



Reply address:
Chris Noonan
● Pennard Road
London W12 8DW

20 April 2022

Ms Maria Dimitriou
Case Officer – Licensing Dept
Town Hall
London Borough of Hammersmith & Fulham
King Street
London W6 9JU

Dear Ms Dimitriou

**Re: 2022/00568/LAPR: The Hawks Nest: 190 Railway Arches Shepherd's Bush Market
London W12 8DF**

We object to the granting of a license that would allow the Hawks Nest premises to serve and trade alcohol both on and off their premises for a further 2 hours later into the night on Mondays through Saturdays and a further 30 minutes on Sundays.

We believe that current licensing guidelines laid out by Government and LBHF seek to balance the needs of local businesses to maximise their revenues with the needs of nearby residents' entitlement to quiet, safe and peaceful streets during the hours of darkness.

A further 2 hours of trading 6 nights a week and 30 minutes on Sunday would unreasonably prioritise the revenue needs of a single commercial premises over the needs for peace and quiet and a good night's sleep of hundreds of surrounding residents.

Our position as local residents is one of opposition to any addition to the local alcohol and night economy activities in the Shepherds Bush Town Centre, in which respect we already have well documented negative impacts on residential amenity and life styles.

Accordingly we draw attention to our case for objection as follows.

Premises location

- The premises are located in close proximity to neighbouring residential properties to the West of Shepherds Bush Common, close to the very busy gyratory system around the Green with its major roads leading in all directions, which are quite heavily used by public & private transport during the night hours.
- It is physically located to the west of the Shepherds Bush Common adjacent to Shepherds Bush Market and other nearby licensed premises located within the Town Centre and major public venues such as The Empire.
- It is located right by key roads which are part of the London Bus Priority Network, served at all hours by buses. And it is close proximity to (3) busy underground line (TfL) stations
- It is within the Town Centre, and surrounded by residential streets, within an area that is the densest populated part of the Borough – Shepherds Bush. .
- Around and in the proximity of the Shepherds Bush Common is a plethora of Bars and Night Cafes many of which already have late evening and night operating hours.

- A grant of variations to the current licence for the hours being requested in the Application for these premises will exacerbate noise & public nuisance disturbances in a Town Centre area now recognised as suffering a saturation of night economy premises of various varieties.

Noise, Nuisance and Perceived Safety Late at Night

- Premises have control over their clients only whilst on their premises and only if that premises employs security staff. Door Staff have neither the legal powers nor the training to control the behaviour of clients whilst on surrounding residential streets.
- There is neither a Police nor Community Officers presence during the hours of daylight let alone at night Anti-social behaviour therefore goes unchecked and uncontrolled with local residents having to suffer the fallout of disturbed sleep and perceived threats to personal safety during the hours of darkness. Crowds gathering at and near the Hawks Nest, or exiting after even later closing hours, will have an incremental intimidatory effect on residents trying to transit local streets.
- The adjacent streets are primarily residential. Most of the retail premises on Goldhawk Road have residential flats located above the. Granting an extended hours' licence to this Hawks Nest premises at this location will present a further problem to residential neighbours.
- Following the easing of Covid19 lockdowns and the rapid revival of the local night economy, Pennard Road residents (and presumably those in other streets in close proximity to Hawks Nest and Goldhawk licensed premises) are definitely experience much greater noise disturbance and street nuisance after 10.30pm.
- In view of the above the Council should not further exacerbate the problems for residents by extending the hours that commercial premises can draw in out-of-area visitors in order to serve them alcohol.

Traffic flow & Parking

- The Goldhawk Road is a major through route for traffic, Night buses and emergency vehicles. The pavements around the Hawks Nest provide off road parking in recognition of threat to pedestrian safety of cars previously forced to park on the Goldhawk Road highway and bus lanes.
- In view of the pavement parking, vehicles dropping off and picking up near the premises must park on the Goldhawk Road itself thereby defeating the Council's efforts to ensure pedestrian safety and ease of traffic flow with their Goldhawk Road pavement parking plan.
- Patrons using personal vehicles during the evening and post-midnight hours must mainly park on the neighbouring residential streets, disturbing residents in adjacent streets or the local high rise flats (engines starting, car doors slamming, and often radios blaring).

Late Night Transport

- There are very limited tube services after midnight, thus out of area visitors will be dependent on their own car, mini-cabs or late night buses.
- Even a small number of patrons congregating for night buses, usually running at 30 minutes intervals, can (with their talking, laughing and inebriated behaviour) cause an anti-social/threatening disturbance to sleeping residents and local pedestrians.

Apart from the above comments relating to this Objection, comments can be made under other relevant headings.

The prevention of crime and disorder

Late night gathering spots (such as Hawks Nest will become if extensions to license and trading hours is sanctioned) are a magnet for persons given to anti-social behaviour in any of its common manifestations (noise, nuisance, littering, etc.). Such gatherings provide an opportunity for other criminal activities, including drug dealing and petty theft, e.g. from vehicles or pedestrians.

Public safety

Patrons to licensed alcohol and entertainment venues often tend to be of younger boisterous age groups. The Hawks Nest adjoins the Market, exposing its traders and customers (many of whom are women and/ children) to unintended negative environmental impacts of its activities during Market trading hours. And after Market hours, the negative environmental impacts, including possibly noise, nuisance and adverse impacts on public safety, transfer into the immediate neighbourhood.

The protection of children from harm

- The Hawks Nest seeks to remove current licence restrictions requiring children to be accompanied by an adult during daytime hours, and not permitted at all after 7pm. We believe restrictions should be retained.
- There is a risk that younger persons, possibly including minors, will be part of groups of patrons attracted to the premises, attracted by some of its proposed entertainment formats, and be influenced by life style factors exhibited by older patrons. Shepherds Bush as an area is plagued by alcohol and drug problems,

Saturation issues

- **LBHF** designated the **Shepherds Bush area, and particularly the Town Centre**, as a **Saturation Zone** within its **Cumulative Impact Policy** for areas with excessive numbers of alcohol related premises, and which suffered adversely from negative impacts on residential amenity and life styles. That Cumulative Impact Policy is still in place, and should be enforced in all respects and renewed as LBHF Council Policy when due for review and renewal. As such the onus should be on the Applicants, to prove that they will have no further or incremental negative impact on the local environment and alcohol related economy.

SUMMARY

We urge LBHF Council to consider our objections and decline the grant of amended Licences as being applied for with the Application 2022/00568/LAPR: The Hawks Nest.

We would consider that it is important the LBHF Council takes a stand in its position that reflects its previous decision to apply a Cumulative Impact Policy status to Shepherds Bush, as an area experiencing a saturation level of night economy related business. And additionally any extension of hours for night economy licences granted at this Town Centre location will further impact negatively on local issues of crime & disorder, public safety, public nuisance, and possibly the protection of children.

Yours on behalf of Greenside Residents Action Group



Lorna Elliott ● Pennard Road London W12 8DS	Toi Jones ● Pennard Road London W12 8DW	Roger Manku ● Pennard Road/ London W12 8DW	Chris Noonan ● Pennard Road London W12 8DW	Lynnette Southall ● Pennard Road London W12 8DW
---	---	--	--	---