

**From:** [REDACTED]

**Sent:** Friday, June 14, 2024 5:28 PM

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

**Cc:** Mckenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>; [REDACTED]

**Subject:** Re: 2024/00542/LAPR JD Wetherspoons 474 Fulham Road (Old Market Hall/former Tube Station)

Dear Lorna,

Many thanks for circulating the email trail below as supplemental evidence.

Apologies for this late submission as I am away this week at a work event but I forgot to mention the off sales.

Permission for sales of alcohol to be consumed off the premises should not be granted by the licensing committee. The premises are situated in the heart of Fulham on a major road and in a key location by the tube station, shopping centre and importantly the Chelsea Football Club home ground at Stamford Bridge, less than 5 minutes walk away.

This area has a significant footfall, which increases hugely on match days at Stamford Bridge. Licensed premises in the vicinity are prohibited from off premises sales of alcohol before and after games. This is to prevent large groups of fans drinking alcohol on the streets before and after games, which is likely to lead to anti-social behaviour. We already have a significant issue with fans urinating in side streets, on the Samuel Lewis estate and Oswald Stoll grounds. This issue in residential areas, where children and the elderly live, will be exacerbated by fans drinking alcohol on the street - especially as there are no public toilets in the vicinity. Away supporters are usually banned from the pubs closest to the ground and will therefore be unable to use the facilities. Local residents are working closely with CFC to tackle this issue, and would therefore ask for off sales by Wetherspoon to be prohibited.

I am writing this in a personal capacity but my views are based on my personal experience. I have had the privilege of serving on the local Ward Panel for many years and am the Chair of the Independent Advisory Group to the police for the borough, so am well aware of the local issues in this area. Residents are supportive of a healthy, thriving local retail economy but have a reasonable and understandable expectation that businesses and the council include these local considerations in the operation of licensed businesses.

Kind regards

[REDACTED]

**From:** Barclay Road Residents

**Sent:** Friday, June 14, 2024 4:31 PM

**To:** Mckenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>

**Cc:** [REDACTED]

**Subject:** Supplemental 2024/00542/LAPR from Barclay Road Conservation Area Neighbourhood Watch (Barclay Road Residents)

Dear Lorna

Thank you for clarifying a few more points for us on this application and the upcoming hearing on Tues 18 June.

We are concerned about 'off-sales' and have been trying to reach Wetherspoons on this point. I just left a voicemail with their Senior Solicitor re this point. Progress: She has now rung me, and discussed in depth—this is not about a Condition-- and will be passing this on to the her colleague for the hearing so that everyone is on the same page.

We would like to remind the Committee that Fulham Broadway is a Met Police crime hotspot and that footfall numbers show that at least 7,500 pedestrians walk in front of the proposed Premises at 472 Fulham Broadway every normal day. On Match Days/Evenings, it's over 41,000 visiting the CFC stadium and grounds, and the vast majority pass by 472 Fulham Road.

Off sales would allow patrons of the proposed Premises to walk out with what is now termed 'plastic pints'; we recognise that in n September 2023 relaxed legislation around such sales were extended to March 2025, but with or without lids, ie so-called 'sealed' or not, bringing alcohol out on to the pavement within such close proximity of the entrance to the Fulham Broadway tube station poses a public safety risk that we really do not need in Fulham Broadway. It also increases the potential for nuisance, including more litter on the pavement, drinks spilling onto the pavement posing then a health hazard of possible slipping of passersby etc.

Most off licences along the heavily pedestrianised routes for reaching tubes at Fulham Broadway, Parsons Green, West Brompton and Imperial Wharf are prohibited from selling 3 hours before and 1 hour after a football match. Beyond match days, we see little sense in tempting patrons to move the party onto the pavement outside of the proposed Premises.

Request: We request that the licence be for ON SALES only, full stop, 365/6 days a year.

I will be representing my Fulham neighbour, [REDACTED], who has already named me to represent him in his Representation.

Thank you.

[REDACTED]

Barclay Road Conservation Area Neighbourhood Watch (Barclay Road Residents)

From: Barclay Road Residents [REDACTED]  
Sent: Saturday, June 15, 2024 6:50 PM  
To: Mckenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>  
Subject: Media 2-page PDF for Supplemental Wetherspoons hearing  
2024/00542/LAPR

Lorna

Please add this 2-page PDF to the Supplemental info, as further evidence to support the Representations made by Barclay Road Residents. This media article was only published after 5pm on Friday, and I only saw it later, thus I hope the Committee will understand the rather late submission.

Thank you

[REDACTED] with and for Barclay Road Residents (Barclay Road Conservation Area Neighbourhood Watch)

# London Underground station's old ticket office could become a Wetherspoon's pub

Some residents are unhappy about the plan to serve booze after midnight but one supporter said cheap places for food and a pint are needed

BY BEN LYNCH 18:45, 14 JUN 2024 UPDATED 18:46, 14 JUN 2024



The building on Fulham Road was most recently used as a food court (Image: Google)

A former ticket office by Fulham Broadway Station is being eyed up to become JD Wetherspoon's latest West London pub. [The popular chain](#) is looking to turn the building into a two-storey pub and restaurant, with the application stating it will offer 'no music and a substantial food offer'.

A total of 20 objections were received during consultation, including one from local councillor and Deputy Leader of [Hammersmith](#) and Fulham Council Ben Coleman, raising concerns about crime and young people accessing the glass roof. The local authority's Licensing Sub-Committee is next week (June 18) due to make a decision on the submission.

<https://www.mylondon.news/whats-on/whats-on-news/wetherspoons-pub-hammersmith-london-underground-29358285?>

Originally used as a ticket office, the building was most recently utilised as a food court. The requested opening hours for the premises are 8am to midnight Sunday to Thursday, and 11pm to 1am Friday and Saturday. Alcohol is to be sold until 11.30pm Sunday to Thursday, and 12.30am Friday and Saturday, with late-night refreshment also to be provided indoors and outdoors.

In his submission, Cllr Coleman wrote that 'many residents' had questioned the midnight closing time due to crime and disorder concerns, and that he expects the applicant to address this. He continued: "Second, I am concerned about the possibility of children and young people being able to access the glass roof of the proposed premises via adjoining dangerous roofscapes.

"I understand that residents have already made detailed representations about this and have asked for the applicant to bring local building owners/freeholders together to address it. I would expect the applicant to wish to do this to ensure young people's safety."

Other objectors echoed Cllr Coleman's concerns regarding crime, with several representations noting local pubs recently being squatted in as evidence of disorder in the area. The request to sell alcohol after midnight was a point of particular contention.

One objector wrote: "In the three years that I and my husband have lived near the Fulham Broadway end of Barclay Road, we and our neighbours have been subjected to crime and disorder caused by excessive and late drinking. We need the assistance of LB Hammersmith and Fulham to start dialling back the levels of crime and disorder we are seeing on any given weekday or weekend. Late hours are a particular problem - please please do not grant a licence allowing the sale of alcohol after midnight at the Old Market Hall in Fulham Road."

A representation was also submitted from a local resident supporting the application, who wrote the area is in need of more affordable drinking and eating spots. "We need simple, pub grub, with a pint that's not a party place, that's not going to cost north of £30 for 2 people, and the staffing at JD Wetherspoon's will exceed the staffing numbers at the 3 local pubs combined."

Currently, the nearest Wetherspoon's in the borough are the William Morris and Plough and [Harrow](#), both located in Hammersmith.

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From: Barclay Road Residents  
Sent: Sunday, June 16, 2024 11:57 PM  
To: Mckenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>  
Subject: 15 June Update for Committee re residents' call with Wetherspoons

Please accept this 1 page PDF as further evidence to support our Representation. It is typed text with one photo embedded.

██████████ for and with Barclay Road Residents (Barclay Road Conservation Area Neighbourhood Watch)

Dear H&F Licensing Committee,

I, [REDACTED], would like to add further evidence to my Rep by updating the Committee on a few things, including our phone call with the Wetherspoons [W] legal counsel on Friday 14 June, late afternoon.

Public safety concern and Protection of Children from Harm during licensable hours:

Background: I personally witnessed this proposed licensed roof terrace area when it was used by Market Halls and opened up for a Wimbledon screening, in 2019. I recall specifically seeing the glass roof below, as you walked outside onto the roof terrace, from indoors; it was to the right/downwards looking. It has not been possible to make a site visit, unfortunately, mainly because the proposed Premises had to be internally chain linked on the inside, after residents contacted W's legal counsel 14 April to report to them directly about the squatters taking over next door in Stonegate's Fulham Broadway Bar and Grill 474 Fulham Road.

This lower glass roof is shown clearly on the Plan, on page 21 of the Application, where it is marked 'Void over Ground Floor Natural Daylight from glazed roof above'. This is the natural light brought into the original Walham Green rail station when the station was opened in 1880. I attach a TfL archive photo.



We now have assurances that Wetherspoons' architect will be looking at the outside roof terrace drinking/eating area specifically in regard to public safety risks of Wetherspoons customers who would be using the terrace, during licensable hours, as it relates to the lower glass roof visible below and the potential for falling or being pushed in that direction during licensable hours.

Wetherspoons's, legal counsel K. Doyle will keep me updated and I asked that we meet with the architect, on site; she has kindly agreed to this.

I have reported back to Cllr Ben Coleman on this new development.

The further concerns regarding this roof terrace proposed to be licensed and the lower glass roof and the ability of anyone to climb along and onto the roofscape at the Proposed Premises/adjoining properties with neighbouring roofs, are mentioned by Deputy Leader Cllr Ben Coleman in his Representation. He has been trying to resolve this safety and trespass issue; this is not only about Promoting Public Safety for anyone of any age, but the concern is also regarding promoting the licensing objective Protecting children from Harm during licensable hours.

Several of our residents have contacted me regarding the 8am alcohol start time

1) It is difficult for residents to understand why Wetherspoons is proposing to start serving alcohol at 8am. Eleven o'clock in the morning is the usual start of serving alcohol in pubs, residents continue to tell me.

They would like the committee to know that they feel that anyone needing a drink at 8am and until 11 am is probably in need of assistance to assure their own public safety and to limit any nuisance caused to other customers as well as on the outside pavement with regard to vomiting, urination etc. Why encourage children passing by on their way to school to see people drinking alcohol at 8am, or worse, being confronted by such outside on the pavement, residents have asked me?

—Residents hope that the Committee will address this seemingly unnecessarily early licensing time in some way.

Midnight closing, indoors, 7 days a week

2) Notwithstanding any possible change in the 8am drinking start time reiterated in 1), above, and the Applicant's proposed closing of the roof terrace at 23:00, **we continue to request closing at midnight on all days**, ie vs the proposed 01:00 on Friday and Saturday.

We note the usual drinking up time of 30 minutes is already built into the Application for proposed opening hours and proposed alcohol selling hours.

Would the Committee please address this request for midnight closing on all days, with special regard to the increased crime, asb, nuisance and safety problems we have around Fulham Broadway, with its two boarded up pubs and several shuttered shops directly next to and around the proposed premises and in the tube station.