Sent: Wednesday, February 14, 2024 5:17 PM **To:** Licensing HF: H&F < licensing@lbhf.gov.uk>

Subject: Parsons House Nursery

Dear Lorna,

Thank you so much for your very detailed and comprehensive email concerning this matter. I really appreciate it. It has thrown greater light on the whole thing. Thank you, in particular, for the copy of the initial application, which I had not seen.: I hope that you will take my comments in the spirit in which they are made, ie to find the path to an optimum outcome for all. Businesses need support from residents and businesses need to care for local residents' wellbeing, that way everybody wins.

Firstly, for the purposes of this correspondence and the process of objection or registered comments, I know you will agree that I am ONLY dealing with comments on the conditions of license of Parsons House Nursery. I am taking my lead from your remarks in your emails of 21st December 2023 which stated that "Each application is considered on its own merits whilst premises may be linked we cannot accept comments made against another application". I understand that to mean that there is more than one application for this project, indeed, it is my belief that the other part of the project has yet to be up and running or even fully built, or inspected by the relevant authorities whereas the Applicant's solicitor states that the nursery premises have been inspected by the police and by relevant authorities and is currently open for business..

I also understand your wish to come to some mutually agreed conclusion. My comments on the Nursery application are therefore as follows:

OPENING HOURS

According to the initial application, the premises in question, a nursery, would be open to the public from 07:00 to 23:30 Listing these as: :

- sales of **alcohol** will be from **10:00 23:00**
- exhibition of films from **08:00 to 23:00**
- opening times to the public 07:00-23:30

Request condition: that opening hours for Parsons House nursery be from 08-00 - 18:00. Since Mr Wallsgrove offered Jaego's House as an "identical" project for Parsons Green residents' reassurance, and the private members there have reciprocal rights at both premises so therefore accustomed to an 8am start and a 18:00 close. The nursery caters to children up to the age of five years who are unlikely to need to be on the premises after 18:00. As a compromise, in my view, if the nursery is appropriately set up for all day childcare under OFSTED regulations, then it could be acceptable to have an opening time of 07:00 to cater for working parents and breakfast clubs, At the very least, the Nursery opening hours should fall in line with the previous childcare establishment (CUPCAKE) at this location.

SALE OF ALCOHOL -

The initial application for these premises states that licensing for alcohol would be **from 10:00 - 23:00 seven days a week Licensing hours similar to those of a public house.** It also states that all "sales of alcohol for consumption off the premises must not be consumed on the premises". Can a nursery act like an "off-license" or is it to stop members bringing in alcohol? Will staff have sufficient authority to constrain people leaving the premises under the influence of alcohol but carrying alcohol to drink elsewhere? The local pubs have very little control over street drinking.

- For OFSTED inspected nursery catering to children up until the age of five, there is the question how sales of alcohol from early morning until late at night can be consistent with children's safeguarding..
- How do these conditions of licensing compare to similar, high standard, nurseries in the same area? Can alcohol be sold on nursery premises? Who has all day access, parents and staff?

CCTV RECORDINGS - safeguarding of children/ privacy for residents

- As the application states that CCTV recordings will be made and kept for 31 days within the premises, does this meet all the requirements that have to be followed of access to recordings of children to prevent harm to them or inappropriate use of recordings?
- With clear windows and doors, there is a potential privacy issue for those resident's homes with sightlines through the building and into adjoining homes and vice versa.

Request condition: With or without CCTV, All plain glass doors and windows should incorporate coverings which block sightlines through the building as well as blackout window dressings to be used in hours of darkness.

NOISE & PUBLIC DISORDER

The original application states that:

- there would be an incident log for cases when members of the public (or private members) are ejected for some reason (age related or refusal to serve). If the alcohol license were to be upheld with pub opening hours for this nursery, who will ensure that those ejected or even leaving of their own accord) behave with consideration to neighbours. The application states that there will be a dispersal policy. It is situated in an enclosed area and groups could linger in the narrow alley that is Heathman's Road during opening and after closing hours. With frequent reports of drug dealing in nearby parks, this would be a tempting place to deal or party on. What security staff, (bouncers) are envisaged at this nursery to maintain public order once the children are gone? The police do not patrol the area and could not enter and leave easily in cars in such confined conditions. Police are only called for stabbings or extreme violence which have taken place in nearby pubs or during match days
- "no noise generated on the premises or by associated plant and equipment shall emanate from the premises". NO noise is an absolute. How is this guaranteed? Air conditioning plant, air extraction and/or energy efficient heat pumps for that size of building will make noise.
- **no licence** is needed for the playing of amplified or live music on these premises which is situated in highly populated area. Our residents have plenty of experience of noise from small private parties in our confined spaces being a nuisance on an *ad hoc* basis. With a limit of 500 people able to attend potential events on the premises every day/night of the week, the possibility of noise pollution is very high.

Request condition: The Applicant's solicitor has offered "non-opening" windows to mitigate noise. Since that cannot be guaranteed and may even be against public health and safety, it would be good to require full soundproofing of the premises and that windows/doors be double or preferably triple glazed to mitigate noise pollution for neighbours living in close proximity around the nursery and limit the loss of energy to the greatest extent possible.

ESG COMPLIANCE

Even if not set out in the details of the formatted licensing application process, it is incumbent on the applicant company to be ESG compliant at all times. From an environmental, socially beneficial and inclusive governance perspective, it is clear that there are some outstanding issues which need to be resolved before adjoining residents can agree that this nursery is of benefit to all concerned.

As stated, I am only commenting on the application for a license for Parson's House Nursery, which should cover the particularities of these premises as a childcare centre as well as a business establishment catering for young children, their parents and guardians.

Sent: Sunday, February 18, 2024 10:31 PM
To: Licensing HF: H&F < licensing@lbhf.gov.uk >

Subject: For Lorna ref 2023/01935/LAPR hearing 26th Feb '24. PHOTOS 11/A in support of objection

for distribution to attendees

Hi Lorna

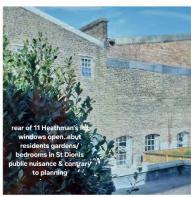
Please let me know if these photos in support of objection regarding Parsons House Nursery at 11 Heathman's Rd are are legible, if not I will try to resend.

I have others to collate & send regarding Jesse's @ 8-10.

ALSO..residents signatures, which I will supply on a custom made list. You haven't advised of any particular form required, so I have done my best. Half term has caused delay, with neighbours away. The last day for additional submissions I think is Thursday morning, kindly confirm. I will re-check if it would be helpful to write anything in elaboration, or wait to speak at the hearing. Kindly clarify the above is all in order.

Many













On Mon, 19 Feb 2024, 9:14 pm , < > wrote: Dear Lorna

I do not have the facility to scan & send the 2 page form.

Instead please accept this photograph of residents signatures on this rudimentary form.

These residents, in the main, live on the North side of St Dionis Rd who would experience ongoing noise disturbance from No 11 now...Parsons House Nursery.

I will be representing these signaturies listed as stated also at the concurrent hearing for Little Houses Group's Licensing application at nos 8-10 Heathmans Rd. For which they should suffice. Reiterating concern for noise disturbance over such extended periods Mon -Sun til 11.00, whether from alcohol induced behaviour or live/recorded music emissions.

All the above based on 'lived experience' from Wills Art Warehouse events and also those of The Worx, on the same site (albeit differently internally configured).

A separate 'further comments' will be sent to you soonest possible in time for inclusion at the Hearings on Monday 26th. Thank you for your continued patience. Just out for the rest of the day... to be continued this evening.

Regards

From:

Sent: Wednesday, February 21, 2024 9:54 AM **To:** Licensing HF: H&F < licensing@lbhf.gov.uk>

Subject: FAO: LORNA _26th Feb '24 - Licensing Hearings 11, 8-10 Heathman's Rd - information for

inclusion.

Dear Lorna,

My apologies for the <u>missing 1st page</u> – regarding the Resident's signatures. PAGE ONE scroll down this email to view.

The names/emails from Page 1 below have now been deleted, correctly, as they were never intended for the 'public domain'.

Note please that the signatories consent & are supportive of points raised so far in my initial letters/comments to Licensing in December '23, for both No 11 and also Nos 8-10. Incidentally, there have not been discussions with more recently arrived residents, who have no 'lived experience' which seems correct procedure, as No 11 ceased trading as Cupcakes during Covid, so childrens parties and entertainers/musicians impacting the residents – During their hours as noted on their planning application. The Worx 8-10 ceased trading over two years ago also, so no licensed events since. Both cancelled their Licences as far as can be ascertained.

There are $\underline{\text{more photos to collate/follow}}$ regarding Nos 8 – 10 and $\underline{\text{a few more salient points which}}$ have surfaced from residents.

These will be with you later today, so that they meet the criteria for inclusion for the Hearings on Mon $26^{\text{th Feb}}$

Because I have very little actual voice today (I am grounded!)... so, please if only absolutely necessary do call to ensure I am on both: time, in line.

Thank you again for your continued guidance.

Regards



Sent: Thursday, February 15, 2024 7:11 PM

To:

Subject: Heathman's Road - developments/Licensing Hearing - Residents supporting

form/signatures.....

Hello all.

Licensing Hearing**s** for the development**s** in Heathman's Road (Nos 8 - 10 + 11) approaches. Further information below with links to sites....

Please call me OR.... Just call by to No

As you may have already intimated in conversation that you might wish to **sign (the paper) form** for me to represent you at the hearing, or may wish to know more, or wish to ask your neighbours also to sign whose contact details I don't have.

I must collect signatures by next Monday.

There is a lot of further info if you would like to see it.

In brief I am endeavouring to get the application revised from: 7 days a week 10.00 – 23.00 hours alcohol licence /music/film "Conditioned" at Nos 8 - 10 Restaurant (84 covers)open onto a Terrace (50 covers) + Café in a courtyard + events rooms (at nursery No 11) the potential for rowdy overspill noise is concerning/perhaps safety of children. There is event space at the Nursery. Lived Experience would be an inidicator of previous distruptions.

NB : From Licensing Dept

Your representation (i.e. mine) has been accepted in capacity as yourself as a individual resident.

If you wish to submit further supporting evidence, and propose to as an unregistered residents association, then any submission would require the full names, address and consent of any other individuals.

We the undersigned Residents Consent for to represent us

At the hearings of LBHF LICENSING DEPT on Monday 26th February 2024

Licensing APPLICATIONS being made by Solicitor for Little Houses Group:

www.littlehousesgroup.com, https://www.jaegoshouse.co.uk/ in respect of TWO premises at No.11 (Parsons House Nursery) & Nos 8-10 (Jesse's House) in Heathman's Road SW6 4TJ – a private Members Club, for families only with minimum of one child, between 3months (nursery) – 13yrs. This would exclude a lot of residents who might be impacted by the proposals within the application.

FIRSTLY: A

11 Heathman's Road, SW6 4TJ: Parsons House Nursery 2023/01935/LAPR at 18.30 www.jesseshouse.co.uk (Contains

information on Parsons House Nursery)

Licensing Act - Premises Licence application number: 2023/01935/LAPR

Premises name: Parson's House Nursery

Premises address: 11 Heathman's Road London SW6 4TJ

The agenda has been published and can be viewed online here:

(Public Pack)Agenda Document for Licensing Sub-Committee, 26/02/2024 18:30 (lbhf.gov.uk)

The hearing will be held via Zoom on the 26th February 2024.

THEN :B

8-10 Heathman's Road, SW6 4TJ: Jesse's House: 2023/01939/LAPR at 20.00 approx

<u>Licensing Act - Premises Licence application number:</u> 2023/01939/LAPR

Premises name: Jesse's House www.jesseshouse.co.uk
Premises address: 8 Heathman's Road London SW6 4TJ

The agenda has been published and can be viewed online here:

(Public Pack)Agenda Document for Licensing Sub-Committee, 26/02/2024 18:30
(lbhf.gov.uk)

And this hearing also will be held via Zoom on the 26th February 2024 following on from the previous on above

MORE INFORMATION LBHF Planning Application website:

https://www.lbhf.gov.uk/planning/planning-applications

A combined Planning Application for both sites: 2022/03904/FUL (granted May 2023)

Currently: Two Licence Applications – details above.

Applied for: 7 days a week – Mon – Sun. Closed week of Christmas/New Year

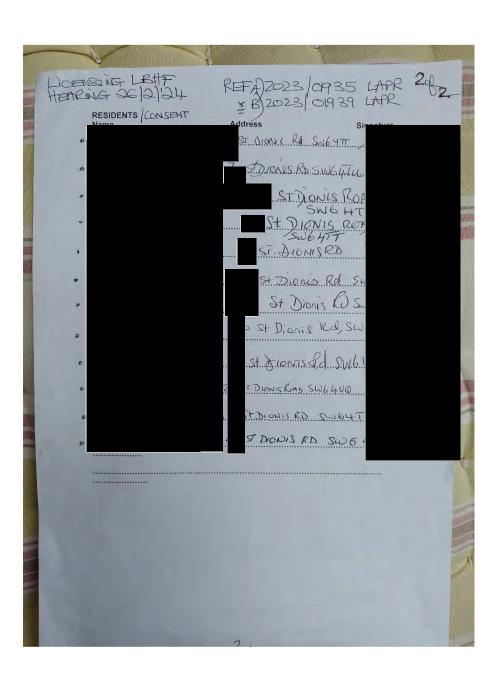
Licensing : alcohol 10.00 – 23.00 hrs on/off the premises Licences : Music : Recorded & Live showing of Films

| Page 2 RESIDENTS Name e | Address | Signatu |
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Sent: Tuesday, February 20, 2024 9:04 AM
To: Licensing HF: H&F < licensing@lbhf.gov.uk>

Subject: For Lorna signatures both Lic meetings 26th Feb

Sorry not sure that was attached to last email.



Sent: Wednesday, February 21, 2024 5:24 PM **To:** Licensing HF: H&F < licensing@lbhf.gov.uk>

Subject: Attn: Lorna - Ref Hearing Mon 26th '24 re 11 Heathman's Rd - Parsons House NUrsery -

Further residents comments

Dear Lorna, Herewith the last piece of paper. Can you confirm receipt please.

I understand that you will send me a link for the Hearings on Monday.

Thank you again for helping to understand better the Licensing procedure.

REF: 11 Heathman's Road, SW6 4TJ Licensing Application – Hearing Monday 26th February '24

Further condensed comments from residents

Public Nuisance – if the application is successful.

Lived experience of noise nuisance over several years (Cupcakes Nursery closed over Covid). Raised loud voices/guitar music/childrens magicians/entertainers emanating from/through the 8 x single glazed windows, occasionally left open (Worst effect at the rear of the building) overlooking the gardens of the homes along St Dionis Rd. See Photographs (no video!). The windows of the building side alleyway & front, where the 'workout studios' located, noise still heard, not as acutely. The applicant could considerably dull/mitigate nuisance (as suggested by objections in Dec '23). Can a good reason be provided as to why not? Is this because the Nursery continues to be bound by the current hours of the planning legislation - so nights/weekends are not available without stepping outside the current licensing laws?

Residents have the right to enjoy renewed quiet, which we have enjoyed for more than the past two years, since Cupcakes closed.

Prevention of Harm to Children / Noise/Alcohol/Safety

Parsons House Nursery has now been open for a month.

The suggestions made to protect children & residents nearby remain – visual overlooking Any workman, or adjacent resident can see into the premises at the rear owing to the single paned clear glazed windows, use of blinds for their/our privacy infrequently utilised. Lights left on overnight. There is no evidence of secondary glazing being installed to mitigate any potential for noise nuisance.

The window panes could easily be broken by a 'cross' child throwing something.

The old 'swing' crittal windows are not secure, can be pushed open from outside or inside. Why should/shouldn't alcohol be served within these Nursery premises? There is a risk of a broken shard of glass from a bottle or a drinking glass hurting a child. Alcohol presumably stored elsewhere & delivered to site?

The 'Outdoor Nursery Garden' has to be accessed via a narrow road, there is no pavement, the lighting along Heathman's Road is reliant on individual premises. Vehicles by necessity have to reverse from the dead end at the top of Heathman's Road past the doors to The Nursery and The Nursery Garden situated at No 8-10. Within the garden there is noted cycle storage, which could easily be a hazard for a fleet footed child.

There seems to be a 'potential location' for installation of a fire escape stair shown on plans dated 6/2/23, (see photo) but not installed. Safe evacuation, offering an alternative route for a child/adult from the premises is seemingly not paramount, whether adults are partying with children or indeed imbibing.

Page 70 of the documents indicates that Public Safety Matters are seemingly still outstanding. Would assume if otherwise that documents would have been provided.

These premises at No 11, is therefore currently bound by the previous planning conditions? The reciprocal nature of Club Membership means there is an unknown potential footfall within this premises, excepting baby/children numbers anticipated at the Nursery. The plans requested to facilitate better understanding of the Nursery helpfully noting Children within each allotted area.

The excellent publicity material provided by Little Houses, Jaego's, Kensal House Nursery, Parsons House Nursery & Jessies have given excellent background information/visualisations about this family Club and how it is envisaged to run in Fulham whilst showing what you have achieved in North London, which you should be congratulated on. Instagram and social media have been most helpful. Thank you.



