

From: [REDACTED]
Sent: 28 March 2025 00:59
To: Mckenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>
Cc: Dixon Gloria: H&F <Gloria.Dixon@lbhf.gov.uk>; [REDACTED]
Subject: Fwd: 156 Munster Road - 2024/00534/ADVERT

Dear Lorna

In connection with the licence matter I'm attaching my correspondence with your colleague Gloria Dixon.

I'm obviously not party to correspondence between Gloria's team and the agent/applicant.

I'd previously mentioned that the licensing committee should be provided with the correspondence on this matter.

I realise that licensing and planning are different regulatory matters, however I feel that non compliance with one is relevant to the other.

As mentioned [REDACTED] and I will be represented by [REDACTED] at the meeting.

Kind regards
[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 28 March 2025 at 09:51:23 GMT+9
To: [REDACTED]
Cc: "Dixon Gloria: H&F" <Gloria.Dixon@lbhf.gov.uk>, [REDACTED]
Subject: 156 Munster Road - 2024/00534/ADVERT

Dear Gloria

While the advertisements have now been removed, we are still having issues with rubbish left outside the shop.

The Swift Street and Felden Street residents community take pride in our streets and are responsible in terms of our rubbish disposal. Residents also pick up litter and dog mess. It is therefore disappointing that a new business on Swift Street is not adhering to their responsibilities regarding rubbish disposal.

One of the residents has been into the shop three times recently to ask them to remove rubbish.

We are also reporting it on "Love clean streets".

I appreciate that you may have more serious planning enforcement matters to deal with, but wanted to ensure you are aware of this as it demonstrates an ongoing pattern of non compliance with the obligations of the business.

Kind regards

[REDACTED]

[REDACTED] iPhone

On 16 Oct 2024, at 16:42, [REDACTED] wrote:

Thank you for updating me.

Kind regards

[REDACTED]

Sent from my iPhone

On 16 Oct 2024, at 18:00, Dixon Gloria: H&F <Gloria.Dixon@lbhf.gov.uk> wrote:

Dear [REDACTED]

Thank you for your email.

I am in correspondence with the agent and who has advised his client will be removing the advertisements.

Regarding the items outside the shop, if they were located on the highway, then highways may be able to take action. However, I have checked the title plan and these are positioned within the site boundary which is allowed.

Please see the following link with contacts for flytipping.

Kind regards,

Gloria Dixon
Planning Enforcement Officer
Development Management – Enforcement Team
Place Department
Hammersmith & Fulham Council

From: [REDACTED]

Sent: Sunday, October 6, 2024 7:55 AM

To: Dixon Gloria: H&F <Gloria.Dixon@lbhf.gov.uk>

Cc: Georgie Stewart <; Tim Felden <

Subject: Re: 156 Munster Road - 2024/00534/ADVERT

Dear Ms Dixon

I note that the picture advertising on the shop front is still in place at these premises, although the 28 days has now expired.

This photo was taken yesterday.

Please can you also advise as to whether the product for sale on the steps and pavement is permitted ? If it is permitted are there any restrictions on the amount that can be put out ? This is not something that I've seen at other nearby premises.

I've also noticed that on this section of Swift Street we get regular fly-tipping. I've reported this through "Love Clan Streets App". If this premises leaves out rubbish (which it sometimes does) then this is likely to encourage fly tipping. Local residents will continue to report this on Love Clean Streets unless you have any other suggestions.

Kind regards

[REDACTED]

On 30 Aug 2024, at 12:31, Dixon Gloria: H&F <Gloria.Dixon@lbhf.gov.uk> wrote:

Dear [REDACTED]

I am contacting you regarding the change of use, hours of operation and advertisements at 156 Munster Road.

Regarding the advertisements, The council have sent a letter to the owners advising they remove the picture adverts located on the pillar and shop front, within 28 days.

Once I have a response, or this time has passed, I will contact you with an update.

Regarding the change of use, the property has changed from a café to a shop. As these both fall within the E use class, this would not require planning permission.

As the use has occurred without the need for planning permission, there are no planning conditions that restrict the business hours. Licensing is a separate matter to planning and so not something I can advise on. However, if a license has been approved and you believe they are breaching their license, I would advise you contact Licensing on licensing@lbhf.gov.uk.

Please feel free to contact me if you have any queries.

Kind regards,

Gloria Dixon
Planning Enforcement Officer
Development Management – Enforcement Team
Place Department

From: [REDACTED]
Sent: 28 March 2025 00:48
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Re: Agenda - Bishops Local, 156 Munster Road London SW6 5RA

Unfortunately I am unable to attend. However I have a question regarding the papers provided. They say there have been no enforcement issues, but does not say that the applicant was forced to remove advertising boardings and did not comply with the timetable provide. This was a planning issue but with Gloria Dixon having to write to the applicant because they were in breach of a request made by an enforcement officer. Additionally it does not say that on several occasions residents have to report issues to love clean streets in respect of the premises. I think these are relevant and they are documented.

Regards

[REDACTED]
Sent from my iPhone

On 28 Mar 2025, at 17:46, Licensing HF: H&F <licensing@lbhf.gov.uk> wrote:

Hi [REDACTED]

Thank you for your email.

I have noted that you are unable to attend the hearing. [REDACTED] emailed to say that [REDACTED] will be speaking on your behalf. Please can you confirm if this is correct?

In relation to the enforcement history in the report, this only relates to any Licensing Enforcement action taken under the Licensing Act 2003. Planning and other departments are dealt with separately and would not be reported in the report.

I hope that clarifies the points raised, and if you have any further queries please contact the Licensing Team.

Kind regards
Lorna McKenna
Licensing Compliance Officer
Licensing
Place Department

From: [REDACTED]
Sent: 28 March 2025 11:13
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Re: Agenda - Bishops Local, 156 Munster Road London SW6 5RA

I would like it to be brought to the attention of the committee that there is direct evidence that the applicant has not complied with other regulations and this therefore

may cast doubt on whether they will comply with the licensing requirements. I think it is evidence of their lack of suitability and reliability

Kind regards



From: [REDACTED]

Sent: 01 April 2025 13:42

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

Cc:

Subject: Re: Agenda - Bishops Local, 156 Munster Road London SW6 5RA

Dear Ms McKenna

Apologies, we have a few emails in our household. This is the email we used to object the licence. I think at some point my husband looped in my personal emails which is my fault. I apologise for the confusion.

I am a resident living less than 30 meters away from Bishops Local who is seeking a licence. I emailed you earlier today from the wrong email. I am re-attaching some further documents to bolster the residents objection.

Thank you and I hope this clears things up.

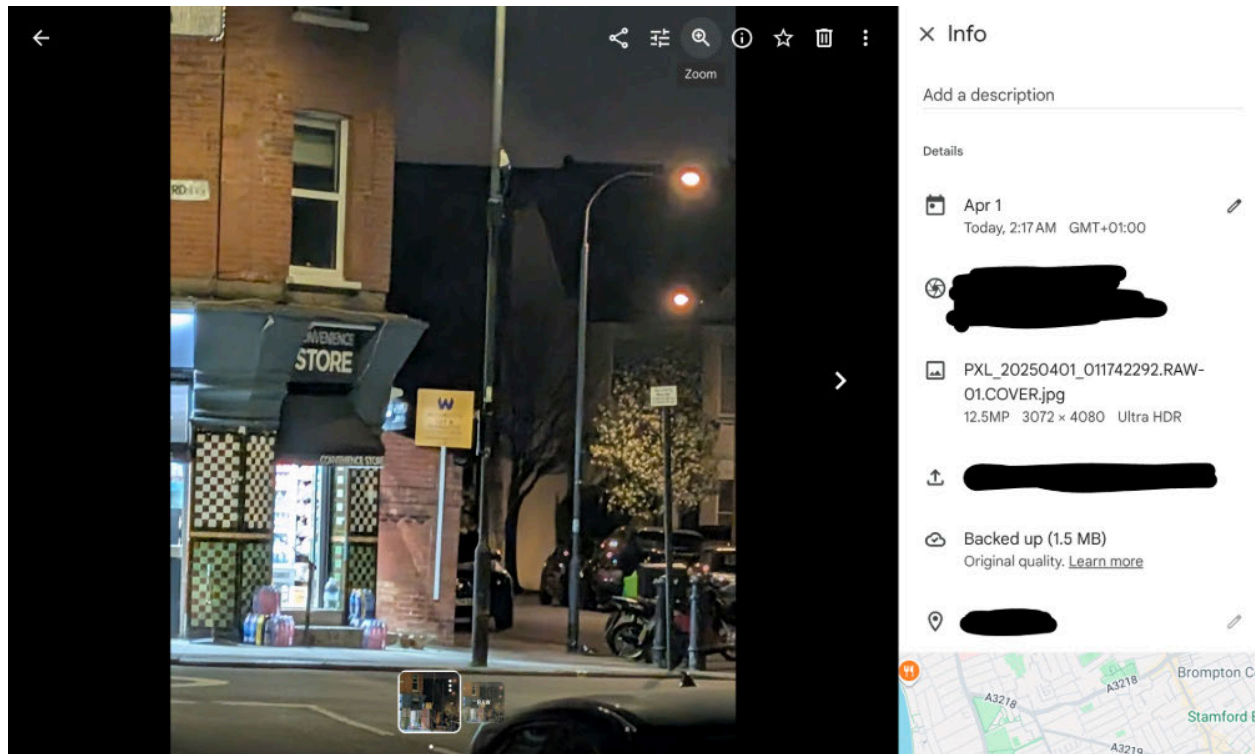
Let me know if you need anything else to confirm our participation as residents objecting the application for a licence.

Thank you and kind regards

[REDACTED]

Hours of Operation:

The licence applicant and their representative are misleading the LBHF licence officers in stating that the store is not open 24/7 which is one part of the residents' objections to grant alcohol licence. Although the store has a new ownership, this is a photo of it being open this morning at 2am. This is not a one off and if required, can provide more photos.



Further than this, the store is not bound by large chain store opening hours laws which means that if they get granted a licence on a limited opening schedule, nothing is legally stopping them changing their opening hours to extend beyond any selling points on the high street super markets.

Precedent of licence holders close by:

The stores on the map shown in the application as pre-existing licences are not comparable with the convenience store/off-licence format and should not be put on equal footing.

Pappa Ciccias restaurant diagonally across from Bishop's Local is a restaurant open 11am-11pm. They serve alcohol to sit-down customers.

Further than that, the restaurant owners are part of the Fulham community as they live and work here for over 25 years. They are friends with a lot of residents and maintain strong bonds.

Bishops Local is owned by individuals out of the borough. The current applicant owns or runs a series of convenience/alcohol shops in the larger London area with poor feedback from the local residents.

The rest of the licence holders shown, are on a main high street (Fulham Road) and are open for limited hours (one even closes at 4pm) and another being a pub/restaurant again (The Brown Cow).

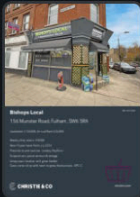


Proximity to school:

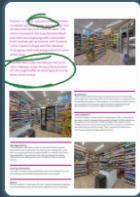
The store is next to a primary school that runs all year round alternating from the regular school calendar to campus functions on downtimes like Easter and Summer.

As the brochure shows from the last sale of this business, the school proximity is a major selling point.

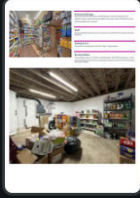
1




2



3



4





Bishops Local

156 Munster Road, Fulham, SW6 5RA

Leasehold: £150,000, Annual Rent: £24,000


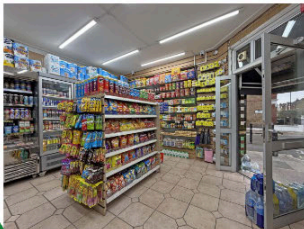
Weekly shop sales c. £9,000
New 15 year lease from July 2024
Potential to add services - Lottery, PayPoint
Scope to add parcel services & storage
Unopposed location with good footfall
Good corner shop with room to grow the business - EPC: C

 **CHRISTIE & CO**


christie.com

Fulham is a typical suburban area of London complete with leafy green spaces, smart and relaxed wine bars, and riverside views. The store is located on the busy Munster Road that sees lots of passing traffic and footfall from locals as well as tourists, with Fulham's iconic Craven Cottage and the infamous Hurlingham Park both being within 0.5 miles of the shop.

The business is also located just next to St John's Walham Green Primary School which will see large footfall at opening and closing times of the school.



Description

This is a newly established business having opened around 4 months ago with a brand new 15 year lease. The current owner took on an empty unit and has fully fitted the store out. The business is on an arterial road with a primary school just behind that presents a good amount of opportunity for the school children to come into the store as well as the families.

This is a big issue for the local residents who wish to maintain the area be trouble free both on a daily basis, but also on match days with fans moving through Fulham to Craven Cottage.

Thank you for your time