

From: Isabel Barca
Sent: 09 September 2021 14:40
To: Licensing HF: H&F
Subject: Representation to Licensing 2021/00998/LAPR - Unit 1 Rutland Studios NW10 6RE

2021/00998/LAPR | Licensing Act - Premises Licence | Open for Consultation | Unit 1
Rutland Studios Cumberland Park London NW10 6RE

Dear Sir / Madam

We **strongly oppose** the above licensing application on the grounds that this type of business will seriously disrupt (logistically, socially, safety, etc) the running of all other neighbouring businesses.

An alcohol sales warehouse will bring hundreds of drivers into the estate.
Due to the position of Unit 1, this will first of all disrupt and block the traffic in and out of the different parking in the estate and mainly to Rutland Studios Units.

Drivers, while waiting will smoke, eat and throw rubbish into our estate.
It will also attract customers to the door that may drink it in the estate.

In the past we had fly tipping, burglaries and we believe this type of activity will seriously increase our security and costs of dealing with the estate's clean up.

This is a close business community and we all oppose the application for this unsuited and disruptive activity in the estate.

Valitus Ltd
Rutland Studios
Cumberland Park
Scrubs Lane
London NW10 6RE

From: Maggie Phillips
Sent: 12 September 2021 13:39
To: Licensing HF: H&F
Subject: Reference: 2021/00998/LAPR4 - Getir UK Limited - Representation

Dear sir/madam,

Reference: 2021/00998/LAPR4 - Getir UK Limited

I would like to put across a representation for the above application. It has been brought to my attention via Cumberland Stores of Scrubs Lane that an application has been submitted for the retail sales of alcohol 24 hours a day. I would like to object to this application in the strongest possible way and I am surprised that residents have not been notified.

This application would cause disruption for local residents as this will mean 24 hour access to people purchasing alcohol causing more noise from rowdy people possibly resulting in violent behaviour which leads to sleep deprivation & distress, not to mention the overall mental health of local residents. There will be more traffic on a road that is already busy. This is a concern that could lead to criminal behaviour in the streets outside including robberies. There is already a club down the road called Loft Studios which causes enough noise as they spread into the streets early in the morning, and if they have an additional place to buy alcohol after the club night, the noise will increase and behaviour will change when more alcohol is consumed.

On a personal note, I have a disabled daughter who struggles with chronic pain and already finds it hard to rest with the noise outside and I live right across from the application mentioned. Both I and my daughter struggle with our sleep as it is and we both live with mental health conditions.

My name is Maggie Phillips of Scrubs Lane NW10 6QU. If you like to contact me, my mobile phone number is . I am happy to discuss this further.

Look forward to your prompt response on this matter of utmost importance.

Kind regards,
Maggie Phillips

From: Simon Ashcroft
Sent: 15 September 2021 11:17
To: Licensing HF: H&F
Cc: Sonia; Perry; dom r; Vince Anderson; Roger Patching; Dawn Patching; Monali Patel; Shailen Patel; Patel, Shailen (SPPP); Henri; Video Heads; Simon Wang; Gemma Wang
Subject: Unit 1 Rutland Studios Licensing application

Hi,

I am writing in respect of an application from the tenants of Unit 1 Rutland Studios to operate a 24 hour alcohol distribution service from their building.

As the owner of the carpark that services this Unit, and 8 other Units on the Rutland Studio estate I must object to this application in the strongest terms .

The issue is that Unit 1 has NO PARKING in front of the unit, and limited space. If the area in front of Unit 1 is used for frequent loading and unloading it will regularly block the busy access to and from the rest of the carpark servicing units 2 to 8. You can see the layout of the estate on the attached PDF, and from it you will see that a delivery operation would simply not fit in with this site, and would cause major disruption and inconvenience to ALL the other businesses on the estate.

I have copied in the other unit holders so they may voice their opinions too, if they have not already done so.

I look forward to your acknowledgment of this objection.

Many thanks,
Simon Ashcroft
Rutland Studio Estate Manager and Carpark Freeholder.

+see attachment

From: Simon Ashcroft
Sent: 19 September 2021 19:58
To: Dimitriou Maria: H&F
Subject: Re: Unit 1 Rutland Studios Licensing application

Dear Maria,

Thank you for your response. Here are my objections as they relate to your objectives:

WRT to PUBLIC NUISANCE: The operation of Unit 1 as a distribution warehouse working to frequent public demand right outside the entrance to a busy carpark would cause regular obstruction and therefore nuisance to members of the public going about their everyday business as they enter and leave the carpark to visit the other eight businesses that are set upon it. There is no area to stop in front of unit 1 that would not cause obstruction to those eight other Units on the estate, the access is restricted.

WRT PUBLIC SAFETY: The restricted access to the estate means that regular use of Unit 1 as a distribution centre operating to frequent public demand would cause obstructions that people will inevitably attempt to circumnavigate, taking them off the central roadway and into the path of pedestrian traffic. This will endanger people and property.

I hope that you will study the geography of the estate to see why I am convinced that to grant the license requested would be a nuisance as well as a danger. I know this estate very well and have many years of experience running it. To grant this licence would, in my educated opinion, be a dangerous thing to do, as well as a major annoyance and inconvenience to others.

Kind regards and thank you for putting my views forward.

Simon Ashcroft
Estate Manager and Owner Rutland Studio Carpark

From: Hari Chandegra
Sent: 15 September 2021 12:07
To: Licensing HF: H&F
Subject: Unit 1 Rutland Studios licensing application

To whom it may concern,

I'd like to object to the licensing application for Unit 1 Rutland Studios to gain a license to distribute alcohol. Over the years we've had a spate of break-ins on the Rutland Studio units and fly tipping. We ourselves have been the victim to two break-ins over the course of a year. Having alcohol distributed to locals who come and collect just a stone's throw away from our unit, will just add unnecessary cause for other issues to come up. On behalf of the business, I strongly object to this.

Kind regards
Hari Chandegra
Camera Operator

From: Hari Chandegra
Sent: 16 September 2021 12:55
To: Dimitriou Maria: H&F
Subject: Re: Unit 1 Rutland Studios licensing application

Hi Dimitriou

Please my notes in red below:

1. the prevention of crime and disorder - if people are turning up to buy alcohol, they then don't have anywhere to go and sit/drink, like you would in a pub for example. Therefore, especially at night, people will hang around, drinking and creating noise/nuisance, which will be annoying especially for the residents just across the road
2. the prevention of public nuisance - if alcohol is being made readily available 24/7, the likelihood of public nuisance or access to the rest of Rutland Studios being blocked is highly likely - especially when people already tend to hang around the area after work and in the evenings
3. public safety - members of the public already hang around the area making it feel unsafe, especially as this immediate area and the car park of Rutland Studios isn't particularly well-lit
4. protection of children from harm - if customers are allowed to pick up alcohol at any time, there is likely to be an increase in traffic and cars turning up. The entrance/exit on to Scrubs Lane, from Unit 1, isn't that wide, so coupled with extra cars then being parked/arriving/leaving will lead to a lot of congestion and higher likelihood of someone being injured

Hari Chandegra
Camera Operator
Address: Rutland Studios, Cumberland Park, Scrubs Lane, NW10 6RE

From: Anne Abouzouhour

Sent: 19 September 2021 13:58

To: Licensing HF: H&F

Subject: Getir UK limited, Unit 1, Rutland Studios, Cumberland Park, Scrubs Lane, London NW10 6RE

Dear Sir/Madam

I am leaseholder of Shepherd's sandwich bar, scrubs lane, London NW10 6RA. I would like to object to the application made by Getir UK Ltd for Unit 1, Rutland studios.

I have been running a business on these premises for 18 years and have worked hard with other businesses neighbouring us to keep the area clean, tidy and control the parking.

If Getir was to be given 24 hour licence, I do believe this could create noise, mopeds parked all over the business park on our designated areas, probably attracting unwanted people during night time and urinating and rubbish which in turn will attract rodents. The noise would also affect tenants living at number , and that face unit 1 and even the residents cross the road.

I do hope you will give consideration to the points raised and the fact the we are very close knit community.

I look forward to hearing from you.

Yours sincerely,
Mr and Mrs M Abouzouhour

From: Dawn Patching
Sent: 15 September 2021 12:28
To: Licensing HF: H&F
Cc: Roger Patching
Subject: Objection to application at 1 Rutland Studios NW10 6RE

Dear Sir/Madam,

I am writing in respect of an application from the tenants of Unit 1 Rutland Studios to operate a 24 hour alcohol distribution service from their building.

As the owner of Unit Rutland Studios and 2 parking spaces on the estate I must object to this application in the strongest terms .

The issue is that Unit 1 has NO PARKING in front of the unit, and limited space. If the area in front of Unit 1 is used for frequent loading and unloading it will regularly block the busy access to and from the rest of the carpark servicing units to . This operation would cause major disruption and inconvenience to ALL the other businesses on the estate. I personally have many deliveries for my own business, (servicing many local authorities' emergency electrical needs) I cannot absorb any disruptions to the essential services I currently provide.

I look forward to your acknowledgment of this objection.

Many thanks,
Roger Patching
RJ Patching Ltd

From: Dawn Patching
Sent: 21 September 2021 10:51
To: Licensing HF: H&F
Subject: 1 Rutland Studios NW10 6RE

Dear Sir/Madam,

I would like to object to the application from the tenants of Unit 1 Rutland Studios to operate a 24-hour alcohol distribution from their building.

As the owner of Unit Rutland Studios and 2 parking spaces on the estate I must object to this application in the strongest terms.

Unit 1, along with the other units is set back from the main thoroughfare. As such it does not allow the entrance to be seen from the main road and is concealed which I fear will lead to anti-social behaviour and possibly public nuisance.

The car park for Rutland Studios is mainly unlit and is not covered by CCTV adequately to deter any undesirable activities.

There is no parking at all so access from the main road into the estate will be problematic and will lead to dangerous, illegal parking on Scrubs Lane or at the entrance to the estate. As there are several schools in the locality, children need to be able to cross the road at the entrance. At the moment the entrance is quiet with little traffic, but this could change.

Unit 1 is at the entrance to Rutland Studios estate and there is only one vehicular entrance way to Rutland Studios and if this is blocked then no emergency vehicles can access the other units if required.

As we are electrical contractor, providing 24-hour emergency call outs we need unhindered access at all times to our unit. We also have constant deliveries to our unit.

There is residential housing opposite the entrance to the estate and noise will be an issue for those residents.

There are many alternative places to purchase alcohol on the high street nearby where parking is provided.

I look forward to your acknowledgment of this objection.

Many thanks,
Roger Patching
RJ Patching Ltd.

From: Gemma
Sent: 27 September 2021 16:47
To: Licensing HF: H&F
Subject: re: Unit 1 Rutland Studios licensing application

Dear Sir / Madam,

Re: Unit 1 Rutland Studios licensing application

I am writing to object to Unit 1 Rutland Studio licensing application. As the tenants of Unit 1 are seeking to open a 24 hour delivery operation for the distribution of alcohol to local.

There's no parking facility in front of Unit 1, but vehicles will need to load and unload, it is my understanding such an operation would create heavy traffic in the area. This could result in excessive congestion and cause potential damage to the car park and all other unit users.

Regards
Gemma Wang

From: Gemma
Sent: 29 September 2021 12:49
To: Dimitriou Maria: H&F
Subject: Re[2]: Unit 1 Rutland Studios licensing application

Hello

Please find the following updated information and explanation.

Promotion of licensing objectives

1. Prevention of crime and disorder

This is pertinent with the kind of estate setup and to realize this with the 24-hour operation the application would require ample parking space.

This application fails to exhibit that there is ample parking space since the front area of unit one has left no room for an ace post which ideally is supposed to offer space to facilitate loading and offloading.

On the contrary, it makes it easy for a criminal to gain access to the unit and to exit with ease. As such, it fails to meet this objective for licensing since this would cause disorder and obstruction of vehicles entering the facility.

2. The prevention of public nuisance

It will be untenable to prevent public nuisance. This is because the entrance of unit one is adjacent to the exit and the entrance pathways which also act as the entrance and the exit for the rest of the units.

Any traffic to unit one will cause a nuisance to the estate hence fails to meet the licensing objective.

3. Public safety

Public safety is not warranted with this setup. Any vehicle entering the facility can easily bump on a person coming from unit one due to exposure to the main pavement.

4. Protection of children from harm

The propensity to harm children is great since the unit is adjacent to the access road used by exiting and entering traffic to the rest of the unit.

Regards
Gemma

From: Stefano Ricci
Sent: 18 September 2021 09:49
To: Licensing HF: H&F
Subject: Unit 1 Rutland studios rap presentation

I'm writing to let you know my concern regarding the possibility to let the Unit 1 Rutland studios. Cumberland park to any business that will may be open during the late hours and specially selling alcohol.

Kinds regards
Stefano Ricci
Scrubs lane

From: Stefano Ricci
Sent: 23 September 2021 15:56
To: Dimitriou Maria: H&F
Subject: Re: Unit 1 Rutland studios rap presentation

The reason is for the prevention of crime. Most of the business in the past were open late at night without any good reasons, seems others incomes probably drugs dealing ecc.

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 30/09/2021 7:23 PM from Mr Kuljeet Gulati.

Application Summary

Address:	Unit 1 Rutland Studios Cumberland Park London NW10 6RE
Proposal:	Licensing Act - Premises Licence
Case Officer:	Maria Dimitriou

[Click for further information](#)

Customer Details

Name:	Mr Kuljeet Gulati
Email:	
Address:	Cumberland Park store scrubs lane London

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Licensing Application
Reasons for comment:	
Comments:	<p>30/09/2021 7:23 PM I have a grocery shop at Scrubs Lane with licence to sell alcohol for many years. I have a good knowledge of the area and the costumers in the neighbourhood.</p> <p>I wish to object to this application and my reasons are as follow:</p> <ol style="list-style-type: none">1. Granting such licence will have a great impact on my business as my shop is the only shop within the area which has a licence to sell alcohol for many years. There are not many costumers buying alcohol in the area so if this licence is granted my business which is just slowly recovering from COVID will be greatly affected.

2. More importantly, granting such licence will surely make the area more unsafe and there will be needs for more police officers and extra security measures must be in place and all that will be extra costs for taxpayers and more hassles for local authorities.

In conclusion, my shop is providing adequate services and all type of groceries and alcohol for the neighbourhood. My records of never had a complaint shows how carefully and responsibly I manage my shop and specially in selling alcohol to my costumers. There is no need for another retailer to sell what I am already selling and the services which I'm already providing for the neighbourhood.

I trust that you would consider this objection with care and fairness so the application will be rejected accordingly.

Many thanks for your kind attention.
