

Appendix 6

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 14 August 2025 17:02

To: Piers Warne <piers.warne@tlt.com>; Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>

Subject: FW: Black Bull: Notification of raising an objection on the grounds of Public Safety.

Dear Piers,

Thank you for your email. I will be on annual leave tomorrow and will unfortunately not be able to arrange a call tomorrow.

I take on board your comments about the request for documents below being governed by existing statutory provisions and duplication of legislation under the S182 Guidance. The requested documents is not to duplicate requirements of other primary legislation, but to ensure the baseline safety measures are in place, which forms a public safety assessment of how the business is managed to safeguard the public. Where these are not available Officers can seek compliance under other legislation. However, where missing or reluctance to provide in reasonable time, demonstrates the level of confidence in managing a safe premises and will form the basis of public safety representation.

As per my repeated requests for confirmation of safety compliance and management of Public Safety, with reference now made to emails dated, 21 July 2025, 16 July 2025, 14 July 2025, 08 July 2025, 30 June 2025 and 26 June 2025 respectively, your client is yet to provide his safety compliance evidence. Whilst I note the willingness to ensure that legal compliance is met, your client is yet to build up a public safety compliance history for this business, notwithstanding that the premises has been in a vacant and dilapidated state for a significant period. The information being requested is to assess with some degree of confidence, your client's commitment / intention for public safety or whether to submit public safety representation.

As mentioned previously, I would propose for a site visit to be carried out ONLY once you are able to provide the necessary statutory compliance documentation, including Fixed Electrical Wiring, gas safety, Fire Risk Assessment, etc. This will greatly assist with the review of Public Safety measures in relation to this application.

Until the requested information is provided as per my previous emails, I am not able to review public safety measures as these appear to not currently exist, just your client's intentions. It is on this basis that the objection has been raised on the grounds of Public Safety to the premises being granted a Premises License in its current state.

I hope this clarifies the situation.

Shaafiek Christian

Environmental Health Practitioner

Public Protection and Regulatory Services

Place Department
Hammersmith & Fulham Council
07551680516
Shaafiek.christian@lbhf.gov.uk
www.lbhf.gov.uk/business

From: Piers Warne <Piers.Warne@TLT.com>
Sent: 14 August 2025 10:37
To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>
Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Black Bull: Notification of raising an objection on the grounds of Public Safety.

Dear Christian

Further to my email of 21 July (below) and chasing on 25 July, I was hoping that we could pick this up in advance of the hearing of this application in September. Are you available to discuss please- tomorrow for preference?

Kind regards

Piers

Piers Warne
Legal Director
for TLT LLP
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M: +44 (0) 7585 961 459
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www.tlt.com

From: Piers Warne
Sent: 25 July 2025 13:22
To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>
Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: RE: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Dear Christian

I am off today, but wanted to see if we could pick this up early Monday? Are you available then?

Kind regards

Piers

Piers Warne
Legal Director
for TLT LLP
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With England having reached the semi-final of the UEFA WOMEN'S EUROPEAN FOOTBALL CHAMPIONSHIP, premises in England and Wales, licensed for consumption on the premises, automatically benefit from extended licensing hours for an additional two hours from 11pm on the 22 July, through to 1am on Wednesday 23 July,.

Should England progress to the Final, on Sunday 27 July 2025, licensing hours will be extended from 11pm through to 1am on Monday 28 July

A copy of the order can be found [here](#)

From: Piers Warne
Sent: 21 July 2025 17:09
To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>
Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: RE: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Dear Christian

Many thanks for your email. I note that as a matter of law, the information you are seeking is dealt with under separate legislation rather than being specific licensing matters. Therefore, could we please agree that they should be dealt with outside of the premises licence application process?

1. Please provide a copy of your Fire Risk Assessment as I would like to make sure fire safety arrangements are adequate and that you have all necessary measures in place to prevent fire and evacuate people safely if fire does occur. Regulatory Reform (Fire Safety) Order 2005
2. Disabled access and evacuation – what is your policy regarding admittance for disabled customers? How are you going to assure their safety at the premises? Equality Act 2010
3. Please confirm and provide evidence that checks on equipment are carried out at specified intervals, e.g., gas safety checks and Portable Appliance Testing. The Gas Safety (Installation and Use) Regulations 1998, Health and Safety at Work Act 1974 etc...
4. Please confirm and provide evidence that standards are maintained, e.g., Fixed electrical installations to comply with British Standards and carried out in the required timescales. Electricity at Work Regulations 1989

5. Please confirm that Health and Safety risk assessments, accident reporting procedures and staff training protocols are in place. The Health and Safety at Work etc. Act 1974

As you are aware, my client is seeking to obtain a replacement premises licence due to the lapse of the previous one. They will then be seeking a tenant to take on the premises and the licence. Prior to opening it will be for that party (or if the applicants decided to operate the pub themselves- the applicants) to comply with all the health and safety requirements above. Failure to do so would of course represent offences under the various legal regimes regulating these matters and would be properly enforced under that legislation as opposed to the Licensing Act 2003.

This is not to say that these matters should not be taken seriously, of course, and my client is committed to working with you on this. It is more that we are required to ensure that matters are dealt with under the correct legislative regimes.

Happy to have a call to discuss.

Kind regards

Piers

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With England having reached the semi-final of the UEFA WOMEN'S EUROPEAN FOOTBALL CHAMPIONSHIP, premises in England and Wales, licensed for consumption on the premises, automatically benefit from extended licensing hours for an additional two hours from 11pm on the 22 July, through to 1am on Wednesday 23 July,.

Should England progress to the Final, on Sunday 27 July 2025, licensing hours will be extended from 11pm through to 1am on Monday 28 July

A copy of the order can be found [here](#)

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 21 July 2025 14:51

To: Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>;

Piers Warne <Piers.Warne@TLT.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Licensing HF: H&F

<licensing@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Daniel

Offei <daniel.offei@london-fire.gov.uk>

Subject: FW: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Good afternoon Gaston and Bashaar,

Thank you for your email and voicemail left this afternoon. Further to my email dated 16 July 2025, it is pertinent now for you to put in writing how the licensee intends on meeting the required Public Safety measures, including confirmation of how statutory compliance will be managed.

Due to diary clashes I am unable to accommodate for a site visit at this stage and would propose for a site visit to be carried out only once you are able to provide the necessary statutory compliance documentation, including Fixed Electrical Wiring, gas safety, Fire Risk Assessment, etc. This will greatly assist with the review of Public Safety measures in relation to this application.

Thank you in advance of your cooperation in relation to the matters raised.

Shaafiek Christian

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Shaafiek.christian@lbhf.gov.uk
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Hammersmith & Fulham – Environmental Health and Public Protection Customer Satisfaction Survey

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 21 July 2025 14:51

To: Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>; Piers Warne <piers.warne@tlt.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>

Subject: FW: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Good afternoon Gaston and Bashaar,

Thank you for your email and voicemail left this afternoon. Further to my email dated 16 July 2025, it is pertinent now for you to put in writing how the licensee intends on meeting the required Public Safety measures, including confirmation of how statutory compliance will be managed.

Due to diary clashes I am unable to accommodate for a site visit at this stage and would propose for a site visit to be carried out only once you are able to provide the necessary statutory compliance documentation, including Fixed Electrical Wiring, gas safety, Fire Risk Assessment, etc. This will greatly assist with the review of Public Safety measures in relation to this application.

Thank you in advance of your cooperation in relation to the matters raised.

Shaafiek Christian

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From: Gastón Baldoncini <gasaribal@hotmail.com>

Sent: 17 July 2025 11:20

To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Cc: Piers.Warne@tlt.com; bash325i@hotmail.com; Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>

Subject: Re: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Dear Shaafiek,

Thank you for your email. Mr. Bashar forwarded it to me as I was not included in the original recipients.

The pub is fully prepared for your visit. We are not undergoing a full refurbishment; however, we have protected the floor and bar areas and applied a fresh coat of paint.

Please let us know a convenient date and time next week for your inspection. We look forward to welcoming you.

Kind regards,
Gaston Baldoncini

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 16 July 2025 11:50

To: Piers Warne <piers.warne@tlt.com>; bash g <bash325i@hotmail.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>; FSR-AdminSupport <FSR-AdminSupport@london-fire.gov.uk>

Subject: FW: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Good afternoon Piers and Gaston,

Thank you for your email. From my recent communication with Matt Tucker, it is noted that the premises is currently a building site with refurbishment works currently underway. In the interest of time and transparency, it would be much appreciated if you could please provide me with timeline/schedule for when the various phases of the building work/refurbishment and fit out will be completed.

Once the premises is closer to a state of readiness, I would propose for a site visit to be carried out. At this stage, all the necessary statutory compliance documentation should be available, including Fixed Electrical Wiring, gas safety, Fire Risk Assessment, etc. This will greatly assist with the review of Public Safety measures in relation to this application.

I look forward to hearing from you.

Thanking you in advance.

Shaafiek Christian

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From: Gastón Baldoncini <gasaribal@hotmail.com>

Sent: 14 July 2025 11:32

To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>; Piers Warne <piers.warne@tlt.com>; bash g <bash325i@hotmail.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>

Subject: Re: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Dear Christian Shaafiek,

Thank you for your email. Following your proposal, we are available for the premises inspection as early as tomorrow if your schedule permits.

We suggest the following times:

Tuesday, 15 July, at 12:00

Wednesday, 16 July, at 14:00

Thursday, 17 July, at 13:00

Please let me know which time is most convenient for you.

Kind regards,

Gaston Baldoncini

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 14 July 2025 09:43

To: Piers Warne <piers.warne@tlt.com>; Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>

Subject: Black Bull, 257 King Street: Notification of raising an objection on the grounds of Public Safety.

Good morning Piers Warne,

Thank you for your email. All comments have been noted. As very limited information has been provided as to how the Licensee intends to adhere to Public Safety objectives and getting the premises into a state of readiness (as premises has been in a state of dilapidation and unoccupied for a significant period of time), I will be raising an objection on the grounds of Public Safety to the premises being granted a Premises License in its current state. As previously discussed, the last date for raising an objection is 14 July 2025.

I would propose to arrange an inspection once the premises is ready for trading and after the key statutory requirements have been met, including Fixed Electrical Wiring, Fire Risk Assessment and training of staff.

I will agree and raise with the licensing team that a condition be added to the licence that the premises cannot trade until the points discussed in email dated, 26 June 2025, 30th June 2025 and 10 July 2025, respectively, have been inspected onsite and the premises are deemed safe to trade in respect of public safety.

It would be much appreciated if you could prioritise and liaise with myself, a suitable date and time for this visit to take place. I look forward to receiving your response.

Sincerely.

Shaafiek Christian

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From: Piers Warne <Piers.Warne@TLT.com>

Sent: 11 July 2025 11:28

To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>; Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>

Subject: RE: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Dear Christian

Many thanks for your email. I am instructed in this matter and am in the process of compiling all comments from responsible authorities to ensure that we can provide one document picking up on all the proposed amendments to the application.

I will then circulate this for discussion and, hopefully, agreement in good time.

I am waiting to see all the representations in this matter, as there may also be other comments that need to be taken into account.

I will come back to all parties shortly.

Kind regards

Piers

Piers Warne
Legal Director
for TLT LLP

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The British and Irish Lions Tour of Australia starts on the 28 June and ends on the 2 August, with 9 games including the three test matches against the Wallabies on the 19 July, 26 July and 2 August.

All games kick off at **11.00am**. A link to the fixture list can be found [here](#)

If you need to extend your opening hours in the early part of the day to accommodate these games and require a TEN then please contact a member of the Licensing Team.

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 10 July 2025 12:10

To: Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>; Piers Warne <Piers.Warne@TLT.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>

Subject: FW: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Good afternoon Gaston and Piers,

Thank you for your email. In the interest of time, please ensure that the key information previously requested is provided by close of play today. This will greatly assist and enable the necessary review of Public Safety Objectives for the Premises License Application to be carried out.

As previously discussed, in the event where the applicant is unable to demonstrate that the necessary Public Safety measures will be met, it may be suggested that the Applicant volunteers/agrees to further conditions in the event of a licence being granted. However, if no agreement can be reached, ultimately, that could lead to formal objections being made and outstanding matters being resolved at Licensing Sub-Committee.

I look forward to hearing from you. Thanking you in advance of your cooperation.

Sincerely.

Shaafiek Christian

Environmental Health Practitioner
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From: Gastón Baldoncini <gasaribal@hotmail.com>

Sent: 09 July 2025 12:14

To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Subject: Re: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Dear Mr. Shaafiek Christian,

Thank you for your email and for granting an extension until the 10th of July, we have appointed a solicitor specialized in licensing, Mr. Piers Warne, to assist us in addressing the points raised in your email and with everything related with the licence.

He will be in contact with the police and all the authorities involved.

Please, have his details for further consultations.

Mr Piers Warne

mob: 0758 596 1459

e-mail: piers.warne@tlt.com

Thank you for your cooperation, and please let me know if you need any further detail.

Kind regards,

Gaston Baldoncini

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 08 July 2025 12:59

To: Gastón Baldoncini <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Daniel Offei <daniel.offei@london-fire.gov.uk>

Subject: FW: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Good afternoon Gaston,

Thank you for your email. I have returned back from annual leave today, so only saw your email now. Unfortunately, I was not able to attend today's onsite meeting.

As requested, an extension will be granted to provide your response by end of 10 July. As discussed in my previous email, please provide confirmation/clarification on the key points:

1. **Please provide a copy of your Fire Risk Assessment as I would like to make sure fire safety arrangements are adequate and that you have all necessary measures in place to prevent fire and evacuate people safely if fire does occur.**
2. **Disabled access and evacuation – what is your policy regarding admittance for disabled customers? How are you going to assure their safety at the premises?**
3. **Please confirm and provide evidence that checks on equipment are carried out at specified intervals, e.g., gas safety checks and Portable Appliance Testing.**
4. **Please confirm and provide evidence that standards are maintained, e.g., Fixed electrical installations to comply with British Standards and carried out in the required timescales.**
5. **Please confirm that Health and Safety risk assessments, accident reporting procedures and staff training protocols are in place.**

From my earlier conversation with Matt Tucker today, it is noted that a productive meeting was held with Licensing, Licensing Police, and yourselves in last week, where the importance of meeting all Licensing Objectives (including Public Safety Measures) was also discussed. If not already done so, I will advise you to also have dialog with London Fire Brigade regarding matters pertaining to Fire Safety. I have copied in Fire Officer, Daniel Offei into this email.

Thanking you in advance of your cooperation.

Shaafiek Christian

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Hammersmith & Fulham – Environmental Health and Public Protection Customer Satisfaction Survey



From: Gastón Baldoncini <gasaribal@hotmail.com>

Sent: 05 July 2025 16:32

To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Subject: Re: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

You don't often get email from gasaribal@hotmail.com. [Learn why this is important](#)

Dear Christian Shaafiek,

I hope this email finds you well.

I apologize for the last-minute message. Unfortunately, the documents from the electrician and the fire assessment company have not arrived as expected. I kindly request an extension for submitting the requested information, which we anticipate having ready by Thursday, July 10th.

Additionally, we would like to invite you to a meeting at the pub on Tuesday, July 8th, at 12:00 PM, if that suits your schedule. This will be an opportunity to review the progress on restoring the pub's value. We had a productive meeting with Matt Tucker earlier this week, and Mr. Bashar Gregorian will also be present. Please let me know if you can attend.

I will extend a separate invitation to Adam Swift.

Kind regards,
Gaston Baldoncini
mob: 0775 416 0952

From: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Sent: 30 June 2025 10:39

To: gasaribal@hotmail.com <gasaribal@hotmail.com>; bash g <bash325i@hotmail.com>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Swift Adam: H&F <Adam.Swift@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>; Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: FW: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Dear Gaston and Bashier,

Thank you for your email, the comments of which have been noted. Further to Matt Tucker's email below, in order for the Premises License to be issued, it is imperative that you are able to provide confirmation as to how the following Public Safety Objectives will be achieved:

1. Please provide a copy of your Fire Risk Assessment as I would like to make sure fire safety arrangements are adequate and that you have all necessary measures in place to prevent fire and evacuate people safely if fire does occur.
2. Disabled access and evacuation – what is your policy regarding admittance for disabled customers? How are you going to assure their safety at the premises?
3. Please confirm and provide evidence that checks on equipment are carried out at specified intervals, e.g., gas safety checks and Portable Appliance Testing.
4. Please confirm and provide evidence that standards are maintained, e.g., Fixed electrical installations to comply with British Standards and carried out in the required timescales.
5. Please confirm that Health and Safety risk assessments, accident reporting procedures and staff training protocols are in place.

In addition, it is noted that the premises is in a dilapidated condition due to being unoccupied for a lengthy period of time. It would be much appreciated if you could confirm how maintenance, repairs and statutory compliance will be managed.

In the meantime I would refer you to our licensing policy, available on our website under this link: [London Borough of Hammersmith and Fulham: Statement of Licensing Policy 2022-2027 \(lbhf.gov.uk\)](https://www.lbhf.gov.uk/2022-2027), especially pages 37-38 which are relevant to Guidance on promoting Licensing Objectives in Operating Schedule, re public safety. Please familiarise yourself with it and elaborate on the specific measures which you are going to take to meet this objective.

As pointed out in Matt Tucker's email below, in the event where the applicant is unable to demonstrate that the necessary Public Safety measures will be met, it may be suggested that the Applicant volunteers/agrees to further conditions in the event of a licence being granted. However, if no agreement can be reached, ultimately, that could lead to formal objections being made and outstanding matters being resolved at Licensing Sub-Committee. We also recommend any Applicant seeks independent advice if they are unsure about any aspect of the application, including if questions are being asked of Responsible Authorities.

I am mindful that the last date for raising objections is approaching and urge you to please provide a response by no later than 07 July 2025.

Thanking you in advance of your cooperation.

Shaafiek Christian

Environmental Health Practitioner
Public Protection and Regulatory Services
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Hammersmith & Fulham – Environmental Health and Public Protection Customer Satisfaction Survey



From: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>

Sent: 26 June 2025 14:01

To: Gastón Baldoncini <gasaribal@hotmail.com>; Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Cc: bash g <bash325i@hotmail.com>; AW Mailbox - Licensing FH <awmailbox-licensingfh@met.police.uk>; Swift Adam: H&F <Adam.Swift@lbhf.gov.uk>; Koosyial Shriya: H&F <Shriya.Koosyial@lbhf.gov.uk>

Subject: RE: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Dear Gaston – thanks for including me into your reply.

It would be the directors of Gregorian Hotel Trading Limited (<https://find-and-update.company-information.service.gov.uk/company/16012088/officers>) who would be responsible for complying with any conditions attached to a licence in the event it is granted. Mr Bashar Gregorian, in particular, would be responsible for all alcohol sales at the premises as he has put himself forward as the Designated Premises Supervisor (DPS) at the premises. Since you have said that day to day management of the premises will not be dealt with by these company directors (and Mr Gregorian as DPS will not be on site), I have copied in the Met Police and Adam Swift (who has already commented on the application) as they may have further questions to ask of you as an Applicant.

Ultimately, any Applicant is required needs to demonstrate they can promote the licensing objectives. Responsible Authorities are, in particular, entitled to ask further questions (and have them answered). IF they feel that matters need to be further conditioned, they can suggest an Applicant agrees to further conditions in the event of a licence being granted. However, if no agreement can be reached, ultimately, that could lead to formal objections being made and outstanding matters being resolved at Licensing Sub-Committee. We also recommend any Applicant seeks independent advice if they are unsure about any aspect of the application, including if questions are being asked of Responsible Authorities.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader

Licensing
Place Department
Hammersmith & Fulham Council

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E: Matt.Tucker@lbhf.gov.uk

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Have you signed up to our email notifications to receive alerts of relevant applications received by this department? If you would like to sign up, please click the link below: [email notification service](#).



Sign up to our [H&F Climate Connects newsletter](#).

From: Gastón Baldoncini <gasaribal@hotmail.com>

Sent: 26 June 2025 12:43

To: Christian Shaafiek: H&F <Shaafiek.Christian@lbhf.gov.uk>

Cc: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; bash g <bash325i@hotmail.com>

Subject: Re: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Dear Shaafiek Christian,

I hope this message finds you well. My name is Gaston Baldoncini, and I am writing on behalf of Mr Bashar Gregorian, whose business I manage. We are reaching out regarding the future of Black Bull, located at 257 King Street, London, W6 9LU.

We would like to clarify that we do not intend to operate the pub ourselves. Instead, our plan is to advertise the property to secure a covenant tenant who will take full responsibility for managing and rejuvenating the pub. The selected tenant will implement all necessary measures to ensure the pub meets and exceeds the required health and safety standards, as well as any other conditions set forth by the council, to restore it as a vibrant community asset.

We are committed to working closely with the council to ensure this process aligns with local regulations and community expectations. Please let us know any specific requirements or steps we should follow to proceed with this plan.

Thank you for your time and consideration. We look forward to your guidance and support in bringing The Black Bull back to its full potential.

Best regards,
Gaston Baldoncini

From: bash g <bash325i@hotmail.com>
Sent: 26 June 2025 11:52
To: Gastón Baldoncini <gasaribal@hotmail.com>
Subject: Fwd: Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application

Pls read and reply
Sent from my iPhone

Begin forwarded message:

From: "Christian Shaafiek: H&F" <Shaafiek.Christian@lbhf.gov.uk>
Date: 26 June 2025 at 12:36:11 CEST
To: bash325i@hotmail.com
Cc: "Licensing HF: H&F" <licensing@lbhf.gov.uk>, "Tucker Matt: H&F" <Matt.Tucker@lbhf.gov.uk>
Subject: **Black Bull, 257 King Street: Review of Public Safety Objectives for Premises License Application**

Dear Mr Bashar Gregorian,

I write in reference to the Premises License Application submitted for **Black Bull, 257 King Street, London, W6 9LU** received on 02 June 2025. I am the member of the Health and Safety team, allocated to review the steps you intend to take to promote the Public Safety Licensing Objective.

Upon review of the information provided, the following further information will be required to ascertain how public safety objectives will be achieved:

1. Please provide a copy of your Fire Risk Assessment as I would like to make sure fire safety arrangements are adequate and that you have all necessary measures in place to prevent fire and evacuate people safely if fire does occur.
2. Disabled access and evacuation – what is your policy regarding admittance for disabled customers? How are you going to assure their safety at the premises?
3. Please confirm and provide evidence that checks on equipment are carried out at specified intervals, e.g., gas safety checks and Portable Appliance Testing.
4. Please confirm and provide evidence that standards are maintained, e.g., Fixed electrical installations to comply with British Standards and carried out in the required timescales.
5. Please confirm that Health and Safety risk assessments, accident reporting procedures and staff training protocols are in place.

In the meantime I would refer you to our licensing policy, available on our website under this link: [London Borough of Hammersmith and Fulham: Statement of Licensing Policy 2022-2027 \(lbhf.gov.uk\)](https://www.lbhf.gov.uk/2022-2027-statement-of-licensing-policy), especially pages 37-38 which are relevant to Guidance on promoting Licensing Objectives in Operating Schedule, re public safety. Please familiarise yourself with it and elaborate on the specific measures which you are going to take to meet this objective. Please provide me with a response by 29 June 2025.

Thank you in advance of your co-operation.

Sincerely,

Shaafiek Christian

Environmental Health Practitioner
Public Protection and Regulatory Services
Place Department
Hammersmith & Fulham Council
07551680516

Shaafiek.christian@lbhf.gov.uk

www.lbhf.gov.uk/business