

From: Indira Singh
Sent: 16 October 2023 12:44
To: Licensing HF: H&F
Subject: Re: Response from Objectors

Hi

It will be ordered from Deliveroo Platform and will be delivered from Townmead Site as agreed with the Licensing team

Hope this helps

From: Licensing HF: H&F
Sent: 16 October 2023 08:03
To:
Subject: FW: Big Yellow Storage - Unit U15, 71 Townmead Road London SW6 2ST

Dear [REDACTED]

I have forwarded my email show below to the applicant. As I understand the applicant will be operating an online store where alcohol and groceries can be ordered. The alcohol will be stored at the Townmead Road Unit and be dispatched to fulfil the online order, subject to the hours and condition agreed with the Noise and Nuisance Team.

I will let you know when I get a response from the applicant.

Kind regards
Karen Layug
Licensing Administration Team Leader
Licensing
The Economy Department
Hammersmith& Fulham Council
020 8753 4543
www.lbhf.gov.uk

From: Licensing HF: H&F
Sent: 16 October 2023 07:59
To: indira
Subject: RE: Response from Objectors
Importance: High

Dear Indira

We have had the below response from the objector. Can you clarify whether the Townmead Road storage unit will be used for storing alcohol and groceries or just alcohol?

Can you clarify where the alcohol and groceries will be sold from i.e. will they only be sold online? And will the alcohol only or alcohol and groceries be stored and dispatched from Townmead Road?

Kind regards
Karen Layug
Licensing Administration Team Leader
Licensing
The Economy Department
Hammersmith& Fulham Council
020 8753 4543
www.lbhf.gov.uk

From: [REDACTED]
Sent: 13 October 2023 19:37
To: Licensing HF: H&F
Subject: Re: Big Yellow Storage - Unit U15, 71 Townmead Road London SW6 2ST

Do you understand what he is saying regarding where retail food and alcohol are :

1. Ordered from
- 2, sold from

It seems that the Townmead site will be a site that sells alcohol and food ? And retail will be ordered here but delivered In Ealing ??
Sent from my iPhone

From: Indira Singh
Sent: Friday, October 13, 2023 3:40 PM
To: Licensing HF: H&F
Subject: Re: Response from Objectors

Our respond to the objecter:

- 1) Operator name - I&J DRINKS LTD
[REDACTED] Road W3 [REDACTED]
- 2) We will just do off sales retail where no public access and only sales of Wines and Groceries which includes Crisps,Chocolates, Tin foods.
- 3) Just Alcohol and Groceries

I confirm again that we will not cause any nuisance in your neighbourhood and there will be zero disturbance and we will follow the compliance. Please be rest assured about it.
As the storage have a big parking inside and even if we use electric cars or motorbike there will be no nuisance outside the premises.
We will maintain peace i assure you.

Thanks

From: [REDACTED]
Sent: Friday, October 13, 2023 1:15 PM

To: Licensing HF: H&F

Subject: Re: Big Yellow Storage - Unit U15, 71 Townmead Road London SW6 2ST

Hi Lorna

As per our discussion I would like you to source the following information please :

1. Name of the operator and their Ealing firm
2. What is the actual business that they claim they intend to do from Townmead Road that requires them to have a license, when they are (as I understand it?) only delivering alcohol from their Ealing depot.
3. What deliveries from Townmead Road if any, are they applying for ? Alcohol? Food? /Dark kitchen ??

It strikes me already that as you don't really understand their proposed model and I certainly do not. That in all likelihood the applicant is intending to surreptitiously use the space either now or in the future, as a form of Dark Kitchen/alcohol hub, with all the anti social consequences that that entails in a RESIDENTIAL neighbourhood. The current industrial use is fine and benign as storage . Quite why the Big Yellow wishes to sub lease a small amount of space to the obvious detriment of the residents is anyone's guess..?

There seems to be no benefit to us, but only a facilitating of noise, a breaking of quiet enjoyment and an obvious congregation of no doubt speeding mopeds/e bikes, some of which unfortunately will be also facilitating criminal activity under the guise of "delivery drivers". I know this as it is acknowledged in my numerous Police meetings as Ward Chair.

Kindly ask the applicant to revert back to my queries

Thanks

██████

Sent from my iPhone

From: Licensing HF: H&F

Sent: 11 October 2023 16:42

To: ██████████

Subject: RE: Notice of Hearing - Big Yellow Storage - Unit U15, 71 Townmead Road London SW6 2ST

Hi ████████

Following on from the below, I wanted to clarify the application that is being considered is as follows:

The sale of alcohol - Off the premises only

Mondays to Sundays between the hours of 08:00 to 23:00

This means that the applicant will only be able to identify and select the alcohol to deliver to customer between the hours of 08:00 to 23:00, and will not be able to operate from this premises outside these hours.

Opening hours of the premises

Premises is not open to the general public

The premises will not be accessible by the public.

The applicant has also agreed to add the following condition:

- **Between 20:00 and 23:00 hours, all delivery riders/drivers shall wait inside the premises and shall not be permitted to congregate in the external areas of the premises.**

Please let me know if the above addresses the concerns raised in your objection, and you are minded to withdraw? If you are not minded to withdraw, you will be invited to attend a licensing sub-committee to provide your representation and supporting evidence verbally. Additionally, are you able to advise us of anything the applicant could propose in relation to reduction in hours or attach conditions that could resolve this matter?

Kind regards

Lorna McKenna

Licensing Compliance Officer

Licensing

The Economy Department

Hammersmith & Fulham Council

020 8753 3081

07786747257

www.lbhf.gov.uk

From: Indira Singh

Sent: Wednesday, October 11, 2023 1:46 PM

To: Licensing HF: H&F

Subject: Re: Response from Objectors

Yes i agree with 08:00 to 11pm conditions.

Thanks

From: Licensing HF: H&F

Sent: 11 October 2023 12:22

To: Indira Singh

Subject: RE: Response from Objectors

Importance: High

Dear Indira

Further to my colleagues email below, a premises licence is needed for the place where alcohol will be stored and dispatched from. If you wish to go ahead with the application as you intend to operate (at any point in the future) for the sale of alcohol (storage and dispatch) from 71 Townmead Road, please confirm whether the application is for the hours agreed with Noise and Nuisance:

- Sale of alcohol Mondays to Sundays between the hours of 08:00 to 23:00, with the condition that **Between 20:00 and 23:00 hours, all delivery riders/drivers shall wait inside the premises and shall not be permitted to congregate in the external areas of the premises.**

Alternatively, if you wish to amend the application with the amended hours as per your below email, please let us know.

- Sale of alcohol Mondays to Sundays between the hours of 08:00 to 17:30

Any change to the application can then be sent to the 2 residents who have made representations, if their representations are not withdrawn the application will need to be heard at a Licensing Sub-Committee hearing which has been organised for 24 October 2023.

Kind regards

Karen Layug

Licensing Administration Team Leader

Licensing

The Economy Department

Hammersmith& Fulham Council

020 8753 4543

www.lbhf.gov.uk

From: Indira Singh

Sent: Wednesday, October 11, 2023 10:04 AM

To: Licensing HF: H&F

Subject: Re: Response from Objectors

But we can get the licence until 11:00pm right ?

Deliveroo don't open any account until and unless we have a premises licence of that address.

We need a valid licence with this address to operate with deliveroo.

We can deliver orders from this premise (SW6) until the licenced hours not an issue.

Sw6 is a busy area and we definitely are looking for a premises licence to expand our business like others.

There is a business in SW6 (SAFESTORE - SEAGRAVE ROAD) as well who operate 24 hours with deliveroo and they don't have 24 hours licence and don't use this premise after the licenced hours.

You can approve our licence and we will not use it after hours as the Big Yellow have only access till 5:30pm.

On Wed, 11 Oct 2023, 09:52 Licensing HF: H&F, <licensing@lbhf.gov.uk> wrote:

Hi Indira,

Thank you for your email and confirmation.

If you are not going to be using the premises to operate/dispatch deliveries of alcohol from, then you would not require a premises licence for this address.

Section 3.9 of the guidance states the following regarding mobile, remote, internet and other delivery sales:

Mobile, remote, internet and other delivery sales:

3.9 The place where the order for alcohol, or payment for it, takes place may not be the same as the place where the alcohol is appropriated to the contract (i.e. the place where it is identified and specifically set apart for delivery to the purchaser). This position can arise when sales are made online, by telephone, or mail order. Section 190 of the 2003 Act provides that the sale of alcohol is to be treated as taking place where the alcohol is appropriated to the contract. It will be the premises at this location which need to be licensed; for example, a call centre receiving orders for alcohol would not need a licence but the warehouse where the alcohol is stored and specifically selected for, and despatched to, the purchaser would need to be licensed. These licensed premises will, as such, be subject to conditions including the times of day during which alcohol may be sold. The premises licence will also be subject to the mandatory licence conditions.

You would need to contact Deliveroo/Uber or whichever platform you are selling through, that you are wanting to use an address in Hammersmith & Fulham, which you will not be trading from.

Please let me know if you have any questions on the above.

Kind regards

Lorna McKenna

Licensing Compliance Officer

Licensing

The Economy Department

Hammersmith & Fulham Council

020 8753 3081

07786747257

www.lbhf.gov.uk

From: Indira Singh

Sent: Wednesday, October 11, 2023 9:40 AM

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: Re: Response from Objectors

Hi Lorna,

We already discussed this when we got the representations with planning team and i am clearing this out again ;

Once our premises licence is approved we will open a virtual site with Deliveroo and will deliver the orders from our main premise in Ealing, W3 [REDACTED] where we have a permission of 24hours and also we have 24hours access of the storage.

We will not use this premise (SW6 2ST) to deliver the orders so there will be no chance of nuisance as our drivers will collect the orders from Ealing.

Not only us but there are many businesses like the same which operates from their main premise with 24hours permission.

The reason of applying the premises licence is to create a virtual store with deliveroo so that we can get orders from SW6 and surroundings.

Hope this helps and we look forward to hearing from you.

Thankyou

On Tue, 10 Oct 2023, 15:07 Licensing HF: H&F, <licensing@lbhf.gov.uk> wrote:
Hi Indira,

I have tried contacting you this afternoon, however I was unsuccessful in reaching you.

I noted that you mentioned that you won't be using the premises to deliver orders at any time of the day, and 'we are an online retailer, the purpose of our premises licence application was just to open a virtual site with deliveroo and not to use the SW6 premise (Big Yellow) at any day and anytime'

Please can you explain the purpose of the application if you do not intend to use the premises for licensable activity any day and anytime?

Kind regards

Lorna McKenna

Licensing Compliance Officer

Licensing

The Economy Department

Hammersmith & Fulham Council

020 8753 3081

07786747257

www.lbhf.gov.uk

From: Indira Singh **Sent:** Saturday, October 7, 2023 1:55 PM **To:** Licensing HF: H&F <licensing@lbhf.gov.uk> **Subject:** Re: Response from Objectors

Hi Lorna,

Please pass our comments and respond to the objecter -

From : I&J Drinks Ltd.

To : [REDACTED]

Subject : REQUEST TO WITHDRAW YOUR REPRESENTATION ON OUR PREMISES LICENCE APPLICATION

Hi [REDACTED],

Hope you are well.

We agreed with the council and have amended the hours on our licence. Please consider the following plans we have made today which will clear your doubts and objections ;

- We assure you and the Hammersmith & Fulham Council that we will not be using the premises to deliver the orders at anytime anyday as we have multiple sites across london and commit to deliver each and every from our Main Warehouse in Ealing, [REDACTED] ROAD W3 [REDACTED].

- You will never find any of our drivers or any member of our team near the warehouse at any cost so we assure you again about the nuisance and noise pollution near the premise and your neighbourhood.

- As we are an online retailer, the purpose of our premises licence application was just to open a virtual site with deliveroo and not to use the SW6 premise (Big Yellow) at any day and anytime

- If you find any nuisance, any drivers or any member of our team near the premise then you are all free to lodge a complaint against us so please be rest assured.

Please consider the following points and our request to withdraw your representations to our application

I look forward to receive a positive response from your end.

Thankyou

INDIRA SINGH (Director & DPS SUPERVISOR)

I&J Drinks Ltd.

From: [REDACTED]

Sent: Wednesday, October 4, 2023 9:27 PM

To: Licensing HF: H&F

Subject: Re: Representation - Big Yellow Storage - Unit U15 71 Townmead Road London SW6 2ST

My objections stand, until I see a management plan with regards to the monitoring

Sent from my iPhone

On 4 Oct 2023, at 19:32, Licensing HF: H&F <licensing@lbhf.gov.uk> wrote:

Dear all,

Licensing Act 2003

Reference: 2023/01360/LAPR

Premises: Big Yellow Storage - Unit U15 71 Townmead Road London SW6 2ST

Following on from the email below, please can you confirm if you have any comments on the below email?

Kind regards

Lorna McKenna

Licensing Compliance Officer

Licensing

The Economy Department

Hammersmith & Fulham Council

020 8753 3081

07786747257

www.lbhf.gov.uk

From: Licensing HF: H&F

Sent: Wednesday, September 27, 2023 6:59 PM

Subject: Representation - Big Yellow Storage - Unit U15 71 Townmead Road London SW6 2ST

Dear all,

Licensing Act 2003

Reference: 2023/01360/LAPR

Premises: Big Yellow Storage - Unit U15 71 Townmead Road London SW6 2ST

I am contacting you as you have made a representation against the above application. The applicant intends to operate an online company and the storage unit will only be used to store and select alcohol for delivery to bona-fide addresses. The applicant has agreed with the Noise and Nuisance Team (no other Responsible Authority made a representation) to reduce the licensable hours and add conditions to the licence, should it be minded to be granted.

The application has been amended to:

The sale of alcohol - Off the premises only

Mondays to Sundays between the hours of 08:00 to 23:00 (Originally Mondays to Sundays between the hours of 00:00 to 00:00)

This means that the applicant will only be able to identify and select the alcohol to deliver to customer between the hours of 08:00 to 23:00, and will not be able to operate from this premises outside these hours.

Opening hours of the premises

Premises is not open to the general public

The premises will not be accessible by the public.

The applicant has also agreed to add the following condition:

1. **Between 20:00 and 23:00 hours, all delivery riders/drivers shall wait inside the premises and shall not be permitted to congregate in the external areas of the premises.**

There are also the following conditions which will be added as per the applicant's operating schedule:

2. No sales of alcohol may be made directly to the public from the premises.
3. A 'Challenge 25' scheme must be operated to ensure that any person who appears to be under the age of 25 shall provide documented proof that he/she is over 18 years of age. Proof of age shall only comprise a passport, photo card driving licence, an EU/EEA National ID card or similar document, a Home Forces Warrant card, a card bearing the pass hologram, or any electronic or biometric age verification technology approved by the licensing authority.
4. All deliveries of alcohol shall only be delivered to a premises address with a valid postcode and will only be delivered directly to that property.

5. No promotional social media communication may be carried on for the purpose of encouraging the sale or supply of alcohol at the premises or in relation to the business operation, we can reasonable be considered to condone, encourage or glamorise antisocial behaviour or to refer to the effects of drunkenness in any favourable manner.

Please let me know if the above addresses the concerns raised in your objection, and you are minded to withdraw? If you are not minded to withdraw, you will be invited to attend a licensing sub-committee to provide your representation and supporting evidence verbally. Additionally, are you able to advise us of anything the applicant could propose in relation to reduction in hours or attach conditions that could resolve this matter?

Please contact me on the below if you have any queries.

Kind regards

Lorna McKenna

Licensing Compliance Officer

Licensing

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