from the premises, for up to 24 hours.
- Police and Local Authority power to issue a Closure Notice for up to 48 hours where serious antisocial behaviour is taking place at licensed premises under the Anti-social Behaviour, Crime and Policing Act 2014.
- To ensure that residents are protected from the negative impact of late-night local licensing activities the Licensing Authority may decide to adopt an Area Specific Cumulative Impact Policy in relation to a specific area; where the number, type and density of premises providing licensable activities is having a serious negative impact on the local community and local amenities.

5.5 Section 10 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.

5.6 Section 10 policy 13 page 31 and 32 states that despite Licensing and Planning being under different legislation, the Licensing Authority will ensure that the licensing regime is in line with the planning regime in Hammersmith & Fulham as far as is possible.

The local planning authority has powers to control opening times of all new establishments seeking planning permission, where harm might occur.

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

Where an applicant is granted a premises licence with operating hours that are different to the hours permitted by the premises planning permission, the applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law. We would suggest that the applicant contacts Planning apply to vary their conditions.

5.7 Section 10 policy 16 page 33 and 34 states that the Licensing Authority expects licence applications to specifically include measures to ensure the safety of women and girls in licensed premises.

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.

5.8 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:

- e) Measures to demonstrate compliance Home Office guidance 'Safer Clubbing' in relation to the control of illegal drugs on their premises. They should agree a protocol with the Licensing Authority and the police on the handling of illegal drugs found on their premises.

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.

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

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

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.

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.

5.9 Annex 1 pages 37 and 38 of the SLP in relation to public safety states that 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 is expected to include:

c) The Licensing Authority will, where appropriate, attach conditions to a licence to ensure public safety, dealing with, but not limited to. the following:

iv. The steps taken to manage the risk from glass, the use of bottle bins, glass collectors and door supervisors to prevent glass being taken off the premises.

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:

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.

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).

5.10 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. 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. 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.
- viii. The steps taken or proposed to be taken by the applicant to prevent queuing (either by pedestrian or vehicular traffic). If some queuing is inevitable then queues should be diverted away from neighbouring premises or be otherwise managed to prevent disturbance or obstruction;
- ix. The steps taken or proposed to be taken by the applicant to ensure staff leave the premises quietly;
- x. The arrangements made or proposed for parking by patrons, and the effect of parking by patrons on local residents;
- xi. The provision for public transport in the locality (including taxis and private hire vehicles) for patrons;
- xii. The level of likely disturbance from associated vehicular and pedestrian movement to and from the premises;
- xv. The arrangements for refuse disposal, storage and the prevention/tidying of litter (including fly posters and illegal placards);
- xvi. The history of previous nuisance complaints proved against the premises, particularly where statutory notices have been served on the present licence holder;
- xvii. The history of the applicant in controlling anti-social behaviour and preventing nuisance;
- xviii. The generation of odour, e.g. from the preparation of food;
- xix. Any other relevant activity likely to give rise to nuisance;
- xx. Any representations made by the Police, or other relevant agency or representative;

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

- o) Odour – odour from cooking is a common source of complaint, particularly from restaurants and fast food takeaways. The Council’s Noise and Nuisance Service may therefore require evidence that the kitchen ventilation and/or extract systems are regularly maintained and serviced to ensure that it is operating efficiently and with minimal nuisance to neighbours arising from odour and also noise. This includes the siting of BBQs.
- p) Queue management - establishing appropriate procedures to avoid the need for customers to queue before entering the premises or, where queuing cannot be avoided, to manage queues so as to minimise the potential for crime and disorder or public nuisance by customers who are queuing.
- q) Ventilation – where regulated entertainment is to be provided there may be a requirement to keep doors and/or windows closed during its provision to limit noise breakout, consider therefore the provision of air conditioning for the comfort of your customers if doors and windows have to be closed during the summer. However, also note air conditioning can be the source of noise complaints in itself, so careful consideration also needs to be given to the siting of this equipment.
- r) Waste – consider how and where waste will be stored/disposed of at the end of trading hours, particularly if trading until late at night. This is important because the disposal of glass and/or cans to outside bin areas can be very noisy and give rise to complaints, so it may be necessary to store such items and other non-degradable refuse inside the premises until the next trading day. Consideration should also be given to the time of deliveries to minimize disruption to local residents.
- s) Litter – for example, litter patrols for late night take-away premises

5.11 Annex 1 page 40 of the SLP in relation to the protection of children from harm states that the Licensing Authority will require operating plans to specify the measures and management controls in place to protect children from harm.

6. DETERMINATION.

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

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

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

In reaching a decision the Council shall consider the details of any relevant representations received; the applicant’s Operating Schedule; the Council’s adopted

Statement of Licensing Policy and the guidance issued by the Secretary of State under section 182 of the Act.

If the Committee is minded to grant the application conditions may be attached to the licence to alleviate the concerns raised through the representations

* required information

Section 1 of 21

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

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

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

Are you an agent acting on behalf of the applicant?

Yes No

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

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

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

Are you:

Applying as a business or organisation, including as a sole trader

Applying as an individual

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

Applicant Business

Is your business registered in the UK with Companies House? Yes No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name If your business is registered, use its registered name.

VAT number Put "none" if you are not registered for VAT.

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 21

PREMISES DETAILS

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

Premises Address

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

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 21

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

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

Confirm The Following

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

Section 4 of 21

NON INDIVIDUAL APPLICANTS

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth / /
dd mm yyyy

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

Section 5 of 21

OPERATING SCHEDULE

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

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

Provide a general description of the premises

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

The premises is a single-floor café/restaurant offering hot and cold meals, teas, coffees, soft drinks, and alcoholic beverages. All key service facilities — including the kitchen, toilet facilities, and bar/servery area — are located along one side of the floor. On the opposite side, there is a dedicated indoor seating area for customers.

The premises also features two outdoor seating areas:

Continued from previous page...

The front area, overlooking White City Living.

The rear area, facing Westfield.

These areas are for seated customers only and will be supervised by staff to ensure responsible use, safety, and minimal disturbance. The overall layout supports the food-led nature of the operation and promotes a safe, comfortable environment.

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

Section 6 of 21

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes No

Section 7 of 21

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes No

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes No

Section 10 of 21

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes No

Section 11 of 21

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Continued from previous page...

Will you be providing recorded music?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

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

- Indoors Outdoors Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Background music may be played within the premises to enhance the dining and bar atmosphere. Any music will be low-level background music, using standard in-house speakers.

State any seasonal variations for playing recorded music

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

Continued from previous page...

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

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

recorded music will be going on to 02:30 on Christmas/New years day

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

- Yes No

Section 13 of 21

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

[See guidance on regulated entertainment](#)

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

- Yes No

Section 14 of 21

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

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

Continued from previous page...

THURSDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

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

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

The activity to be authorised is the provision of late night refreshment at a restaurant and bar, consisting of the sale of hot food and hot non-alcoholic drinks for consumption on the premises between 23:00 and 30 minute before the authorised closing time.

The premises will operate primarily as a restaurant and bar, with food available throughout trading hours. The late-night refreshment element supports the food-led nature of the business. Background music may be played within the premises to enhance the dining and bar atmosphere. Any music will be low-level background music, using standard in-house speakers.

State any seasonal variations

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

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

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

Late Night Refreshment will be going on to 02:30 on Christmas/New years day.

Continued from previous page...

Section 15 of 21

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

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

State any seasonal variations

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

Continued from previous page...

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

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

Alcohol will be going on to 02:30 on Christmas/New years day.

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

Name

First name

Family name

Date of birth / /
dd mm yyyy

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

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

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

Continued from previous page...

Reference number for consent form (if known)

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

Section 16 of 21

ADULT ENTERTAINMENT

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

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

N/A

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start

End

Start

End

State any seasonal variations

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

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

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

Alcohol/recorded music will be going on to 02:30 on Christmas/New years day

Section 18 of 21

LICENSING OBJECTIVES

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

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

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

To promote all four licensing objectives, the premises will operate with robust management controls, trained staff, clear policies, and a strong commitment to responsible alcohol service. We will maintain a safe, family-friendly, food-led environment where alcohol consumption is managed carefully, and we will work proactively with local authorities and the police to ensure ongoing compliance.

b) The prevention of crime and disorder

A strict Challenge 21/25 age-verification policy will be in operation. Only valid photo ID such as a passport, driving licence or PASS-accredited card will be accepted.

All staff will receive training in responsible alcohol service, recognising signs of intoxication, conflict management, and refusing service. Training will be refreshed regularly and logged.

A comprehensive CCTV system will cover entrances, exits, bar serving points, internal seating areas and external spaces. Images will be retained in line with local authority requirements and made available to responsible authorities upon request.

A Personal Licence Holder or responsible manager will be present during peak operating hours.

We will maintain and regularly review incident logs and refusal logs.

Customers who are intoxicated, disruptive, or behaving anti-socially will be refused entry or service.

Continued from previous page...

We will cooperate fully with the Police and Licensing Authority, reporting significant incidents promptly and following advice to support community safety.

c) Public safety

The premises will comply with all fire safety regulations, including maintaining alarms, extinguishers, emergency lighting and clearly signed escape routes.

Regular health and safety risk assessments will be carried out and updated.

Staff will be trained in first aid, emergency procedures and evacuation protocols to safely manage incidents if they arise.

The premises will be kept clean, well lit and free from hazards, with regular checks of floors, walkways, toilets and customer areas.

Capacity limits will be adhered to at all times to prevent overcrowding and ensure safe movement within the premises.

Glassware will be handled safely, broken glass cleaned promptly, and polycarbonate alternatives used where appropriate.

A responsible manager will routinely monitor customer areas to ensure safety standards are maintained.

d) The prevention of public nuisance

Customers will be encouraged to leave the premises quietly through clear signage and staff reminders near closing time.

A controlled dispersal policy will be used to minimise disturbance, including supervised exits, encouraging the prompt use of taxis, and managing the flow of customers leaving.

Music levels will be kept to appropriate background levels, and any regulated entertainment will follow licence conditions.

Regular noise monitoring will be carried out outside the premises, especially during evening hours.

Waste will be stored securely, and refuse collection will be scheduled at appropriate times to minimise disruption.

Deliveries will be arranged at sensible hours to reduce noise impact on neighbours.

Any external areas, including smoking areas, will be supervised to ensure that customers do not create noise or nuisance outside the premises.

e) The protection of children from harm

A strict Challenge 21/25 policy will apply to alcohol sales, with robust ID checks in place.

Staff will be trained to identify and deal with underage attempts to purchase alcohol, including proxy purchasing.

Children will only be permitted on the premises when accompanied by a responsible adult, unless otherwise permitted by specific conditions.

Alcohol will never be served to anyone under 18, and refusal procedures will be followed and recorded when necessary.

Areas that may pose a risk to children (e.g., kitchen entrances) will be monitored, and the premises will maintain a safe, family-friendly environment.

Any safeguarding concerns will be escalated following the appropriate child-protection procedures.

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

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

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

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

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

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

Documents which demonstrate entitlement to work in the UK

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

Continued from previous page...

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

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

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

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

Continued from previous page...

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

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

Home Office online right to work checking service

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

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

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

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

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

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

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

Continued from previous page...

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

Section 21 of 21

PAYMENT DETAILS

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

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

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

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £8700 £315.00

Band D - £87001 to £12500 £450.00*

Band E - £125001 and over £635.00*

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

Band D - £87001 to £12500 £900.00

Band E - £125001 and over £1,905.00

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

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

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

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39000 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Continued from previous page...

Address

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

DECLARATION

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

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

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

* Full name	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>

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

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

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

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

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

Gardiner Neil: H&F

From: Charlotte.Bennett@met.police.uk
Sent: 22 December 2025 18:25
To: Licensing HF: H&F; Tucker Matt: H&F; Gardiner Neil: H&F
Cc: [REDACTED]@yahoo.co.uk
Subject: FW: New Application - Arch 90 Woodlane Arches London W12 7RQ - 2025/01955/LAPR

Dear Licensing,

Please see the conditions below agreed with the applicant.

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



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

[Click here for drink spiking advice](#)

From: Blen Mesfin [REDACTED]@yahoo.co.uk>
Sent: 22 December 2025 16:50
To: Bennett Charlotte L - AW-CU <Charlotte.Bennett@met.police.uk>
Subject: Re: New Application - Arch 90 Woodlane Arches London W12 7RQ - 2025/01955/LAPR

Good afternoon Charlotte,

Thank you for your email and for outlining your proposed conditions. They are fair and align with our plans, and we are happy to comply.

Please also note that we will not have an outdoor seating area after 11:00 pm. In addition, the entrance and exit facing White City Living will not be used, except in the event of an emergency. Our primary entrance and exit will be the one facing the Westfield Shopping Centre.

Many thanks,

Blen

On Monday 22 December 2025 at 16:05:01 GMT, <charlotte.bennett@met.police.uk> wrote:

Good Afternoon Blen,

RE: New Application - Arch 90 Woodlane Arches London W12 7RQ - 2025/01955/LAPR

Please can you have a look at the conditions I propose.

I have no issue with the hours applied for.

Proposed Police Conditions:

1. The premises shall operate primarily as a restaurant, with the sale or supply of alcohol being ancillary to the consumption of food on the premises. Alcohol may only be sold or supplied in conjunction with a food order. The food item may include a substantial meal or a small snack, provided it accompanies the alcohol and is consumed on the premises.
2. Alcohol sold for consumption off the premises shall be sold in sealed containers only and shall be ancillary to food purchased at the premises.
3. There shall be no vertical drinking, all alcohol must be consumed by a seated customer.
4. No bar area shall be provided. A service bar for staff only may be allowed but it must not be accessible to customers.
5. Alcohol consumed in the outside areas of the premises shall only be consumed by patrons seated at tables.
6. Staff shall ensure there is no outside drinking beyond the fixed area shown on the approved licence plan.
7. High Definition CCTV shall be installed, operated and maintained at all times that the premises are open for licensable activities and:
 - Shall be checked at least 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 conducting them shall be kept and made available to the Police and relevant authorities on request.
 - At least one camera will show a close up of the entrance and shall provide and capture a clear, full-length image of anyone entering the premises.
 - The system shall cover all internal and external areas of the premises where licensable activities take place.
 - Recordings shall be made in real-time, date and time-stamped, and stored for a minimum of 31 days.
 - CCTV footage shall be provided free of charge to the Police or relevant authorities within 24 hours of request.

- A staff member conversant with the operation of the CCTV system shall be on the premises at all times. That person shall be capable of providing recent data footage to Police and authorised officers with minimal delay when requested, including the ability to reproduce footage almost instantaneously.
8. All staff responsible for selling alcohol shall receive regular training on the Licensing Act 2003, including:
- The four licensing objectives
 - Offences committed under the Act
 - Conditions of the Premises Licence
 - Written records of all training shall be retained and made available to the Police and authorised officers of the Licensing Authority upon request.
9. A daily incident log shall be kept at the premises and made available on request to relevant authorities and Police. It shall include details of:
- All crimes reported to the venue
 - All ejections of patrons
 - Any complaints received
 - Any incidents of disorder
 - Any seizures of drugs or offensive weapons
 - Any faults in the CCTV system
 - Any refusals of the sale of alcohol
 - Any visit by a relevant authority or emergency service
10. The premises shall operate a Challenge 25 age-restricted sales policy, promoted through prominent display of appropriate signage. The licence holder shall ensure that, before serving alcohol or other age-restricted goods to any person who appears under 25, staff request to see valid identification. Acceptable forms of ID are:
- Photographic PASS cards
 - A passport
 - A UK photo driving licence documenting the date of birth
11. The Premises shall have a policy in place to ensure the welfare and safeguarding of vulnerable patrons. All staff shall be trained to support and assist people who feel unsafe, vulnerable, or threatened. Any such incidents shall be recorded in the incident log. This safeguarding policy shall be available to Police or relevant authorities upon request.
12. No alcohol promotions that encourage excessive alcohol consumption shall take place at the premises.
13. The premises shall risk assess the need for SIA registered door supervisors. This risk assessment shall be made available to Police or the relevant authority when requested.
14. The licence holder shall require staff to note any refusals in a refusals log. The refusals log shall record the date and time of the refusal; the name of the staff member refusing; and the reason for refusal. It must be checked and signed monthly by the designated premises supervisor. The refusals log shall be made available for inspection upon request by the Licensing Team, Police or Trading Standards
15. Where alcohol is supplied or consumed at the premises for a planned event, the premises shall complete a written risk assessment. The risk assessment shall detail potential risks and control measures put in place to support the licensing objectives. A copy of this risk assessment shall be made available to police or relevant authorities upon request.
16. The premises shall operate a dispersal policy and all staff shall be trained in its implementation. Staff shall sign to confirm that they have received and understood the training.
17. At closing time staff will support the safe and orderly dispersal of patrons from the premises.

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



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

[Click here for drink spiking advice](#)

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The TfL Property Company

Wood Lane Arches

Commercial units available to let from 736 sq ft to 1,751 sq ft



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

White City is undergoing a transformation and, as part of this, Places for London is regenerating 13 railway arches to create a destination for eating, socialising, shopping and working.

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

With dome-shaped windows and lined walls and ceilings, the arches create a uniquely quirky space within popular White City, ready to be moulded to your equally unique brand.

With the added benefit of potential outdoor seating (subject to separate licences) and generous trading hours, the arches would make a perfect home for cafe, bar, restaurant and leisure concepts.



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



Be a part of West London's most exciting new neighbourhood

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

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

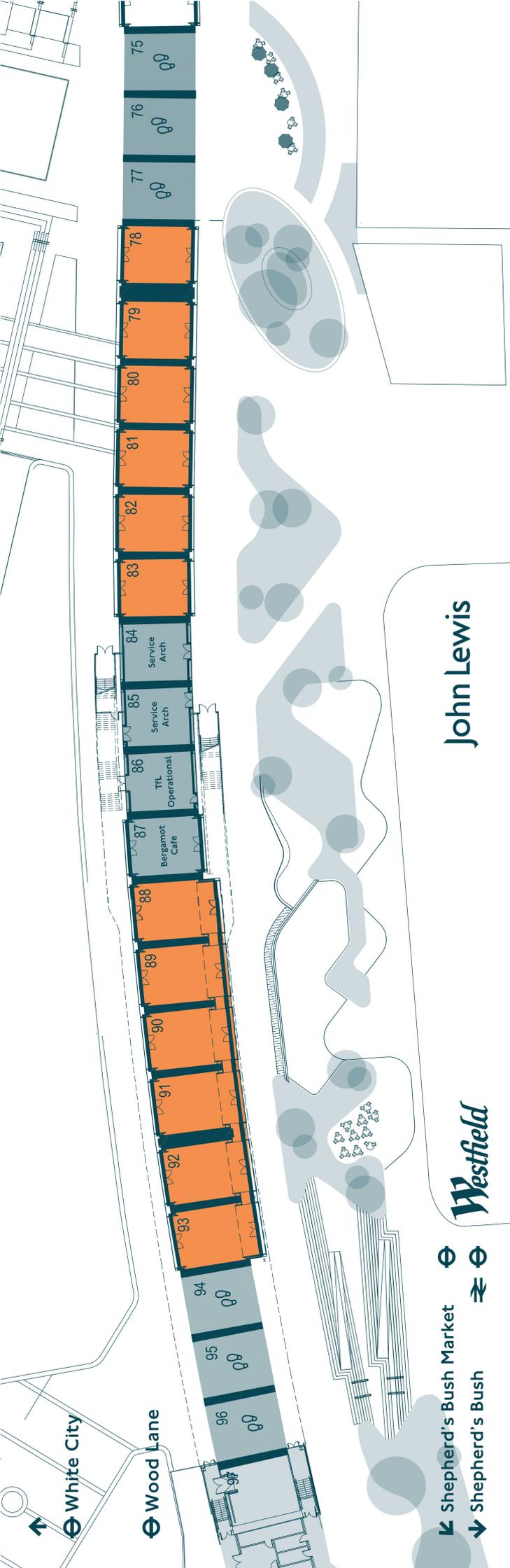
Located adjacent to John Lewis and opposite Westfield Shopping Centre, the largest shopping centre in the UK, Wood Lane Arches are also next to Wood Lane station, a 3-minute walk from White City Underground station and only 150m from White City Bus station.

Your arch, your adventure

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

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

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



John Lewis

Westfield

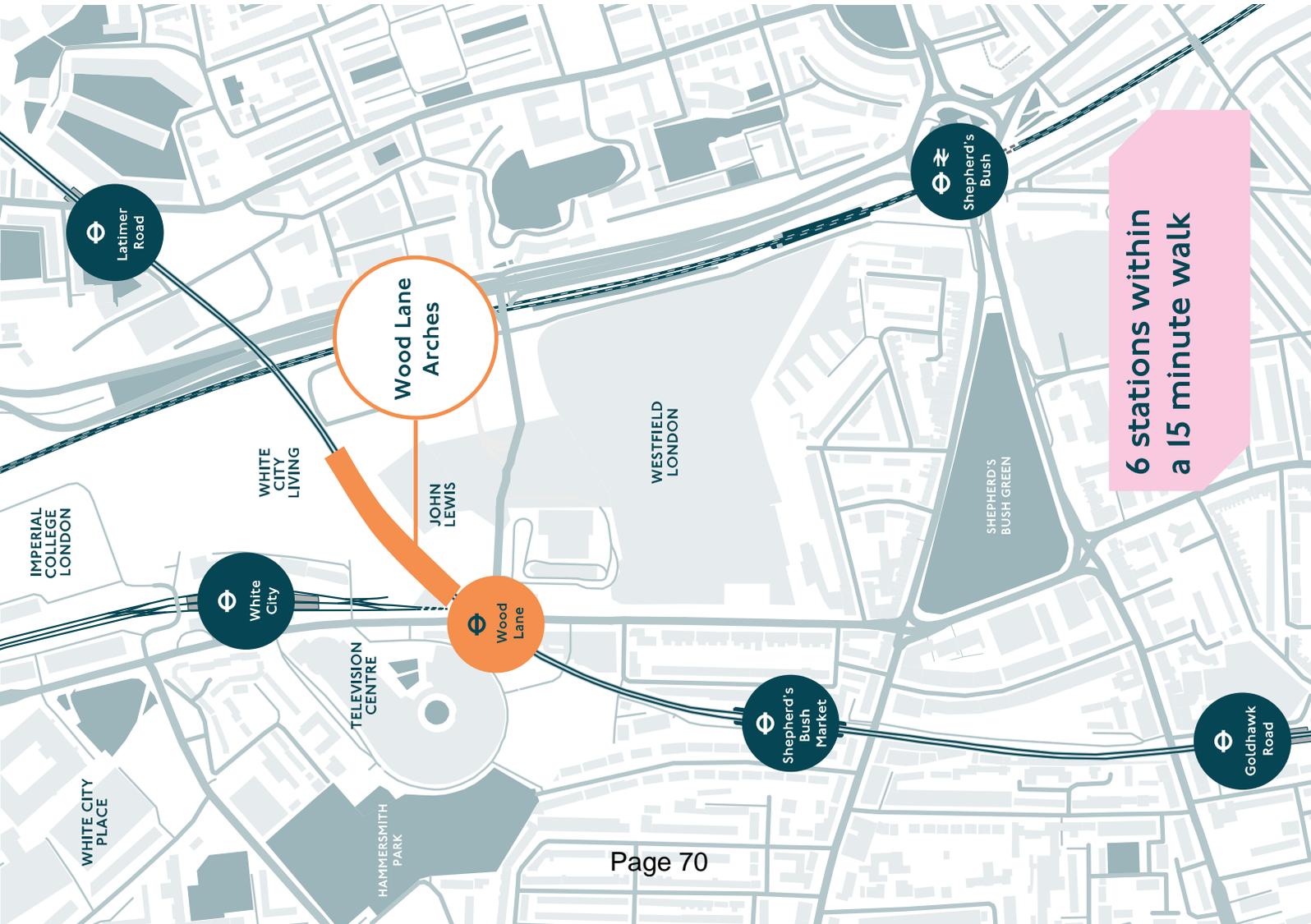
Arch	Sq ft
93*	861
92*	874 Under offer
91*	877
90*	873
89*	869
88*	860
87	Bergamot Cafe
83	736
82	738
81	738
80	738

*Arches can be combined to create double units

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

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

Planning	Use Class E.
Outside seating	Permission for outside seating may be granted by way of separate licences. Further details on request.
Timing	Available now.
Handover	Units will come as turnkey units rather than shell condition, meaning the landlord (Places for London) has invested into DDA toilets, lining the arches, new sika flooring, lighting and heating. There is no gas supply. Two shared service arches will provide areas for refuse, staff cycle storage and staff w/c's and showers.







The TfL Property Company

**BRUCE
GILLINGHAM
POLLARD**

For all enquiries, please contact:

Tracey Pollard

07779 323 306

tracey@brucegillinghampollard.com

Alex Todd

07526 504 806

alex@brucegillinghampollard.com

Arches 93-80, Wood Lane Arches,
Wood Lane, London, W12 7LH

placesforlondon.co.uk



Contact information

placesforlondon@tfl.gov.uk

LinkedIn: placesforlondon

Places for London
Victoria Station House
London, SW1E 5ND

Supported by



MAYOR OF LONDON

1. No description or information given by Bruce Gillingham Pollard whether or not in these particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or presentation of fact. Neither Bruce Gillingham Pollard (nor any joint agents) have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents of the seller(s) or lessor(s).
2. These particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and the recipient of the information.
3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
4. Any reference to alterations to, or use any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer or lessee.
5. Any buyer or lessee must satisfy themselves by inspection or otherwise as to the correctness.
6. Bruce Gillingham Pollard is registered in England with registered number 760004.

From: Garcia John: H&F <John.Garcia@lbhf.gov.uk>

Sent: 21 December 2025 09:09

To: N&N ASO: H&F <NN.ASO@lbhf.gov.uk>

Cc: [REDACTED] <[\[REDACTED\]@yahoo.co.uk](mailto:[REDACTED]@yahoo.co.uk)>

Subject: RE: Ref. 2025/09389/LICR Closing date : 06/01/2026 Reference: 2025/01955/LAPR

Dear Officers and Councillors,

I am writing to formally object to the premises licence application for Arch 90 Wood lane Arches, London W12 7RQ (Reference: 2025/01955/LAPR).

My objection is based on the close proximity of the premises to White City Living, a large residential development directly overlooking the proposed front outdoor seating area. The extended hours sought for the sale of alcohol, late-night refreshment, and recorded music—particularly until midnight on weekdays, 1:00am on Fridays and Saturdays, and 2:30am on Christmas Eve and New Year's Eve—pose a significant risk of noise disturbance and disruption to residents.

The application does not, in my view, adequately protect the amenity of local residents. The outdoor seating areas, especially the one facing White City Living, will inevitably generate noise late into the evening. This is incompatible with the Licensing Objectives, specifically the prevention of public nuisance.

I therefore request that this application be refused, or at the very least that the hours of operation be restricted to earlier closing times that are more appropriate for a residential area.

Kind regards,

Mr John Garcia

Environmental Public Protection

Licensing Practitioner

Hammersmith and Fulham Council