

## Further comments submitted following application amendments

**From:** Cllr Johnson Donald: H&F

**Sent:** 12 February 2022 09:13

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

**Cc:** Cllr Lloyd-Harris Amanda: H&F; Greg Hands; Cllr Brocklebank-Fowler Victoria: H&F

**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Many thanks for sharing these revisions. I'm pleased that the main areas of concern have been addressed (in my view) and the Police comments are also helpful in support of my own (and other's) representation.

Can I assume the application will now be approved on the basis of the applicant accepting in full all of the requested conditions?

Many thanks  
Donald

**From:** Cllr Lloyd-Harris Amanda: H&F

**Sent:** 13 February 2022 15:01

**To:** Cllr Johnson Donald: H&F

**Cc:** Greg Hands; Cllr Brocklebank-Fowler Victoria: H&F; Dimitriou Maria: H&F

**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Donald,

This was raised at our PR SNP meeting on Thursday and concerns were raised about the appropriateness of the application, hours and impact on the local residents. With around 30 residents in attendance, the Council Community Officers, L.E.T. and Met Police the discussion was very open and useful. The hours yes seem to be more in keeping but the fundamental issue is, are the Council able to approve a permanent Premises License at the Tea Rooms which is at odds with the Dead of Covenant that applies to this part of Bishops Park? Whether one agrees with a permanent alcohol license being granted to a business so close to the children's playground or close proximity to residents homes, is irrelevant if as I believe the Covenant excludes this type of use in the park.

Council Officers stated that they were having their legal team look at the Covenant now, since they now have a copy. Very odd since they have one of the only two original copies, the Church Commissioners have the other, it does seem yet again the Council has not done its due diligence with regard the park, as this was always

going to be raised. I have a copy, Marc Medina has a copy as do the Friends of Bishops Park.

There was no comment on how the park was to be cleared after the closure of the tea rooms. This needs to be addressed, and who will be responsible for any anti social behaviour since the L.E.T do not have the powers yet to do anymore than issue FPN for spitting and litter, as approval have not been given.

It is welcome that events will not be allowed as there were no plans provided in the application as on how this would be managed.

There is a way forward but from my understanding it will be approved with some conditions (which I have forwarded in my previous email) but with over 100 objections this is not a welcome addition as it stands. There has also been a Premises License application by FFC to extend their hours to 11.00 p.m. which was lodged around the same time. This does not bode well for local residents in a Conservation Area, we are not a Town Centre where this would be more acceptable.

There is a reason why Palace Riverside has so few licensed premises which is historic and relate it to the land being Church of England land. I would refer the Council yet again to their Premises License Application for Bishops Park in 2007 and notes which should provide background information for those who were not around at the time.

Regards,

Amanda  
Cllr Amanda Lloyd-Harris  
Councillor for Palace Riverside Ward

**From:** emile  
**Sent:** 10 February 2022 12:58  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Hi there

No it doesn't as we know there is little control in the park and the customers will just spill out. Anyway people getting drunk in the park next to kids area is unnecessary and unacceptable and My objection remains as before the park is not a place for sake of alcohol it's not a good practice

Kind regards  
Emile Al-Uzaizi

**From:** Alex Karageorgis  
**Sent:** 10 February 2022 14:50  
**To:** Dimitriou Maria: H&F  
**Subject:** RE: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria,

Thank you for your email and for the information provided therein.

Has anyone taken into account the huge numbers of football fans drinking at the establishment before and/or after attending any given Fulham FC match?

Has no reference to the proximity of the children's playground been mentioned?

I am quite unhappy about the proposal of an 11am to 8pm alcohol licence being granted so close to 1) a children's playground and 2) a football stadium. It does not set a particularly familial tone and seems to put the needs of the few above those of the many.

Again, I wholeheartedly object to this application and hope that you will reconsider granting an alcohol licence 1) from 11am (which is both irresponsible and poses serious dangers to children and the local community) and 2) until 8pm, when most football matches begin and will remain mobbed with football fans for several hours until close.

I would like to caveat the above with letting you know I am not completely against the alcohol licence in its entirety.

A maximum capacity must be maintained to ensure that the area does not become a meeting place for heavy drinking, and a more suitable time frame would be midday until 6pm, which would not only allow responsible drinkers access to a drink during

the day, but also filter out many of the vagrants, football fans and alcoholics from threatening the already fragile environment of beautiful Bishop's Park.

Thank you for your consideration.

Regards,  
Alex Karageorgis

**From:** Christina Zoltowska  
**Sent:** 10 February 2022 14:51  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Ms Dimitriou,

I still have concerns on the term "event" and alcohol sales till 23.00. How can they prevent alcohol being drunk off the premises. How many "events" are envisaged? I can see summer evenings in the area being ruined.

Yours sincerely  
Christina Zoltowska.

**From:** Phillip Rinn  
**Sent:** 10 February 2022 14:55  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Thank you very much for the information Maria. No, I do not wish to withdraw my objection. I really don't feel this addresses my comments appropriately. I believe my comments are still valid. And I want to kindly draw special attention to the proximity of the premise to the children's playground and the effort the council has made here. Clearly, alcohol bought ON premise will be consumed OFF premise, too. All other reasons remain true, too.

**From:** Juliet Hayward

**Sent:** 10 February 2022 15:16

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

**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria,

Thank you for your update on this application. However, I am still confused about the sale of alcohol. It appears that the venue itself will close 30 minutes before the park closes ie 8pm but will sell alcohol until 11pm if let out as a "venue". Is this the case?

Many thanks and kind regards

Juliet

**From:** Julia Halle

**Sent:** 10 February 2022 15:27

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

**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Thank you for the new information. The amendments address some but not all of my issues. I am still very concerned that as there is very limited indoor space, and indoor and outdoor seating, and no delineation between the 'premises' and the park in general, drinks will be taken away from the Tea House and consumed elsewhere in the park - with the potential that glasses and bottles will be left lying around constituting a significant danger in an area where children play. I am also concerned about the implications of 'events at the venue'. As this is allowed as a public amenity it should be open to the public at all times, and not closed for private functions which may benefit the landlord but do not benefit the public. And we need assurance that the Tea Room will only be open during regular park opening hours. Until those issues are dealt with satisfactorily I am unwilling to withdraw my objection.

Julia Halle

**From:** William Jackson  
**Sent:** 10 February 2022 15:47  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Ms Dimitriou

I still wish to object to the granting of an alcohol licence to this tea house. It's in a park beside a childrens play area and a block of flats. The facility is so small people are bound to leave the premises with alcohol and become a nuisance. Please refuse the alcohol licence to this tea house.

William Esmond Jackson  
Bishops Mansions  
SW66DY

**From:** Annette Aylwin  
**Sent:** 10 February 2022 15:53  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Ms Dimitriou,

Thank you for forwarding this information to me. I am afraid that my objection still stands. It is not necessary to sell alcohol in a cafe adjacent to a heavily used playground. There are, and will be many more licensed venues in the new development at the football ground just a few yards from the cafe. I find it extraordinary that the owners feel that this is appropriate use of this cafe. It would make more sense for them to open early 7.30 or 8 am to get the early commuters and dog walkers there is a thriving trade to be made then which is completely untapped.

Annette Aylwin

**From:** RICHARD MARTIN  
**Sent:** 10 February 2022 16:10  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria,

Many thanks for the update.

I have read the amendments, but I don't see any reason to change my mind about the application.

I'm still strongly of the view that the license **should not** be granted.

Kind regards  
Richard Martin

**From:** Athena Bray-Mucha  
**Sent:** 10 February 2022 16:28  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria Dimitriou,

Thank you for sending through these revisions to the application for alcohol in the Tea house.

I still stand by my original submissions and object to get license being granted on the grounds I listed before.

I also object to any cctv being put in an area where children play - are the staff of the cafe going to be police checked for safety? Making sure there are no sex offenders etc? And I highly disbelieve anyone will check cctv every two weeks!

As a resident and parent I don't believe Bishops park requires a cafe serving alcohol, I believe this will cause such an impairment on this beautiful area and bring nothing but crime, noise, abusive drunks and a whole lot of trouble.

Also Who is going to foot the expense of the extra police? The park wardens?  
As a council tax payer - I am certainly not going to be footing a bill for this type of thing.

Mrs A Bray-Mucha

**From:** Susan Scrimgeour  
**Sent:** 10 February 2022 17:07  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Thank you for sending this on to me.  
I am afraid it has not swayed me.  
I am adamant in the view that it is totally wrong to sell any alcohol at all in this most family-oriented park.

Best regards  
Susan Scrimgeour

**From:** David  
**Sent:** 10 February 2022 21:18  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Maria

I do not wish to withdraw my objection and have the following concerns:

Alcohol only to be served on the premises. So you can buy alcohol and then go into the park? Or will there be a fenced off area around the Tea House? Who will monitor this - the police are not going to be on permanent duty! So you are likely to get drinkers moving onto the children's playground area, potentially in front of very young children. Alcohol attracts undesirable behaviour, with drinkers wandering off in a drunken state and using the equipment in the playground.

Will the additional number of people affect access for emergency services?

Parking issues around the streets near the Park.

A number of primary schools in close vicinity - extra congestion at school closing time.

Extra litter and rubbish.

The toilets nearby - are they now going to be suitable with many more people using them (under the influence of alcohol). Will they be cleaned/repaired more frequently? Also the possibility that people will not bother and urinate etc in the Park (potentially in front of children).

What is being proposed is an open air pub, without its own toilet facilities, or parking, next door to a children's playground in a park used by families.

Regards  
David



**From:** Marianna Karageorgis  
**Sent:** 11 February 2022 11:33  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria,

The below does not change my strong opposition to the Tea House having an alcohol license.

As mentioned before it is really not acceptable for children to be playing in a playground only a few feet away from adults drinking alcohol. It seems crazy for me as a parent that others seem not to understand how inappropriate this is. With alcohol comes behaviour children should not see. As mentioned again before, the warmer the weather the more likely people are to take their children to the playground and also the more likely people are to go for a drink.

**From:** Marianna Karageorgis  
**Sent:** 13 February 2022 21:22  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria,

Apologies, the previous email was sent without being finished. Please see below.

The below change does not alter my strong opposition to the Tea House having an alcohol license. It is even worse that they have changed their application from 5pm until 8pm. This only increases the length of time for noise to the quiet roads around the park.

As mentioned before it is really not acceptable for children to be playing in a playground only a few feet away from adults drinking alcohol. It seems crazy for me as a parent that others seem not to understand how inappropriate this is. With alcohol comes behaviour children should not see. As mentioned again before, the warmer the weather the more likely people are to take their children to the playground and also the more likely people are to go for a drink. I can assure you parents will choose to take their children to other parks avoiding drunk adults.

The Police inclusion of how necessary it is for CCTV to be present and frequently checked only concerns me further. The police recognise the increase risk of bad behaviour when alcohol is introduced. I would really hope the council recognises how wrong this is in the presence of children. This is a playground. A family area. The only people to truly benefit from this are the owners of the Tea House and the lining of their pockets.

The increase of people drinking in this area will increase the noise in the area and the number of people walking up and down the streets around here. This is a quiet pocket of Fulham, why try and ruin this? Furthermore, the council have said just because this has been done across the river it is the same thing. The alphabet streets in Fulham are some of, if not the most desirable roads to live in Fulham. This is because of the quiet feeling of suburbia they create. We have chosen to live here. Please do not disrupt our quiet for financial gain.

As said before. Can we please keep this special area peaceful and not like 'somewhere across the river.'

Kind regards,  
Marianna Karageorgis

**From:**  
**Sent:** 11 February 2022 12:36  
**To:** Dimitriou Maria: H&F  
**Subject:** RE: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Maria

Thank you for letting me know of this most recent change to the application. My comments from before still hold true. This is a **TEA HOUSE**. It's purpose was always to offer **TEA SERVICES, NOT EARLY EVENING COCKTAILS & DRINKS**.

I strongly oppose the application.  
Thank you,  
JUSTIN SUMNER  
NITON STREET SW6 6NH

**From:** Dervilla Mitchell  
**Sent:** 11 February 2022 14:03  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Hi

I confirm my objection remains as it's not only the hours I object to but the presence of alcohol next to the play area.

Kind regards, Dervilla

**From:** Fabio Osta  
**Sent:** 11 February 2022 20:47  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Madam

Thank you for reaching out. I would like to maintain my objection. We are very concerned about the inconvenience that will be caused by the sale of alcohol in a protected, family friendly area where many children enjoy the park and this area specifically.

Kind regards  
Fabio Osta

**From:** Rhonda Boston  
**Sent:** 13 February 2022 18:31  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

To Maria Dimitriou. Application Amendments 2022/00010/LAPR

Thank you for your email regarding the changes in the Application for licensing The Tea House in Bishop's Park. These changes make no difference to my initial objections, mainly that this is an area for children and young person's recreation and not compatible with the sale of alcohol. There is also the disturbance to the residences adjacent to the park, the number if licensed premises in the near vicinity and the lack of another traditional cafe in the park.

I wish my previous objections to stand and be considered,

Yours sincerely,  
Rhonda Boston

**From:** Ian Ritchie

**Sent:** 15 February 2022 09:41

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

**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Dear Ms Dimitriou

Thank you for your update on the above application. Obviously the amendments proposed mitigate some of the potential issues and therefore the relevance of some details within the four main areas of my objection. There remain, however, some important points which are ambiguous or missing from the new information which you provided and need clarification.

If the licensed activity is to be only available to the paying public and therefore not for private events, the amendments can be seen as a significant improvement on the initial and unacceptable application. Otherwise the proposed new shorter hours of opening/closing, to fit with the normal and seasonally variable opening/closing times for the park itself, may yet leave a loophole through which the applicant may decide to close the cafe to the public early, at say 5pm, and then accommodate a private party or event, with all the related noise and potential nuisance, during the evening in the spring/summer months.

There is no reference to the unwelcome possibility of live or recorded amplified music being played. Were a licence will be granted to serve alcohol, even if strictly as accompaniment to a 'substantial' meal, it would be a necessary condition specifically to prohibit the playing of amplified music on or within the premises. Otherwise significant disturbance for local residents, many living very close by, would be inevitable and should not be ignored.

The applicant cites other instances of alcohol being served in comparable cafes, including in Wandsworth Park and some Royal parks: but those examples are different from our situation, because the other establishments are located at significantly greater distances from residential accommodation and therefore do not give rise to similar potential disturbances.

The selling of alcohol in a family environment and adjacent to facilities specifically provided for and enjoyed by children and young people seems both morally and socially wrong. The application not only raises an issue of public amenity but also, more seriously, one of potentially compromised child protection (which may even be a legal consideration, though I do not know the relevant legislation in any detail).

As they stand, the amendments do not address all of my concerns and therefore I shall not withdraw my basic objection. Meanwhile I shall look forward to clarification on these matters and further reassurance.

Yours sincerely

Ian Ritchie

**From:** Jamie Adams  
**Sent:** 15 February 2022 11:38  
**To:** Dimitriou Maria: H&F  
**Subject:** Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA  
**Importance:** High

Dear Maria

Thank you for your email below.  
I'm afraid that the revisions to the application make not the slightest difference to my concerns and my objection still stands.  
None of the issues I raised have been addressed.

Please confirm receipt of this email

Thank you and regards  
Jamie Adams

**From:** Kathryn McDowell  
**Sent:** 16 February 2022 10:23  
**To:** Dimitriou Maria: H&F  
**Subject:** RE: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms, Bishop's Park Bishop's Avenue London SW6 6EA

Dear Ms Dimitriou

Thank you for your update. Although I acknowledge this revision, I remain opposed the application on the follow grounds:

This is a family friendly park in which the café is in very close proximity to the play areas, unlike the situation in some of the other parks you cite. The serving of alcohol in this environment is limiting to children and family's free use of the park facilities.

The application is silent on the matter of amplified music, which is likely to be in evidence at early evening and weekend events hosted at the café. This would cause disturbance to the neighbouring residents at precisely the time when peace and solace is needed.

A 7-day per week licence is something that would transform the atmosphere of this lovely park and bring a detrimental change to an amenity that is so valued by the local residents.

By all means extend and upgrade the café, but please ensure that it is not licensed.

Regards  
Kathryn McDowell

From: Liza Miers  
Sent: 21 February 2022 10:27  
To: Dimitriou Maria: H&F  
Subject: Re: Application amendments - 2022/00010/LAPR - The Tea House Tea Rooms Bishop's Park Bishop's Avenue London SW6 6EA

Thank you for your email regarding the change in application.

Please be advised that the latest application does not change our view that the proposed development is inappropriate for Bishop's Park.

Christopher/Liza Miers

From: Vivien Heilbron  
Sent: 21 February 2022 16:10  
To: Dimitriou Maria: H&F  
Subject: The Tea Room, Bishops Park

Dear Maria,

I sent a letter to you about two weeks ago about the proposals regarding the change of use to the small cafe in Bishops Park. I have not received a reply as yet. I wish to re-register my original objections even with the amendments now suggested.

This is a small family park and the site of the cafe is only yards away from the very popular toddler's playground

The idea of alcohol being served there at any time is preposterous. Families should come first and this private enterprise is quite out of keeping. The only possible reason for this application must be to make money for the owners of the company. There are plenty of pubs and wine bars in the vicinity.

Would smoking be permitted? There are large numbers of small children nearby. What message is being conveyed?

Unfortunately, I am unable to be at the meeting on March 3rd but I want my friend Mark Medina to speak for me.

I have not met anybody who supports these proposals.

I look forward to hearing from your department. The more I think about this, the more I oppose this greedy and insensitive attempt to take over this part of our park.

Yours Sincerely,  
Vivien Heilbron.  
Bishops Mansions, Bishops park Road, London SW6 6DY