

**From:** jane spooner

**Sent:** 10 January 2022 12:24

**To:** Dimitriou Maria: H&F

**Subject:** Re: Notice of Hearing - 2021/01382/LAPR - Londis 53 Palliser Road  
London W14 9EB

**My original objection below stands. I for my part, and in consultation with the block of flats (Palliser Court) where I live, urge the Council to refuse the application; it is inappropriate for the residential and environmental context, and furthermore there are considerable numbers of 16-19 years olds daily in the vicinity (usually term-time) who themselves do not live locally. The points offered as mitigation are not relevant nor lessen the potential adverse impact in any meaningful way. The application should be refused in full.**

**As for appearing at the committee hearing (by zoom on 13 January?), I would feel very uncomfortable being visible. I have to walk by 53 Palliser Road every day. If I do attend, can you enable my attendance to be anonymous, i.e., not identifiable?**

Thank you for asking for comments; and I apologise I had not responded earlier. I had to visit family and only got home last week. But I have conferred with the board of directors who as the leaseholders own the block of flats and they agreed that they support albeit informally this objection. (Some had not noticed the application posted; and many have been / are impacted by covid factors, which makes doing this harder than normal).

In sum, a third off-licence (there are already two in this shopping parade of nine shops) is likely to contribute to antisocial behaviour in what is otherwise a residential neighbour with many families, both in blocks of flats and in houses. Barons Court is not a late-night shopping or dining destination; the shops all close around 8 pm in any event (so the concession by the applicant to limit potential sale to 9 pm is, in practical terms, meaningless). The only non-residential destination is Queens Club, the tennis club, for hospitality events; but there is catering on site. During the daytime, there are at present some issues in the park, Margravine Gardens Cemetery, about one-minute walk from the parade of shops. This appears to be largely attributable to students at the nearby FE College just across the Talgarth Road and the secondary school, William Morris Academy- there are approximately two thousand 16-19 years olds at these two institutions. We see nothing in the application which shows any understanding of these factors. There are also some issues to do with a few homeless men who drink and beg around the station, and for whom the local Barons Court Project on the Talgarth Road can offer support (when they are called, they attend promptly and also send their staff to monitor this). While the numbers are small in comparison the numbers of the students who come into the area daytime and term-time, a third off-license would add to the potential for more widespread antisocial behaviour in these respects.

You referred to three possible mitigations by the applicant:

(quoted in italics as a, b, c):

*a. "The police usually represent if the application site falls within an area that is affected by street drinking, drinking-related violence, etc. If so, they will impose conditions on the licence in order to prevent crime and disorder and public nuisance. As no representations were made by any of the responsible authorities, it can be assumed that the proposed licensable activity would not have any impact on the licensing objectives namely, crime and disorder, public safety, public nuisance, and the protection of children from harm."*

See above for the context of the student population and drinking around the station forecourt and original objection.

*b "To reduce the proposed alcohol sales hours from 08:00-22:00 to 09:00-21:00."*

This is meaningless: the two other off-licenses routinely close by 8 pm as there is no footfall past this time. Main times they sell are between 4- 7 pm.

*c." The premises will not stock, display or sell lager, beer, cider or perry products with an ABV content above 6.5%. "*

This concession is meaningless because there remains the option to sell wine or sprits- both of which typically have above ABV 6.5%. I can see from the other two off-licenses that the bulk of their stock is wine and beer.

**Original objection:**

28/11/2021 1:42 PM Objection: This application for an off-license provision in what is currently solely a grocery store (Londis) is in one of the 9 shops in the small shopping parade consisting of: dress shop, chemist, newsagent (which also sells cheaper end beers, wine etc), a more upmarket off-license (in operation for about 30 years), the food store (Londis), butcher, estate agent, cafe, drycleaners. This is essentially otherwise a residential neighbourhood. The two shops with off-license provision generally close around 8 pm anyway as do the other shops. A third off license would pose a significant additional risk for disorder in the overall residential context and is disproportionate to the context as well. Barons Court tube station nearby is not a later evening destination other than for residents homebound. Visitors to the Queens Club have hospitality provided there. Underage students at the 6th Form college and FE college nearby are around in the weekday daytimes; and a third off license would pose an additional risk to this age group and also to residents in general of on street drinking or drinking in public in the nearby cemetery. The LA neighbourhood safety provision who are notified in any event of antisocial behaviour in the cemetery- and it does happen- are already very overstretched. Since the demise of the former LA sponsored Parks Police, the current service is no longer a rapid response unit. Overall, this application is inappropriate for this context and consent should be refused.

Jane Spooner