

From: [REDACTED]
Sent: Monday, March 18, 2024 8:22 PM
To: Mckenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>
Cc: [REDACTED]
Subject: Fw: WITHOUT PREJUDICE - Broadway Bar & Grill shadow licences x 2 GTE:00095000002784

Lorna,

Please see ongoing dialogue between us and Broadway Bar & Grill - include in supplementary pack if possible for tomorrow.

We have more questions than answers at this stage.

Best regards,

[REDACTED]

From: [REDACTED]
Sent: 18 March 2024 20:14
To: Richard Taylor
Cc: Saskia Riches ; [REDACTED]
Subject: Re: WITHOUT PREJUDICE - Broadway Bar & Grill shadow licences x 2 GTE:00095000002784

Richard,

Let's keep these as separate issues please - the granting of a shadow license should not be a key determinant of future investment by the owner of the asset or the tenant. While I can see a partial connection, the core license is already enough to warrant the business decision of capex. We want to know what is happening there short /medium / long term and design plans etc on how this premises will look. Equally, there may have been zero spent and this is simply going to look and run as it does at present / recent past.

Tomorrow I would like to speak with both Stonegate and Eduardo Dantas. I don't really want to wait until after the hearing?

Do you have a bio / background / career synopsis of Mr Dantas - what is his experience of running such an establishment, over what period, where, is he profitable, does he have money to invest in Fulham at Broadway Bar, does he have any police convictions against him, how does Stonegate vet him, what is the contract length between him and Stonegate, are there performance clauses where his license with Stonegate can get revoked etc. The "Run a Pub section on the company website would be of interest here to see how it works - roles, responsibilities, liabilities, legal requirements and so on:

[Sign In | Stonegate Pub Partners](#)

In the past, I have found licensing hearings a useful forum to express any concerns about a place, the way it is run and operated and crucially, if there is a duty of care to locals and long standing residents. The best applications are those where the applicants respect us as stakeholders in the community and engage in a frank, open and honest dialogue before hearings.

It would also be good to have some commentary on how you expect to compete / co-operate (eg security matters) with the neighbouring pub at the old tube entrance site that will be run by Wetherspoons. Two huge pubs side - by side need to gel well or else it could be chaos!

Best regards,

[REDACTED]

From: Richard Taylor <
Sent: 18 March 2024 16:17
To: [REDACTED]
Cc: Saskia Riches >; [REDACTED]
Subject: RE: WITHOUT PREJUDICE - Broadway Bar & Grill shadow licences x 2 GTE:0009500002784

Dear [REDACTED]

Thank you for that, it was a pleasure to speak to you too. I am very pleased that you took my email in the way it was intended – as a way to reach agreement and to avoid the time and expense of a hearing and not as a “gagging order” as has been suggested elsewhere.

The current operator of these premises is Eduardo Dantas. He operates the premises by virtue of a tenancy agreement.

The question of investment depends on certainty. If there are shadow licences in place then that additional line of certainty of continuity of operation makes the premises more likely to receive investment. The shadow licences can be seen as the first step towards investment. If the shadow licences are granted then Stonegate will consider the premises for investment.

Stonegate is always willing to engage with local residents. It wants its pubs to be beneficial to the local community and used by the community. I am sure that after the hearing, a meeting can be arranged.

Kind regards

Richard Taylor | Partner | Head of Licensing Department
for and on behalf of Gosschalks LLP

From: [REDACTED] <
Sent: Monday, March 18, 2024 3:28 PM
To: Richard Taylor >

Cc: Saskia Riches > [REDACTED]

Subject: Re: WITHOUT PREJUDICE - Broadway Bar & Grill shadow licences x 2 GTE:0009500002784

CAUTION: This email originated from outside the firm. Think before opening attachments and following links.

Richard,

Good to speak with you last week about Broadway Bar & Grill.

The conditions suggested below for the proposed shadow licence do indeed mirror those we agreed for other local establishments under the same ownership by Stonegate. I am therefore ok with these amendments.

However, prior to withdrawing my representation, it would also make sense to gain clarity about the actual operator of this pub / premises as it is not Stonegate. As the premises has been closed for a while, changed hands, reopened with certain doors being shut / temporary etc, there are still lots of questions here as to what is actually happening on a commercial basis beyond any licensing matters.

Can the operator contact us asap today / tomorrow to discuss Broadway Bar & Grill, especially to discuss their capex plans and smartening up the facility since investment there is long overdue.

While you handle their legal matters on licensing, Stonegate should ideally also contact us to discuss this particular establishment since it is in a prominent part of Fulham and very near the tube and Stamford Bridge / Chelsea FC. Broadway Bar & Grill are a key neighbour so establishing a point of contact at Stonegate would be welcome and prudent as they are a massive company - but one that should also respect locals and strive for a transparent and co-operative approach with us.

Best regards,

[REDACTED]

From: [REDACTED]

Sent: 15 March 2024 18:01

To: Richard Taylor <

Cc: [REDACTED] <; Saskia Riches <

Subject: Re: WITHOUT PREJUDICE - Broadway Bar & Grill shadow licences x 2 GTE:0009500002784

Dear Richard Taylor,

Tx for your without prejudice email below, suggesting that we should remain silent at a hearing. It is unclear to me how a shadow licence can be approved if the plans are not up to date and as the freeholder, Stonegate/EI isn't taking more care for this historic pub in the middle of the

Regeneration Area of Fulham Broadway? A short-term tenant can't put up the money to deal with the problems at this property. I've asked what the plan is and I have yet to receive a response. We need Stonegate/EI to commit to our Fulham Broadway Town Centre. Wetherspoons is opening next door, the Town Hall will soon be a boutique hotel and what of our historic pub, a community asset that is languishing; closed now for too long in the middle of the football season—not a good sign?

Barclay Road Residents




On Mar 15, 2024, at 12:35 PM, Richard Taylor < wrote:

Dear 

I write further to our earlier conversation. It was a pleasure to talk to you.

As we discussed, Tuesday's hearing is not a forum for discussion about the existing trading hours of the premises. The committee does not have the power to change those via these shadow licence applications.

I have discussed with Stonegate's licensing director your concerns about the potential for the licence to be lost via revocation and immediately then reopen using the shadow licence. We appreciate those concerns and in an attempt to allay them are prepared to make a conditional offer to you.

Stonegate is prepared to offer the same conditions that we previously discussed (and which I believe were acceptable to you) in respect of Chelsea Lodge and Kona Kai if the imposition of those conditions would cause you and  to withdraw your representations and the shadow licences could be granted without the need for Tuesday's hearing.

The shadow licence conditions read –

- 1. The premises licence holder will not trade from or operate the premises under this premises licence for a period of 3 months after the revocation of premises licence number (XXX – insert licence number) which exists for the same premises. [For the avoidance of doubt, this condition does not apply if premises licence number (XXX – insert licence number) either lapses through insolvency, death or incapacity or is surrendered]*
- 2. If premises licence number (XXX – insert licence number) is revoked, the premises licence holder will arrange a meeting with the responsible authorities and any interested local residents who were party to the review proceedings prior to the premises operating under this shadow licence to discuss the proposed future operator and the proposals for the premises. [For the avoidance of doubt, this condition does not apply if premises licence number (XXX – insert licence number) either lapses through insolvency, death or incapacity or is surrendered]*
- 3. This shadow licence will not authorise licensable activities whilst premises licence number (XXX – insert existing premises licence number) has effect.*

Please confirm if you are both prepared to accept this offer. If you are then I will write to the Licensing Authority confirming our agreement and copy you in. If you are not prepared to accept then we will proceed on the original basis and due to the without prejudice nature of this email, it will not be referred to by either party in the hearing.

As you know, you are the only two people who have live representations. All of the responsible authorities are happy with the applications as submitted.

I sincerely hope that we can reach agreement and these applications can proceed without the expense of a hearing.

Thank you again for your time this morning.

Kind regards

Richard

Richard Taylor | Partner | Head of Licensing Department