

From: Caxton VillageTRA
Sent: Tuesday, July 11, 2023 6:05 PM
To: Licensing HF: H&F <licensing@lbhf.gov.uk>; Mckenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>
Cc: Caxton VillageTRA
Subject: Reference 2023/00895/LAPR

Dear Sir/Madam

This letter sets out a formal objection by Caxton Village Tenants and Resident's Association (CVTRA) in respect of the Licensing Application for Dough & So to secure a late night alcohol and music licence. CVTRA represents circa 400 households in the residential streets directly beside and to the North of applicant's property. These include the streets of Caxton, Sterne, Shepherds Bush Place, Tadmor, Bulwer, Aldine and includes from Nos 54 Uxbridge Road (North side of Shepherds Bush Green). Dough & So is located within the boundaries of Caxton Village.

In making this objection, we understand that the DCMS lists the four Licensing Objectives as:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

Our particular concern in respect of this application is with the first of these and then by extension the second and third. We have outlined below the very material impact that crime anti-social behaviour has on this area, particularly the behaviour arising from drugs and alcohol abuse. It is our belief that this proposal will make this problem worse. The spill-over from crime and disorder is a reduction in public safety for the residents, many of whom have already been the victim of crime and ASB in the last 6 months. There is also the considerable public nuisance caused by urination and defecation in the streets of Caxton Village which has been the subject of countless reports to the Police and the LET. This happens on a daily basis and will only be made worse if there is another outlet with an alcohol licence in Caxton Village.

General Issues in the Shepherd's Bush Green and Caxton Village Area

The Shepherd's Bush Green area is a well documented hotspot for crime and anti-social behaviour. This has particularly impacted the Green itself and also the streets in Caxton

Village which abut the Green. It has been widely accepted that these two areas are umbilically connected and what happens in one area directly influences the other.

The late licensing of alcohol has been shown to have a significant impact on crime and anti-social behaviour. The Institute of Alcohol Related Studies describe two important parallel trends in the night-time economy and off-trade sales:

1. The growth of the night-time of economy and the associated problems of alcohol-related crime and disorder in town and city centres;
2. An overall relative decline in the proportion of alcohol consumed in on-license premises and a growth in the proportion of alcohol purchased from off-license premises and consumed at home. In areas where alcohol is sold and served late into the night, studies have clearly shown an increase in alcohol-related crimes, including aggression, violence and even sexual offences,

As you will be aware there was a saturation zone in place for period of ten years which prevented extended licensing applications in this area. Although the time period may have expired, the issues that gave rise to it have not gone away. In fact, they have got significantly worse. So much so in fact, that the Police, with the support of the Council and Caxton Village Residents, were forced to implement a Partial Closure Order covering Shepherd's Bush Green and Caxton Village in order to deal with the escalating level of crime and anti-social behaviour experienced last year. It was the largest Closure Order implemented in the UK to date.

At a recent LBHF Crime and Community Safety Meeting in March, one of a series of meetings specifically arranged in response to the crime and anti-social behaviour issues in Shepherd's Bush Green and Caxton Village, Sergeant Tom Cooke, the head of the Safer Neighbourhood team, described the situation that gave rise to the partial closure order as being "severe, severe violence" on Shepherds Bush Green and in the surrounding area. This was fuelled by drug and alcohol problems that resulted in residents being attacked, witnessing drug use and violent crime on an unprecedented scale and it was a massive resourcing issue for the Police and the Council to clear up the aftermath. Although the situation has improved from its nadir in October/November 2022, the Police have described the situation since then as "simmering". Since the order was lifted, there has been a material increase again in drug use, burglary and serious violent crime including a stabbing in Caxton Village. Sgt Cooke has confirmed that levels now are back up to those residents experienced this time last year, which was just a month or two prior to the area becoming overwhelmed by drug related crime and ASB.

The Police have previously agreed with residents that the preponderance of late-licensed properties bordering Shepherd's Bush Green is a clear contributory factor to the crime and ASB in Caxton Village, particularly given the significant presence of hostels and other transient and emergency housing within the village and in close proximity to the applicant's premises. Residential streets in Caxton Village suffer from unacceptable levels of public urination and defecation, which is only worsened by people being intoxicated and out of control. We know from Police this is mainly caused by people with alcohol and substance use disorders who live near to the applicant's address. It would therefore seem counter-intuitive, particularly given the requirement for the recent partial closure order, to reverse this trend and increase the sale of late-night alcohol in properties adjacent to the Green.

LBHF Licensing Policy Statement

The LBHF Policy Statement sets out its vision for implementation of the DCMS objectives

In his Foreword, Councillor Cowan says: "we cannot forget that alcohol is often the cause of anti-social behaviour, nuisance and disturbance caused to residents, together with crime and disorder problems". The recognition of this is critically important as this is an area which has particularly suffered from this form of disruption for residents.

The LBHF policy statement sets out three policies which we believe are directly relevant to this application.

1. First in **Policy 1 Local Area Risk Assessments** it says that:

"applicants are expected to obtain sufficient information to enable them to demonstrate, the steps they propose to take to promote the licensing objectives; and that they understand the layout of the local area and physical environment including:

- a) crime and disorder hotspots;
- b) proximity to residential premises; "

This area is a crime and disorder hotspot and so we do not believe that steps have been or can be taken to take this fully into account.

There has been no engagement from the premises with residents in the area to explain their plans or to explain any steps that might be taken to mitigate residents' concerns or the negative impact that this change of licence may have on the area. In fact, we have specifically asked the business to comment, but have received no response to our enquiries.

2. Second, in **Policy 3 Licensing Hours**, it sets out sample licensing hours that the Licensing Authority would consider as reasonable, even assuming there were no other

supervening factors mitigating against the application. It is unclear whether this premises would be defined as a restaurant/café or as a bar, but either way the applicant's requested licensing hours up to 1am Mon-Sunday and opening/playing music to 2am, are well in excess of those posited in the guidelines.

When you take into account the issues already impacting this area, it should be clear that this proposal is entirely unacceptable.

3. Finally in **Policy 4: Cumulative Impact**, the LBHF guidance says:

“We are keen to welcome and support new businesses in the borough. We will balance this with our responsibility to identify where an area is receiving a lot of complaints about existing licensing activity. We will consider if, by granting a licence, it would contribute to the negative impact in the area.”

Given the information set out in this letter of objection, we would urge the Licensing Authority to consider that this licence will contribute to the negative impact in the area.

Specific Issues with Dough & So

There have already been specific issues in relation to this venue, which we believe will be exacerbated by the grant of a licence to sell alcohol:

- The business already experiences a lot of loiterers and we understand from the police that people sitting outside have been stopped for drugs.
- Residents have been very clear with us that drugs are dealt on the chairs and tables outside the premises as well as on the Green. We are not suggesting here that the management are colluding with this activity, but the activity clearly happens. Residents have reported incidents to the police of men leaving Dough & So to use drugs on the steps in front of residents houses or near the garages in Aldine Court. Residents have regularly witnessed this chain of activity.. Residents then have to deal with the fall out of people urinating and defecating on their doorsteps because the users have lost control of their bowels from the drug use. If this property was open late and licensed for music and alcohol, the risk of negative impact on the area is extremely high.
- The premises is placed on the North side of Shepherd's Bush Green. The Council is only too aware of the number of transient and emergency houses which are in the streets around the Green (including CV). This at risk population is already disproportionately connected to the issues of crime and drug use that have plagued the streets of CV and having another licensed premises on the doorstep is only going to make this worse.

Amendment to the Application.

We understand that in response to concerns from the Police the applicant has subsequently reduced their request for late hours so that the application now requests permission to serve late night refreshment until midnight and alcohol until 11pm Monday to Sunday. We understand that the applicant has also agreed to a number of additional conditions should the licence be granted.

Obviously the reduction in hours is an improvement and the conditions are potentially helpful, but they do not address any of our fundamental concerns.

1. There is no reference in the conditions to the impact of sound from the late night opening on the residents of Caxton Village.
2. There has been no engagement by the premises with the community despite contact being made to ask for more information. It is quite clear in the LBHF policy statements that a licensing applicant should be aware of impacts on and engage with the local community.
3. It simply does not deal at all with the issues in Policy 4: Cumulative Impact. The fact is that there is already an abundance of premises serving or selling alcohol late into the night, including bars, pubs and hotels and off-licences. This area has a serious problem with drug and alcohol abuse and a large number of hostels and transient housing in the residential streets around this premises. As set out above, we even have a separate Caxton Village Crime and Community Safety meeting established by the Council with the SNT and chaired by Matthew Hooper, Director of Public Protection, to deal with the issues that spiralled out of control at the end of 2022.

We would feel much more comfortable with these sorts of proposals if, separately, action were taken by LBHF to reduce the volume of, or assert more control over, the hostels and transient housing which are undoubtedly part of the problem in these streets. This has been raised by CVTRA over the last 12 months and there are outstanding questions on the transient housing raised by CVTRA at a Crime and Community Safety earlier this year. The fact that this is an issue is also clearly accepted by the police and indeed the issue was highly visible during a Crime and Safety Walkabout of Caxton Village as recently as May 2023, attended by members of the Council and the SNT. Matthew Hooper and Cllr Rebecca Harvey have agreed to come back to us on these issues.

Conclusion

The Council may wish to increase the night time economy in the Borough, but if this is to be done responsibly it needs to take into account the specific challenges of different areas. This particular area of Caxton Village and Shepherd's Bush Green has had extremely troubling violence over the last year requiring the biggest partial closure order of its kind in the UK. Even with recent new funding from Operation Nightingale, Police, LET and LBHF Noise Nuisance resources are extremely limited due to budget constraints and are easily overwhelmed by the existing challenges. Another premises with a late night licence is not what is needed to improve the lives and wellbeing of residents and make them feel safe in the area that they live.

This is a highly residential area, which already suffers from an influx of people from outside of LBHF for events on the Green. Residents neither want nor to need an extension of licensing hours for this or indeed any other properties around the Green. Our health and safety is much more important to us than the availability of late-night alcohol. Our health and safety has been and continues to be compromised by the sheer number of outlets selling alcohol and fast food on and around the Green. As residents, we do not need or want more of these, certainly not before the well documented issues of crime and anti-social behaviour have been brought fully under control for the long term. We have all had far too much of that for far too long and we strongly object to this proposal.

Yours sincerely,

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

Comments were submitted at 15/06/2023 7:27 AM from [REDACTED]

Application Summary

Address: 140 Uxbridge Road London W12 8AA

Proposal: Licensing Act - Premises Licence

Case Officer: Ms Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Licensing Application

Reasons for comment:

Comments: 15/06/2023 7:27 AM This will set a precedent for other businesses to apply for the same type of licence. As it is sterne street is often used as a cut through, a place for drug dealing and general foot traffic causing excess noise and nuisance. Car crime and crime in general is high especially when events are held on the green or in Westfield. As a resident I am tired of the noise and disturbance these businesses cause not least the delivery lorries rumbling by at all times of the day and night. There are already venues for late night drinks music etc so more are not needed the ones already available are adequate for demand as is.

Dear Sir/Madam,

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

Comments were submitted at 15/06/2023 8:05 AM from [REDACTED].

Application Summary

Address: 140 Uxbridge Road London W12 8AA

Proposal: Licensing Act - Premises Licence

Case Officer: Ms Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 15/06/2023 8:05 AM I object as a resident who lives locally strongly to this application. There are already far too many alcohol Licensed eating establishments around Shepherd's Bush Green. The council is fully aware of the issues the local residents have with the alcoholics and to have alcohol consumed both on and off the premises. I ask that this license is refused. It is bad enough that we have endless fast food, chicken outlets but adding alcohol to the mix exacerbates all the issues that Caxton Village has to suffer. We recently had a walkabout with many members of LBHF council who seemed to acknowledge our problems. The council must have a blanket policy for the Shepherd's Bush Green area and it should definitely not include further alcohol licenses. We suffer from crack addicts and alcoholics in excessive numbers that roam our streets. The council has not made adequate provision of toilets for them to use and as a consequence they urinate

and defecate on our doorsteps, they frighten the children of the community and one must be blind not to notice that this area has declined due to the proliferation of alcoholics and drug addicts.. licensing should consider the safety of the residents, we do not need further alcohol licenses to be issued around the Green and certainly no licenses. until 2 am in the morning.

Outside, eating should not be allowed until 2am in the morning and it is a dangerous premise. It is the councils intention to turn Shepherds Bush screen into a cheap late night destination it will be to the detriment of all the residents. There is already a lot of violence at night due to alcoholism and a proliferation of late night licenses or mix Shepherd's Bush a destination for those who wish to consume alcohol after 11pm.

To reiterate, I strongly object

Dear Sir/Madam,

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

Comments were submitted at 15/06/2023 8:23 AM from [REDACTED].

Application Summary

Address: 140 Uxbridge Road London W12 8AA

Proposal: Licensing Act - Premises Licence

Case Officer: Ms Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 15/06/2023 8:23 AM I believe and I see that more alcohol use would be really negative to this neighbourhood. We are already full of antisocial behaviour, weed use, and drinkers in this area and this would make even worst. If people work till late or coming home from any activities, we need to worry about our safety and walking past by young drunk people who is always a source of problems. Knife related crimes are soaring and just add a bit more alcohol and you have a perfect recipe of deaths. We need safer and more protected streets and less of alcohol and drug use. Caxton village is a hidden gem in Shepherd's Bush and people will come here to conduct theirs business overnight cuz nobody sees, except the residents who will be afraid to go out due to the increase of

crime.
We really object against this license.

Dear Sir/Madam,

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

Comments were submitted at 15/06/2023 7:51 AM from [REDACTED]

Application Summary

Address: 140 Uxbridge Road London W12 8AA

Proposal: Licensing Act - Premises Licence

Case Officer: Ms Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 15/06/2023 7:51 AM Objection is the alcohol and loud music.. There is enough of that going on as it stands in this area and that would impact on those living above and behind the establishment asking for the licence.

Dear Sir/Madam,

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

Comments were submitted at 15/06/2023 8:40 AM from [REDACTED]

Application Summary

Address: 140 Uxbridge Road London W12 8AA

Proposal: Licensing Act - Premises Licence

Case Officer: Ms Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 15/06/2023 8:40 AM Resending, as unsure if my initial objection has gone through.
Objections as following. Noise pollution, crime, increase in public disorder behaviours. Faeces and urination on the stairwell increasing. Protecting the rights of those who need to sleep, such as children and young people and those who are unwell.

Dear Sir/Madam,

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

Comments were submitted at 15/06/2023 10:13 AM from [REDACTED]

Application Summary

Address: 140 Uxbridge Road London W12 8AA

Proposal: Licensing Act - Premises Licence

Case Officer: Ms Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 15/06/2023 10:13 AM As a neighbour living within 100 metres of this site, I strongly object to this planning proposal for late night opening hours + late night license to sell alcohol, for the following reasons:

i) Poses Harm To Children / Public Safety: I look after my one year old niece three nights a week. Already, the streets of Caxton Village are regularly stalked by late night drunken street walkers. These characters shout, sit on our doorsteps, mug / intimidate residents, and attempt burglary. I am seriously concerned this license will exacerbate the issue through the late night sale of alcohol. I have legitimate concerns for the safety of children under my roof.

ii) Public Nuisance: We have a major issue in Caxton Village with urination and defecation. We encounter these issues on a near daily

basis. At night, this becomes worse - as perpetrators can act under cover of darkness. This license will make the problem worse. The sale of alcohol and late night opening hours will result in customers spilling out in to the quiet residential streets behind the venue.

Dear Sir/Madam,

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

Comments were submitted at 15/06/2023 10:58 AM from [REDACTED]

Application Summary

Address: 140 Uxbridge Road London W12 8AA

Proposal: Licensing Act - Premises Licence

Case Officer: Ms Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 15/06/2023 10:58 AM W12 has recently seen an increase of drug and alcohol abuse, and people loitering, littering and urinating even defecating around the Caxton village neighbourhood. This has been raised with local police and the council. An increase in late night venues, such as this, will only exacerbate the situation.

Kind regards

Dear Sir/Madam,

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

Comments were submitted at 15/06/2023 11:03 AM from [REDACTED]

Application Summary

Address: 140 Uxbridge Road London W12 8AA

Proposal: Licensing Act - Premises Licence

Case Officer: Ms Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 15/06/2023 11:03 AM The area around Shepherds Bush Green and Caxton village is plagued with high volumes of antisocial behaviour, with much of this originating from food and beverage premises operating.
Increasing opening hours, and adding an alcohol licence will increase the levels of antisocial behaviour.

The issues that are faced by the local Community:

- 1) urination in street
 - 2) excess parking in Caxton village through the day and evenings creating congestion, pollution, noise and making it hard for residents to find street parking (also increase in taxis using streets for collection and drop off)
-

3) excess litter from venues offering take away

There are currently several other promises asking for additional alcohol licence and late night opening hours. It's critical that the planning and licensing committees consider the wider issues faced by the local communities before agreement of new licences.

I would suggest that a wider plan of the area is to be considered urgently, so that we can support businesses operating as well as support the local community.
