

From: [REDACTED]
Sent: 06 June 2025 16:52
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Comments for Licensing Application 2025/00798/LAPR
Thank you, Matt,

The application is to open a club right next to 2 schools and in between a residential block and a hotel. So the objection covers all 4 bullet points. I also note that the applicant has a past history of failed companies.

Best regards and happy to speak further, this application simply can't go ahead. It will cause chaos in the local area.

[REDACTED]

On Fri, 6 Jun 2025, 13:57 Tucker Matt: H&F, <Matt.Tucker@lbhf.gov.uk> wrote:
Dear [REDACTED] – thank you for your e-mail and I hope you are keeping well.

Whilst noting your general opposition, we do require you to clarify how the proposed application would affect one or more of the licensing objectives. This is to ensure that your comments are valid and relevant to the provisions of the Licensing Act 2003 (the Act):

- The prevention of crime and disorder.
- Public safety.
- The prevention of public nuisance.
- The protection of children from harm.

If you could respond to this by midnight on 30 June 2025 (the deadline for public comment), I would be grateful.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423
E: Matt.Tucker@lbhf.gov.uk
W: www.lbhf.gov.uk



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From: Licensing HF: H&F <licensing@lbhf.gov.uk>
Sent: 05 June 2025 12:07
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Simms Fabien: H&F <Fabien.Simms@lbhf.gov.uk>
Subject: FW: Comments for Licensing Application 2025/00798/LAPR

From: noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>
Sent: 05 June 2025 12:04
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Comments for Licensing Application 2025/00798/LAPR

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 05/06/2025 12:03 PM from [REDACTED]

Application Summary

| | |
|---------------|--|
| Address: | Black Bull 257 King Street London W6 9LU |
| Proposal: | Licensing Act - Premises Licence |
| Case Officer: | Lorna McKenna |

[Click for further information](#)

Customer Details

| | |
|----------|---|
| Name: | [REDACTED] |
| Email: | [REDACTED] |
| Address: | 36 Ravilious House 273 King Street London |

Comments Details

| | |
|----------------------|--|
| Commenter Type: | Neighbour |
| Stance: | Customer objects to the Licensing Application |
| Reasons for comment: | |
| Comments: | 05/06/2025 12:03 PM This is an entirely unreasonable proposal. This is a residential area, and the idea of opening a club until the early hours of the morning right next to a block of residents and a hotel, where people are trying to sleep, is unacceptable. Our MP has been contacted and we will block this plan. |

Kind regards

From: noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>
Sent: 07 June 2025 20:37
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Comments for Licensing Application 2025/00798/LAPR

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 07/06/2025 8:37 PM from [REDACTED]

Application Summary

| | |
|---------------|--|
| Address: | Black Bull 257 King Street London W6 9LU |
| Proposal: | Licensing Act - Premises Licence |
| Case Officer: | Lorna McKenna |

[Click for further information](#)

Customer Details

| | |
|----------|--|
| Name: | [REDACTED] |
| Email: | [REDACTED] |
| Address: | Flat 34, Ravilious House, 273 King Street London |

Comments Details

| | |
|-----------------|---|
| Commenter Type: | Neighbour |
| Stance: | Customer objects to the Licensing Application |

Reasons for comment:

Comments: 07/06/2025 8:37 PM I am writing to formally object to the proposed conversion of the Black Bull into a nightclub. As a long-standing resident of this area, I am deeply concerned about the detrimental impact this development would have on our community.

This neighbourhood is primarily residential, with many families and young children living in close proximity to the Black Bull premises. Introducing a nightclub into this setting would significantly increase late-night noise, foot traffic, and anti-social behaviour, leading to severe disruption to the peaceful environment that residents currently enjoy.

The nature of nightclub activity - including loud music, patrons congregating outside, and extended opening hours - is wholly incompatible with a family-oriented neighbourhood. The resulting disturbances during the evening and early morning hours would directly affect the wellbeing, safety, and quality of life of residents.

Furthermore, there are concerns about increased litter, traffic congestion, and potential strain on local policing and public services. This development risks changing the character of the area and setting a concerning precedent for future commercial expansion at the expense of residential harmony.

I urge the council to consider the needs and interests of the community and to reject this application in the strongest terms. A nightclub is not suitable for this location, and its presence would undermine the integrity and safety of the neighbourhood.

Kind regards

From: noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>
Sent: 09 June 2025 16:04
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Comments for Licensing Application 2025/00798/LAPR

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 09/06/2025 4:03 PM from [REDACTED]

Application Summary

| | |
|---------------|--|
| Address: | Black Bull 257 King Street London W6 9LU |
| Proposal: | Licensing Act - Premises Licence |
| Case Officer: | Lorna McKenna |

[Click for further information](#)

Customer Details

| | |
|----------|--------------------------------|
| Name: | [REDACTED] |
| Email: | [REDACTED] |
| Address: | 273 king street flat 36 london |

Comments Details

| | |
|-----------------|---|
| Commenter Type: | Neighbour |
| Stance: | Customer objects to the Licensing Application |

Reasons for comment:

Comments: 09/06/2025 4:03 PM My name is [REDACTED] I've been a leaseholder of 273 king street since 2016 when it was new.

I'd like to strongly object to the granting of this license to the black bull. I'd like to raise the following points:

- There are many pubs and restaurants in the area. The black bull has been closed for years now and yet it is hard to argue the area is not well served for such establishments.
- The last time the black bull was open, it brought significant nuisance to the area. My own property directly overlooks it and the noise was very disruptive. Part of the issue is that the black bull has a very large courtyard compared to the interior space. This means that most of the activity of the pub frequently took place outside. Even after it closed, we lost many hours sleep owing to patrons staying outside past closing time, and sometimes long after closing time such as 3 or 4 am. There was

also very ample evidence of drug taking and other antisocial behaviors at that time on pub grounds.

- The black bull sits directly between a hotel and a block of flats. Sound echoes between these two buildings. There are also schools nearby. The use of nearby buildings has clearly changed since the pub was originally built.

-We see from this application, that the proposal is for a nightclub until 1.30 am. This is beyond even the original hours the pub kept and obviously is going to be extremely prejudicial to the quiet enjoyment of my property. For the points listed above, the location is highly unsuitable for this and the large outside area even more worrying.

Thank you for your consideration of my points.



Kind regards

From: noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>
Sent: 09 June 2025 19:25
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Comments for Licensing Application 2025/00798/LAPR

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 09/06/2025 7:25 PM from [REDACTED]

Application Summary

| | |
|---------------|--|
| Address: | Black Bull 257 King Street London W6 9LU |
| Proposal: | Licensing Act - Premises Licence |
| Case Officer: | Lorna McKenna |

[Click for further information](#)

Customer Details

| | |
|----------|---|
| Name: | [REDACTED] |
| Email: | [REDACTED] |
| Address: | 35 Ravilious House 273 King street London |

Comments Details

| | |
|----------------------|--|
| Commenter Type: | Neighbour |
| Stance: | Customer objects to the Licensing Application |
| Reasons for comment: | |
| Comments: | 09/06/2025 7:25 PM I strongly object the motion to build a nightclub next to a residential block of flats, a hotel and two schools. It is inconceivably inappropriate to position a nightclub next to a school. In addition, the inevitable noise pollution that will spill out into the streets and beyond will be nothing but a disturbance to local residents. Common sense must prevail here, it is not a location apt for a nightclub of any form. |

Kind regards

From: [REDACTED]
Sent: 13 June 2025 19:40
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Comments for Licensing Application 2025/00798/LAPR

Flat 17, 273 King Street.

On Fri, 13 Jun 2025 at 16:13, Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk> wrote:
Dear [REDACTED] – I hope you're well.

Further to my original message, am I right in assuming you have a numbered dwelling at 273 King Street?

If so, could you let me know which one that is please? I only ask as we have received other objectors who have given us flat names.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423
E: Matt.Tucker@lbhf.gov.uk
W: www.lbhf.gov.uk

From: Tucker Matt: H&F
Sent: 06 June 2025 14:02
To: [REDACTED]
Subject: RE: Comments for Licensing Application 2025/00798/LAPR

Dear [REDACTED] – thank you for your comments on this application.

We have taken your comments as a valid Representation under the Licensing Act 2003 (the Act) and will be in touch in due course regarding the next steps.

I hope the above is satisfactory. However, should you require anything further at this stage, by all means let me know.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department

Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk

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

Sent: 05 June 2025 09:14

To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Simms Fabien: H&F <Fabien.Simms@lbhf.gov.uk>

Subject: FW: Comments for Licensing Application 2025/00798/LAPR

From: noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>

Sent: 04 June 2025 20:12

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

Subject: Comments for Licensing Application 2025/00798/LAPR

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 04/06/2025 8:11 PM from [REDACTED]

Application Summary

Address: Black Bull 257 King Street London W6 9LU

Proposal: Licensing Act - Premises Licence

Case Officer: Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: 273 King Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 04/06/2025 8:11 PM Residential area not befitting of a night club noise or clientele. It will disturb sleep, family life in very close vicinity. Likely increase in violence and antisocial behaviour might spread to communal park. .

From: [REDACTED]
Sent: 16 June 2025 17:41
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Comments for Licensing Application 2025/00798/LAPR

Dear Mr Tucker,

My full address is:
26 Vencourt Place
London W6 9NU

I hope you can now class my comments as a valid representation.

Kind regards,

[REDACTED]

Sent from my iphone

On 16 Jun 2025, at 17:29, Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk> wrote:

Dear [REDACTED] – thank you for your e-mail.

For us to class your comments as a valid Representation, we would require you to confirm your full residential address.

We have received several already from those living in the block, all of which have provided their flat number and full address. If you could do this as soon as possible, I can class it as a Representation.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423
E: Matt.Tucker@lbhf.gov.uk
W: www.lbhf.gov.uk

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[<image004.jpg>](#)

[<image005.png>](#)

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[<image006.jpg>](#)

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

Sent: 16 June 2025 15:09

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

Subject: FW: Comments for Licensing Application 2025/00798/LAPR

From: noreply@lbhf.gov.uk <noreply@lbhf.gov.uk>

Sent: 16 June 2025 14:28

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

Subject: Comments for Licensing Application 2025/00798/LAPR

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 16/06/2025 2:28 PM from [REDACTED]

Application Summary

Address: Black Bull 257 King Street London W6 9LU

Proposal: Licensing Act - Premises Licence

Case Officer: Lorna McKenna

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: Vencourt Place London

Comments Details

Commenter Type: Residents Group

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 16/06/2025 2:28 PM I am one of the residents of Ravilious House. We object to the late hours opening times requested by the applicant. This is a residential area. Our building is just opposite the pub on Vencourt Place. Late opening hours should not be granted. There have been complaints made before to the Noise Pollution Department at the Council, in 2017/18, as the pub were playing loud music after 11pm when their opening times were earlier than those currently sought out. Drunk people arguing outside the pub were also a regular occurrence and recorded. Inspectors from the Noise Pollution Department visited several times our properties to record the noise levels heard and sent warning letters to the Black Bull. Soon after the pub closed. We do not want the public peace of our residential area compromised again with the pub reopening.

Kind regards

From: [REDACTED]
Sent: 18 June 2025 09:55
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: 2025/00798/LAPR

FAO Lorna McKenna

Dear Lorna (if I may),

I am the owner and resident of 5 Merchant Terrace (full address below) which is proximate to the Black Bull currently the subject of a licensing application under reference 2025/00798/LAPR.

My purpose in writing to you is to make an objection under the heading "the prevention of public nuisance". In preparing this email I have had regard to the Home Office's "Revised Guidance issued under section 182 of the Licensing Act 2003".

First, I would like to describe my own knowledge of this area which goes back to 2016 when I first viewed the house where we now live. We moved in May 2017. The Black Bull has effectively been idle and empty for almost all of that time. I have also reviewed prior uses of the sites which encompass Merchant Terrace and the much larger residential apartment/townhouse block bounded by Beavor Lane, King Street and Vencourt Place. These prior uses seemed to have been mostly commercial but are now almost entirely residential due to developments in the last 10 years transforming the immediate area.

Thus, when the Black Bull was first built and licensed several decades ago the nature of the surrounding area was wholly different to that which exists now. This is most decidedly residential in nature including dwellings which are directly facing the Black Bull. I request that this factor is taken into account when you consider the matter, particularly with noise nuisance in mind.

Having reviewed the proposed opening and operating hours, particularly the much later ones on certain days of the week, the risk of noise nuisance is heightened. What seems to be proposed is a late night bar, suitable perhaps for the West End, and not one which fits in a now-residential area. The sense of the application is that it is not going to be anything like The Carpenters Arms nearby which is a quiet and restrained public house in keeping with the area. Is it conceivable that there won't be people spilling onto Vencourt Place during opening hours so that they can smoke or vape? I believe that question answers itself.

The noise will funnel along Vencourt Place to the back of Merchant Terrace and what has been a peaceful residential area will be changed. Such a noise nuisance is not currently present, nor has been present for years - the proposed licence will change that state of affairs if granted. I believe that licencing should not permit the creation of a noise nuisance where none exists. This does not satisfy the objectives of the licencing code/law.

The rear of my house is 71 yards from the Black Bull according to Google Maps.

I thank you for your kind consideration of this objection.

[REDACTED]

[REDACTED] 5 Merchant Terrace, Beavor Lane, London W6 9AR. [REDACTED]

From: [REDACTED]
Sent: 22 June 2025 10:09
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Representation ref: 2025/00798/LAPR

Good morning,

We, the owners and residents of 2 Merchant Terrace, Beavor Lane, are writing to file an objection to a licensing application for the Black Bull under reference 2025/00798/LAPR. The grounds for the objection of the current plans are prevention of public nuisance.

The current surroundings of the Black Bull are predominantly residential, including dwellings which are directly facing the site. The impact of noise after 10pm is very disruptive and thus we urge you to take this important factor into account.

A review of the proposed opening and operating hours, particularly the much later ones on certain days of the week (past 10pm) suggests a very high risk of noise nuisance. What seems to be proposed is a late night bar, suitable perhaps for the West End, and not one which fits in a quiet residential area. Highly likely smoking/vaping and consumption of alcohol outside will also be counterproductive to the very many school-age children passing by, given multiplicity and proximity of local schools.

The noise will funnel along Vencourt Place to the back of Merchant Terrace where we reside, and what has been a peaceful residential area will be changed. Such a noise nuisance is not currently present, nor has been present for years - the proposed licence will change that state of affairs if granted. We believe that licensing should not permit the creation of a noise nuisance where none exists. This does not satisfy the objectives of the licensing code/law.

We thank you very much for your kind consideration of this matter.

Sincerely,

[REDACTED]
2 Merchant Terrace
W6 9AR

From: [REDACTED]
Sent: 23 June 2025 12:30
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: OBJECTION: New Premises Licence Application 2025/00798/LAPR

Subject: FORMAL OBJECTION: New Premises Licence Application – Black Bull, 257 King Street, London, W6 9LU (Application Ref: 2025/00798/LAPR)

Dear Lorna McKenna and the LBHF Licensing Team,

I am writing to formally object to the new premises licence application (Reference: 2025/00798/LAPR) for the Black Bull, 257 King Street, London, W6 9LU.

I am a resident of 3 Merchant Terrace, Beavor Lane, W6 9AR, and my property is in close proximity to the premises.

My objection is primarily based on the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003, and also raises concerns regarding the prevention of crime and disorder, and public safety.

My key concerns and grounds for objection are as follows:

Proposed Hours Unsuitable for a Predominantly Residential Area:

The applicant seeks to significantly extend licensable activities and opening hours, proposing to operate until **01:30 AM on Fridays and Saturdays**, and **00:30 AM Monday to Thursday**, and **00:00 AM on Sundays**.

This is a substantial extension beyond the current licence.

These proposed terminal hours are in direct conflict with the **London Borough of Hammersmith & Fulham's Statement of Licensing Policy 2022-2027 (Policy PM1)**. This policy clearly advises that premises in or adjacent to residential areas are generally unsuitable for activities extending beyond **23:00 (11 PM) Monday to Saturday and 22:00 (10 PM) on Sundays**. The proposed hours show a clear disregard for this key local policy.

Significant Risk of Public Nuisance from Noise and Patron Dispersal:

Allowing activities, including the sale of alcohol and recorded music, to continue until 01:00 AM/01:30 AM will inevitably lead to unacceptable noise nuisance. This includes noise from music and patrons inside, as well as significant disturbance from customers congregating outside for smoking/vaping and during late-night dispersal onto Vencourt Place, King Street, and Beavor Lane.

The **Home Office Revised Guidance issued under Section 182 of the Licensing Act 2003** highlights the period **between 11:00 PM and 8:00 AM as a "sensitive period"** when noise is more likely to cause a nuisance. The proposed extensions fall well within this sensitive time, directly impacting residents' ability to sleep and enjoy their homes peacefully.

National noise guidelines consistently recognize the increased sensitivity to noise after 10:00 PM, with penalties applied in noise assessments to activities during these hours.

Fundamental Change in Local Character from Commercial to Residential:

While the Black Bull has been derelict for a number of years, the immediate area, including Beavor Lane, Merchant Terrace, and the new Artisi development on King Street, has transitioned into a high-density residential neighbourhood. My property on Beavor Lane is directly affected by the proposed late-night operations.

The impact of noise and disturbance from a late-night venue, which might have been less problematic when surrounded by commercial properties, is now acutely felt by numerous residents (including families) living directly adjacent to and opposite the premises. This change in material circumstances must be given significant weight.

Lack of Adequate Mitigation Measures:

The application provides no detailed operational plan, noise impact assessment, or proposed soundproofing measures to demonstrate how the significant nuisance from late-night operations (until 1:30 AM) will be effectively mitigated. A traditional pub structure with public-facing frontage is inherently less suitable for such late hours in a residential setting without robust and proven safeguards.

Inconsistency with Local Precedents:

Other comparable pubs in Hammersmith and Fulham, which operate near residential areas (e.g., The Blue Anchor closing at 11:00 PM, The Crabtree closing at 10:30 PM/11:00 PM), maintain significantly earlier terminal hours. The Black Bull's proposed extended hours are an outlier and inconsistent with the borough's approach to balancing commercial activity with residential amenity.

Conclusion and Requested Conditions:

Given the clear conflict with the LBHF's own licensing policy (Policy PM1), the significant and undeniable risk of public nuisance in a high-density residential area, and the absence of robust mitigation proposals, I strongly urge the Licensing Sub-Committee to **refuse the application for extended hours**.

Instead, I respectfully request that the licence for the Black Bull be conditioned with a **terminal hour of 10:00 PM (22:00) for all licensable activities (alcohol sales, recorded music, and late night refreshment) and for proposed opening hours, seven days a week**. This is a proportionate and justifiable measure to ensure the promotion of the licensing objectives and to protect the residential amenity of the surrounding community.

Thank you for your kind consideration of this objection.

Regards



3 Merchant Terrace
Beavor Lane

London
W6 9AR

From: [REDACTED]

Sent: 23 June 2025 15:23

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

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

- **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.
- In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.
- In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a traditional pub with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse

When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- Loud and amplified music beyond permitted levels
- Patrons loitering outside late into the night, creating noise and disturbance
- Public intoxication and inappropriate behaviour
- Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,



7 Beavor Lane
London
W6 9AR

From: [REDACTED]

Sent: 24 June 2025 04:33

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

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

☐ **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.

☐ In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.

☐ In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse

When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- ☒ Loud and amplified music beyond permitted levels
- ☒ Patrons loitering outside late into the night, creating noise and disturbance
- ☒ Public intoxication and inappropriate behaviour
- ☒ Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,



32 Ravilious House, 273 King Street
W6 9QF

From: [REDACTED]
Sent: 24 June 2025 12:38
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Black Bull - 257 King Street, London, W6 9LU

Hi Matt

I'm at 25 Ravilious House, 273 King Street, London, W6 9QF.

[REDACTED]

[REDACTED]

Sent from [Outlook for iOS](#)

From: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Sent: Tuesday, June 24, 2025 12:30 pm
To: [REDACTED]
Subject: RE: Black Bull - 257 King Street, London, W6 9LU

Dear [REDACTED] – thank you for your e-mail.

For us to accept this as a valid representation under the Licensing Act 2003 (the Act), I would require confirmation of your full address. If you could provide that by midnight on 14 July 2025, we can include your comments as a valid representation.

I would also add that any concerns raised about the impact on value of properties is not a material consideration under the Act. Nor would be any previous issues concerning noise on the site (whether from the previous premises licence holder or the private flats above).

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423
E: Matt.Tucker@lbhf.gov.uk
W: www.lbhf.gov.uk

From: [REDACTED]
Sent: 24 June 2025 10:40
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Black Bull - 257 King Street, London, W6 9LU

Dear Committee

In 2016 the Black Bull Public House was a quiet public house that had some out-door guitar (usually) music on a Sunday afternoon. The timing (late afternoon) was both measured and sympathetic to the environment (between Ravilious House and the Premier Inn). Both Ravilious House and the Premier Inn have bedrooms facing The Black Bull. In the case of Ravilious House, also with balconies facing The Black Bull.

In the intervening years, the residents of Ravilious House have suffered several issues with the former Black Bull building leading to lack of sleep and disruption from excessively loud music. Further, impacting negatively on those with day time roles requiring alertness. Importantly, the lack of sleep also negatively impacted on those who had/have early morning travel commitments. These challenges disappeared with the closure of The Black Bull. The more recent conversion of the first floor of The Black Bull to residential flats has, however, resulted in some particularly loud music from one of the flats usually in the late afternoon. Adding in even more disruption would be both problematic and unfair for Ravilious House residents.

Unlike the situation prior to 2016 when the former Ravilious House plot was council offices, the area is now residential, is of significant value and is already served by both supermarket chains and by independent stores offering services requiring alcohol licences. It would be highly detrimental to approve the requested license where alcohol could be purchased, taken outside the premises and drunk around Ravilious House (all elevations) and in the areas around the Post Office Sorting Office and the businesses behind The Black Bull. The idea of a music licence in these hours will thus impact residents of Ravilious House on all elevations of the building but particularly those directly opposite The Black Bull. Further, all residents of Ravilious House will be impacted by the requested off-licence consideration to a lesser or greater extent.

In summary, the proposal of sale of Alcohol on the premises Monday to Thursday 11.00am until midnight and Fridays and Saturdays 11.00am until 1am (Sunday) and on Sunday reopening 12.00 to 23.30 will significantly negatively impact Ravilious House residents, Premier Inn guests the Post Office premises and those businesses behind The Black Bull. Also impacted will be the residential flats on the first floor of the former Black Bull Public House. Importantly, the previous license was granted under very different circumstances when the hours were shorter, no noticeable music from the building and the live music only on Sunday afternoon. Finally, and most importantly, the considering of a new licence decision should now reflect the present situation of a residential zoned area.

Resident and Owner Ravilious House

To: Licensing Team

London Borough of Hammersmith and Fulham

Email: licensing@lbhf.gov.uk

Date: 24th June 2025

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

- **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.
- In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.
- In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse

When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- Loud and amplified music beyond permitted levels
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On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

[REDACTED]

8 Ravilious house, 273 King Street, London
W6 9QF

[REDACTED]

From: [REDACTED]
Sent: 24 June 2025 15:40
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Black Bull Opposition

To: Licensing Team
London Borough of Hammersmith and Fulham
Email: licensing@lbhf.gov.uk
Date: June 24 2025
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

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While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

5. No Need for another Late Night institution

The ex Hampshire Hog now called The Hog I think has a late license and for live music so another venue in what is now a residential area causing disturbance is simply not required.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.



Yours faithfully,

[REDACTED]

21 Ravilious House

W6 9QF

[REDACTED]

From: [REDACTED]
Sent: 24 June 2025 16:12
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Licensing Team,

Please find attached my formal representation opposing the proposed variation of the premises licence for the Black Bull, 257 King Street, W6 9LU.

I strongly urge the Licensing Sub-Committee to consider the concerns raised, particularly regarding the potential for public nuisance and the significant shift in the area's character from commercial to residential use.

I respectfully request that licensable activities at the premises be limited to a terminal hour of 10:00 PM daily.

Thank you for your attention to this matter.

Best regards,
[REDACTED]

To: Licensing Team
London Borough of Hammersmith and Fulham
Email: licensing@lbhf.gov.uk
Date: 24 June 2025
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

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Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late

licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

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While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,



273 king street, 46 Ravilious house
W6 9QF

From: [REDACTED]
Sent: 24 June 2025 16:19
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Licensing Team,

Please find attached my formal representation opposing the proposed variation of the premises licence for the Black Bull, 257 King Street, W6 9LU.

I strongly urge the Licensing Sub-Committee to consider the concerns raised, particularly regarding the potential for public nuisance and the significant shift in the area's character from commercial to residential use.

I respectfully request that licensable activities at the premises be limited to a terminal hour of 10:00 PM daily.

Thank you for your attention to this matter.
Kind regards, [REDACTED]

To: Licensing Team
London Borough of Hammersmith and Fulham
Email: licensing@lbhf.gov.uk

Date: 24 June 2025

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

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Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

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This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

[Redacted Signature]

273 king street, 46 Ravilious house
W6 9QF

From: [REDACTED]
Sent: 24 June 2025 18:49
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Black Bull Hammersmith - Letter of Opposition

Dear Sir/Madam,

Please find the letter of Opposition attached.

Sincerely Yours,

[REDACTED]

To: Licensing Team London Borough of Hammersmith and Fulham **Email:** licensing@lbhf.gov.uk
Date: 24/06/2025
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

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This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

 44 Ravilious House 273 King Street W6 9QF London

From: [REDACTED]

Sent: 24 June 2025 22:43

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

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

To: Licensing Team

London Borough of Hammersmith and Fulham

Date: 24 June 2025

Dear Sir/Madam,

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- In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse

When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- Loud and amplified music beyond permitted levels
- Patrons loitering outside late into the night, creating noise and disturbance
- Public intoxication and inappropriate behaviour
- Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,



10 Ravilious House, 273 King Street W6 9QF

From: [REDACTED]
Sent: 25 June 2025 06:08
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: FW: Licence for the Black Bull

Dear Licensing Committee

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Please find attached my letter in opposition of the application.

Thank you for your consideration.

Kind regards
[REDACTED]

To: Licensing Team London Borough of Hammersmith and Fulham Email:
licensing@lbhf.gov.uk
Date: 24 June 2025
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally object to the premises licence variation application submitted by Gregorian Hotel Trading Limited for the Black Bull, 257 King Street, W6 9LU, as per the notice dated 3rd June 2025.

Summary of Objection

I oppose the continuation or extension of any late-night alcohol or entertainment licence at this premises, particularly beyond 22:00, on the grounds of **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. The premises now adjoins a fully residential area, and its former use as a late-night venue is no longer appropriate. However, I would be open to the licence being repurposed for **low-impact, daytime commercial uses** more compatible with the surrounding neighbourhood—such as a café, gym, or grocery shop—with licensable activity limited to **08:00 to 20:00**.

Grounds for Opposition

1. Area Now Predominantly Residential The surrounding buildings, once commercial, have been converted into private residences. The premises now sits in a **residential enclave**, where many families and working individuals live. Night-time noise and alcohol-fuelled activity from the Black Bull is no longer contextually appropriate and risks seriously undermining local amenity.

2. 10:00 PM is an Established Residential Threshold Guidance from DEFRA, the Institute of Acoustics, and local planning/licensing precedent recognises 22:00 as the start of the sensitive night-time period. Residential zones typically observe this as the terminal hour for noise-generating activity. In the current setting, even 22:00 would be a stretch; earlier closure should be considered unless a materially different business model is proposed.

3. History of Public Nuisance and Licence Breaches The Black Bull, under previous operators and the current licence terms, has caused persistent nuisance:

- Excessive noise from music and patrons
- Loitering and intoxication on the street
- Repeated disruption to residents' sleep and wellbeing
- Documented interventions by Council enforcement teams

The premises developed a poor reputation locally and contributed to a sustained erosion of residential quality of life. A change in ownership does not change the layout, structure, or public-facing character of the premises. No material safeguards or design modifications have been proposed to mitigate recurrence of these harms.

4. Absence of a Management Plan or Mitigations The application lacks any meaningful proposals to mitigate nuisance or promote responsible operation (e.g., acoustic reports, dispersal policies, security staffing, etc.). In the absence of such basic safeguards, granting any form of extended evening licence would be speculative and irresponsible.

Alternative Licensing Use: Conditions for Support

Should the Committee wish to support any licence, I urge that it be tied to a materially different business model than a pub or late-night bar. I would be amenable to a licence that supports **low-impact daytime retail or wellness activity** (e.g. café, studio, grocer, gym), provided that:

- Opening hours are limited to 08:00–20:00 daily
- No alcohol is sold for on-site consumption after 19:30
- No regulated entertainment is permitted
- Noise and waste management conditions are enforced

This would allow for a use more aligned with the area's current residential character, while preserving the viability of the premises for suitable commercial tenants.

Conclusion

I respectfully request that the Licensing Sub-Committee **refuse the application to extend licensable hours or continue pub/bar-style operation** at 257 King Street. Failing that, I urge the Committee to **reframe the licence** for a lower-impact use with stricter limitations.

Thank you for considering this representation.

Yours faithfully, [REDACTED]
273 Ravilious House Flat 14 King Street, London
W6 9QF [REDACTED]

From: [REDACTED]
Sent: 25 June 2025 09:54
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Licensing Team,

Please see attached my letter.

Thank you!

Yours faithfully,

[REDACTED]
26 Ravilious House, 273 King Street, London UK
W6 9QF

To: Licensing Team London Borough of Hammersmith and Fulham **Email:** licensing@lbhf.gov.uk **Date:** 25 June 2025 **Subject:** Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam, I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time. However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

- **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.
- In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.
- In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies. In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- Loud and amplified music beyond permitted levels
- Patrons loitering outside late into the night, creating noise and disturbance
- Public intoxication and inappropriate behaviour
- Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue. While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment. This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

[REDACTED]

26 Ravilious House, 273 King Street, London UK W6 9QF

From: [REDACTED]
Sent: 25 June 2025 15:08
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: King street: Black Bull licensing

Good afternoon,

I would like to express my opposition to proposed licensing of Black Bull site on King street, please find attached the letter of opposition,

Kind regards,
[REDACTED]

To: Licensing Team
London Borough of Hammersmith and Fulham
Email: licensing@lbhf.gov.uk
Date: 25 June 2025
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

- **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.
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In contrast, the Black Bull is an open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

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On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high**

potential for repeated harm. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,



Flat 44, 273 King street
W6 9QF

From: [REDACTED]
Sent: 25 June 2025 16:06
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Hi Matt,

Thank you for your response and for clarifying how the Licensing Act 2003 operates in relation to precedent and past licence holders. I fully understand that each application must be considered on its own merits, and that a new operator is entitled to a fair assessment.

That said, I remain extremely concerned about the impact that late operating hours at the Black Bull would have on the local community. The proximity of the venue to residential buildings, including Ravilious House and the Premier Inn, which are both only a few metres away, means that any extended activity, particularly music and outdoor noise, has a direct and measurable impact on residents' quality of life.

Even with doors and windows closed, sound from the premises travels easily into neighbouring properties. The presence of a large forecourt area at the front of the pub encourages patrons to gather and remain outdoors well into the night. This results in elevated noise levels at unsociable hours, which has a demonstrable negative effect on the wellbeing and mental health of those living nearby.

With this in mind, I strongly urge the Sub-Committee to consider:

Strict limitations on the use of the outdoor space, particularly in the evenings

Reduced operational hours, ideally concluding by 10:00 PM or earlier.

And, if permissible within the legal framework, a refusal of the variation application in full

If the application proceeds to a hearing, I would very much appreciate being notified so that I may attend and speak on behalf of myself and other local residents who share these concerns.

Thank you again for your time and attention to this matter.

Kind Regards

[REDACTED]

On Mon, 23 Jun 2025 at 17:15, Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk> wrote:
Dear [REDACTED] – thank you for your e-mail.

I have logged your comments a Representation and will be in touch in due course with the next steps. However, I would like to clarify the following points made in your Representation:

- The application contradicts previous licensing decisions – the Licensing Act 2003 (the Act) does not work on the basis of precedents as each application is required to be considered on its own merits. Any applicant is entitled to apply for whatever hours they wish. However, in the event of one or more valid objections being received (as in this case), it would be for a Licensing Sub-Committee to decide on the application based on what is presented to them. Whilst presumption is in favour of granting under the Act, if they feel there are strong grounds for granting (either partially or in full), or refusing, the application, they will give clear reasons for whatever decision is made.
- The previous premises licence holder causing nuisance to neighbours – you are right that the Applicant in this case is different from the previous holder of the licence and they cannot be held liable for any shortcomings by the previous licence holder. Legally, the Council has no grounds to refuse a new application on the sole grounds that a previous premises licence holder may have caused issues. This is because Act is set up so that a licence must be issued and then reviewed if any breaches of a licence take place. Therefore, a business must be given the opportunity to fail (if they fail at all). Again though, it is in the gift of the Sub-Committee whether to grant the licence (and if so to what extent) or not and if any additional conditions are necessary in the event of granting.

I hope this clarifies.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk

From: [REDACTED]

Sent: 23 June 2025 16:24

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

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

- **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.
- In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.
- In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse

When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- Loud and amplified music beyond permitted levels
- Patrons loitering outside late into the night, creating noise and disturbance
- Public intoxication and inappropriate behaviour
- Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

 28 Vencourt Place W6 9NU

From: [REDACTED]
Sent: 27 June 2025 11:52
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Cc: [REDACTED]
Subject: Re: Black Bull pub king street

Dear Matt,

We strongly oppose the proposal for the Black Bull Pub to remain open late near our home due to concerns relating to the prevention of crime and disorder, public safety, and the prevention of public nuisance.

Extended opening hours often leads to increased noise, antisocial behavior, and disturbances that disrupt the peace of the local community, particularly during late-night hours.

There is also a heightened risk of crime and disorder associated with late-night drinking, which could endanger the safety and wellbeing of nearby residents. Additionally, the ongoing noise and disruption would constitute a significant public nuisance, especially in an otherwise quiet residential area.

For these reasons, we believe that allowing a pub to operate late into the night would negatively impact the quality of life for those living nearby.

I hope this helps.

Kind regards

[REDACTED]

From: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Sent: Friday, June 27, 2025 10:48 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Black Bull pub king street

Thank you for confirming your address [REDACTED] –

I will still need you to highlight how you think the application will affect one or more of the licensing objectives by midnight on 14 July 2025. Simply quoting them is not sufficient grounds for a representation.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk

From: [REDACTED]

11:47

To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; [REDACTED]

Subject: Re: Black Bull pub king street

Dear Matt,

Thank you for your response.

Our address is:

21 Ravilious House
273 King Street
W6 9QF

The reasons we wish to put forward are:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance

Kind regards

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

Sent: Thursday, June 26, 2025 9:11 AM

To: [REDACTED]

Subject: RE: Black Bull pub king street

Dear [REDACTED] – thank you for your e-mail and I hope you're both keeping well.

For us to class any comments on an application as valid under the Licensing Act 2003 (the Act), we would require not just your residential address, but also some indication from you as how you think it will affect one or more of the licensing objectives (below):

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

▪

Saying 'we do not want it because it is too late' is not, I am afraid, a valid grounds for representation.

I look forward to hearing from you by midnight on 14 July 2025. Should, a response not be forthcoming for this date, I will have to count your current comments (below) as invalid. That would mean only those other representations considered valid would be sent to the Licensing Sub-Committee for consideration.

I hope the above clarifies. However, by all means feel free to contact me if you need anything else.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk

From: [REDACTED]
Sent: 25 June 2025 18:21
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Cc: [REDACTED]
Subject: Black Bull pub king street

Hello,

Just to advise we are against the Black Bull pub having a late license.

We are local residents and we don't believe that it is right to have this open late in such a residential area.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 23 June 2025 17:47
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Re. Black Bull letter of opposition

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond 22:00 (10:00 PM) on the grounds that such an extension would unreasonably compromise the prevention of public nuisance, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week. Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the neighbouring buildings have now been redeveloped for residential use, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly residential environment. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

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exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

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Loud and amplified music beyond permitted levels

Patrons loitering outside late into the night, creating noise and disturbance

Public intoxication and inappropriate behaviour

Repeated disruption to local residents' sleep and wellbeing

On several occasions, officers from Hammersmith and Fulham Council were called to the premises to witness first-hand breaches of licence conditions, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a source of chronic nuisance rather than a valued community venue.

While the applicant now represents new ownership, the nature of the business and its proposed hours remain the same, and the historical record makes clear the high potential for repeated harm. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to refuse the extension of hours and to instead condition the licence with a 10:00 PM cut-off for all licensable activities, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,



3, Beavor Lane
W69AR

From: [REDACTED]

Sent: 24 June 2025 05:19

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

Subject: Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

To: Licensing Team

London Borough of Hammersmith and Fulham

Email: licensing@lbhf.gov.uk

Date: 24 June 2025

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

2. 10:00 PM is a Recognised Threshold for Residential Protection

In licensing and planning policy guidance nationally and locally, **10:00 PM** is frequently considered a **reasonable and balanced cut-off** for noise-sensitive uses near residential dwellings:

☐ **The Institute of Acoustics** and **DEFRA** often reference 22:00 as the beginning of the night-time period, when background noise levels drop and residents are most susceptible to disturbance.

☐ In **planning conditions** attached to mixed-use developments, 10:00 PM is commonly imposed as the latest acceptable hour for noise-generating commercial activity.

☐ In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

3. Local Precedent: Comparable Premises Do Not Trade Late

Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where

exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

5. Proven History of Nuisance and Licence Abuse

When the Black Bull previously operated under the current licensing hours, **it caused a significant and persistent level of nuisance** to the surrounding community. The following problems were regularly observed:

- ☒ Loud and amplified music beyond permitted levels
- ☒ Patrons loitering outside late into the night, creating noise and disturbance
- ☒ Public intoxication and inappropriate behaviour
- ☒ Repeated disruption to local residents' sleep and wellbeing

On **several occasions**, officers from **Hammersmith and Fulham Council** were called to the premises to **witness first-hand breaches of licence conditions**, particularly late-night noise and disorder. These issues became such a common occurrence that the Black Bull was viewed locally as a **source of chronic nuisance** rather than a valued community venue.

While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

[Redacted Signature]

Flat 15 Ravilious House
Hammersmith London
W6 9QF

[Redacted Address Line]

From: [REDACTED]
Sent: 29 June 2025 12:26
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

We are writing to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Playing of music, sale of alcohol, plus operating until late night are mentioned in this application.

Our key concerns are here:

1. **NOISE DISTURBANCE:** The proposed club is in close proximity to a residential block - Ravilious House and Premiere Inn, which raises serious concerns about potential noise nuisance, particularly during nighttime hours. The ambient sound levels are currently low, and the introduction of amplified music late into the night would significantly disrupt the peace and quality of life for local residents and guests staying at Premier Inn.
2. **PUBLIC SAFETY:** With alcohol being served late into the night, the risk of antisocial behaviour, disturbances, or increased foot traffic in the area is heightened, especially near family homes, schools, park and places of worship.
3. **INCOMPATIBILITY TO THE NEIGHBOURHOOD:** The area has evolved into a peaceful, community-oriented environment, defined by cultural venues, leisure spaces, and residential developments in the last decade. The proposed club or variation is not in keeping with the character or current use of the neighbourhood.
4. **LOCAL ENVIRONMENT:** The immediate surroundings are schools, cultural and leisure venues and places of worship including Ravenscourt Park, the Polish Social and Cultural Association, Latymer Upper School, West London Free school, Ravenscourt Park Preparatory School, Rivercourt Methodist Church (and Ravenscourt Baptist Church nearby). There are shops operating as gallery, Chelsea Fine Arts and Pilate studio which fit the needs of the neighbourhood. And well supported by household and grocery stores and cafes and restaurants, all of which close by 10:00 PM (except grocery stores). The current use of these premises supports a family-friendly and culturally rich neighbourhood. Introducing a late-night club would contrast sharply with the nature and rhythm of daily life here.
5. **ALTERNATIVE USE OF SPACE:** While we acknowledge the potential for economic activity, there are many alternative types of operations—such as cafés, community spaces, or retail as aforementioned—that would complement the area without causing

disruption. A nightclub does not align with the needs or expectations of those living, working, or studying nearby.

For these reasons, we respectfully request that the council decline the application for a club licence / variation at this location. We believe preserving the area's current character is crucial for the well-being and safety of its residents and visitors.

Yours sincerely,

[Redacted Signature]

6 Ravilious House, 273 King Street, London W6 9QF

From: [REDACTED]
Sent: 01 July 2025 01:35
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Matt

Thank you very much for your email below and clarifying those points. I would also like to point out that my flat overlooks the lane between the pub and the apartment block so I and all other residents with flats similarly located (and there are quite a few) will be disproportionately impacted by noise etc . I do hope the Council will take note of this .

Best regards

[REDACTED]

From: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Sent: Monday, June 30, 2025 5:17:24 PM
To: [REDACTED]
Subject: RE: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Gerard – thank you for your e-mail.

I have logged this as a representation and will be in touch in due course with the next steps. However, I would like to respond to some of the points you have made:

- **The Application is a ‘Variation’** – that is not the case. The last premises licence at this site was surrendered in May 2023, so this is an entirely new application.
- **The application contradicts previous licensing decisions** – the Licensing Act 2003 (the Act) does not work on the basis of precedents as each application is required to be considered on its own merits. Any applicant is entitled to apply for whatever hours they wish. However, in the event of one or more valid objections being received (as in this case), it would be for a Licensing Sub-Committee to decide on the application based on what is presented to them. Whilst presumption is in favour of granting under the Act, if they feel there are strong grounds for granting (either partially or in full), or refusing, the application, they will give clear reasons for whatever decision is made.
- **The previous premises licence holder causing nuisance to neighbours** – you are right that the Applicant in this case is different from the previous holder of the licence and they cannot be held liable for any shortcomings by the previous

licence holder. Legally, the Council has no grounds to refuse a new application on the sole grounds that a previous premises licence holder may have caused issues. This is because Act is set up so that a licence must be issued and then reviewed if any breaches of a licence take place. Therefore, a business must be given the opportunity to fail (if they fail at all). Again though, it is in the gift of the Sub-Committee whether to grant the licence (and if so to what extent) or not and if any additional conditions are necessary in the event of granting.

Kind regards

Matt Tucker

Interim Licensing Policy and Administration Team Leader

Licensing

Place Department

Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk

From: [REDACTED]

Sent: 30 June 2025 09:41

To: Licensing HF: H&F <licensing@lbhf.gov> [REDACTED]

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I am the owner of Flat 29 Ravilious House.

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

Objection Summary

I object to the extension of licensable activities beyond **22:00 (10:00 PM)** on the grounds that such an extension would unreasonably compromise the **prevention of public nuisance**, one of the core licensing objectives under the Licensing Act 2003. I ask that all licensable activities be restricted to a terminal hour of 10:00 PM, seven days a week.

Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

Historically, the Black Bull operated alongside commercial neighbours, primarily offices, which were vacant during the late evening and night. The justification for late

licensing hours, including music and alcohol sales up to midnight and beyond, was therefore reasonable at the time.

However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

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- In **licensing appeals**, courts and sub-committees have upheld 10:00 PM as a proportionate and enforceable time limit in residential contexts, particularly where late-night activities risk undermining public nuisance protections.

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Most comparable pubs and restaurants in the Hammersmith and Fulham borough near residential properties **do not operate beyond 10:00–11:00 PM**. In many cases, hours have been voluntarily restricted or rolled back due to resident concerns, and where exceptions exist, they are typically tied to soundproofed premises, no outdoor seating, and strict dispersal policies.

In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

4. No Evidence of Robust Mitigation

The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

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While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

I'd be happy to be contacted if you need any further input from me or have any questions for me.

[REDACTED]

62 Cambridge Road
Flat 01-05 D'Cambridge
Singapore 219758

From: [REDACTED]
Sent: 30 June 2025 14:07
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sirs

Please see attached.

Regards

[REDACTED]

To: Licensing Team
London Borough of Hammersmith and Fulham
Email: licensing@lbhf.gov.uk
Date: 30th June 2025 Dear Sir/Madam,
Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

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While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high**

potential for repeated harm. This recent operational history must weigh heavily in any decision to approve extended hours.

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This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

[Redacted Signature]

3 Ravilious House
273 King Street London
W6 9QF

[Redacted Contact Information]

From: [REDACTED]
Sent: 02 July 2025 11:39
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: RE: Objection to licensing application for the Black Bull, 257 King Street, W6 9LU

Thanks Matt,

My address is:
Flat 12, 273 King Street
Hammersmith
W6 9QF

[REDACTED]

Kind Regards

[REDACTED]

From: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Sent: 02 July 2025 09:52
To: [REDACTED]
Subject: RE: Objection to licensing application for the Black Bull, 257 King Street, W6 9LU

Thank you for your e-mail [REDACTED] - I hope you are keeping well.

For us to class your comments as a valid representation under the Licensing Act 2003 (the Act), you need to provide us with your full address.

If you could provide that to me by midnight on 14 July 2025, I would be most grateful.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423
E: Matt.Tucker@lbhf.gov.uk
W: www.lbhf.gov.uk

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

Sent: 02 July 2025 09:23

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

Subject: FW: Objection to licensing application for the Black Bull, 257 King Street, W6 9LU

From: [REDACTED]

Sent: 02 July 2025 09:15

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

Subject: Objection to licensing application for the Black Bull, 257 King Street, W6 9LU

Dear Licensing Department,

I wish to raise a licensing application objection to the recent application for a license by the Black Bull pub, Hammersmith.

The pub sits next to a hotel, with residential flats now situated on its first floor, plus next to a residential development which is already plagued by noise from the hotel, the Royal Mail and rubbish collection and late-night deliveries. Allowing music and potential street noise from the pub until 12 midnight weekdays and to 1am on Fridays and the weekend will exacerbate the problem for residents already complaining and disturbed by the noise pollution in this area. It is important to residents who work can expect to have a semblance of quiet, especially late into the evening to wind down from a work day and get the required opportunity to sleep a required 7-8 hours. My flat is in Ravilious House next door and living on the upper floors sound does travel upwards and causes unwanted noise pollution.

I object to this licensing application on the grounds of noise pollution as a potentially affected local resident.

I look forward to hearing from you.

Kind Regards

[REDACTED]

From: [REDACTED]
Sent: 12 July 2025 14:19
To: Mckenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>
Cc: Licensing HF: H&F <licensing@lbhf.gov.uk>; Cllr Collins Liz: H&F <Liz.Collins@lbhf.gov.uk>
Subject: 2025/00798/LAPR: Black Bull 257 King Street London W6 9LU - objection

Dear Ms McKenna,

I write on behalf of the St Peter's Residents' Association (SPRA) to object to this application on the grounds of excessive public nuisance.

The application site is on the border of the SPRA area and many of our residents living in Beavor Lane will be adversely impacted should it be approved.

The proposal is to license the currently semi-derelict site to operate seven days per week for 13.5 hours per day from 11am-12:30am Monday-Thursday and for 14.5 hours per day from 11am-1:30am on Friday and Saturday and for 12 hours on Sundays from 12:00pm-12:00am.

There will be the playing of recorded music and the sale of alcohol on and off the premises from opening to within half an hour of closing each day.

When this property was last operating as a licensed premises it was surrounded by commercial buildings so public nuisance was limited.

The commercial buildings have now been largely converted to residential (with more applications for change of use pending) and the large multi-storey building that was once the LBHF finance department is now a hotel.

Therefore, any precedent set by the previous licencing arrangements for the Black Bull are not valid.

Further we note that the Black Bull is in effect located in a building 'canyon' with the multi storey hotel to the east and the residential properties of Beavor Lane located to the west. Thus, any noise emanating from the premises or from patrons entering or leaving the premises or using the extensive external forecourt will be trapped to echo in the 'canyon'. This will exacerbate all noise disturbance and public nuisance.

In addition, further public nuisance will arise as a result of commercial deliveries and collections of waste glass bottles etc. which will likely take place outside the licensed hours and experience with other licensed premises within the SPRA area confirms that the sound of smashing glass collections and dray lorry deliveries take place early in the morning disturbing local residents' peaceful enjoyment of their homes/ sleep. Again, this public nuisance will be exacerbated by the Black Bull being in a building canyon.

Thus we object to the application on the grounds of public nuisance, the significant loss of residential amenity and the likely hood of significant noise disturbance which will adversely impact the quality of life in the area.

We are keen to see the premises brought back to life and to have the Black Bull statue restored and accessible. Therefore we urge the applicants to work with local residents and the council to create a proposal which addresses the issues relating to the site and the current proposals, for example with opening hours similar to those of the Carpenter's Arms in Black Lion Lane.

Yours sincerely,



Vice-Chair, SPRA
C/O 4 St Peter's Square,
London W6 9AB

From: [REDACTED]

Sent: 13 July 2025 22:04

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

Subject: Representation Objecting to Licensing Variation – Black Bull, 257 King Street, W6 9LU

Dear Sir/Madam,

I write to formally oppose the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025.

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Grounds for 10:00 PM Cut-Off

1. Significant Change in Local Context – From Commercial to Residential

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However, the **neighbouring buildings have now been redeveloped for residential use**, with residents living directly adjacent to and opposite the pub. The area has transitioned from a mixed-use zone into a predominantly **residential environment**. The impact of noise after 10:00 PM, when families and working residents expect quiet, is substantially more disruptive under current circumstances.

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- In **planning conditions** attached
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In contrast, the Black Bull is a open pub design with minimal sound insulation and public-facing frontage, making it particularly unsuitable for late trading near homes.

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The applicant has not presented any evidence of sound management practices to mitigate the anticipated impact of later hours. There is no noise impact assessment, dispersal plan, or operational management statement included in the notice. Without these safeguards, allowing licensable activities past 10:00 PM would be speculative and risk severe nuisance.

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While the applicant now represents new ownership, the **nature of the business and its proposed hours remain the same**, and the historical record makes clear the **high potential for repeated harm**. This recent operational history must weigh heavily in any decision to approve extended hours.

Conclusion and Requested Conditions

Given the area's recent residential development and the absence of any proposed mitigations, I strongly urge the Licensing Sub-Committee to **refuse the extension of hours** and to instead **condition the licence with a 10:00 PM cut-off for all licensable activities**, including alcohol sales, music, and late refreshment.

This would ensure alignment with the licensing objectives and reflect the new residential nature of the immediate surroundings.

Yours faithfully,

[REDACTED]

19 Ravilious House, 273 King Street
W6 9QF

[REDACTED]

From: [REDACTED]
Sent: 13 July 2025 20:08
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Re: Representation Objecting to Licencing Variation – Black Bull, 257 King Street, W6 9LU

Dear Ms. McKenna and the Licencing Committee,

Following my email as promised with the attached recording to show that the pub is poorly insulated and should not be granted a licence to play music as outlined. This recording is from July 8th 2025 so it cannot be dismissed as 'a problem from the previous pub operator'. The issue is in the building itself.

Best regards,

[REDACTED]

On Sun, Jul 13, 2025 at 8:05 PM [REDACTED] wrote:

Dear Ms. McKenna and the Licencing Committee,

I want to start off by thanking you for the number of positive planning decisions taken in LBHF over the last few years, having been a resident for over 8 years now. Unfortunately, the idea of granting the Black Bull not only a renewed licence, but one that allows it to operate into the small hours each evening would be a particularly poor outcome for the area.

I am therefore writing to formally object to the the application submitted by Gregorian Hotel Trading Limited to vary the premises licence for the Black Bull, 257 King Street, London, W6 9LU, as per the notice dated 3rd June 2025. Specifically to oppose:

- A) the reinstatement of the original operating hours and instead request reduced opening hours
- B) any extended operating hours
- C) the renewal of the licence to play music indoors at anytime

My objections are based on the Licensing Act 2003 and the requirements to:

- Public safety
- Prevention of public nuisance
- Prevention of crime and disorder
- Protection of children from harm

Based on the following:

1) Firstly, the incompatibility with the area. The pub historically has enjoyed some of the most lenient operating hours in the area, and I understand why these may have originally been granted back in the 90s as the area was surrounded solely by commercial buildings then and it didn't matter if noise and nuisance went on late into the night. However, this is no longer the case in the area. Those offices and warehouses that once were neighbours to the pub have all been replaced by homes, schools, and hotels. Today's neighbours of the pub all need (and deserve) a good night's sleep as well as a safe environment for our families. Right now we don't have to worry about drunk and disorderly behaviour at all, let alone at 1am right outside our doors. The licence,

and by extension the opening hours, should therefore reflect the evolution of the area in the last 30 years, and not what it was back then. If it has to be a pub then let it be a family focused Gastropub which opens early to serve breakfast and coffee at 8am and closes at 9pm, rather than a place for people with nowhere better to be to hang out in until midnight everyday at the expense of local residents.

2) Secondly, the building itself is not fit for purpose to play music indoors. As you'll be aware the pub was previously open between 2017 and 2019 and any music that was played indoors would be heard across the neighbourhood. This resulted in numerous noise complaints; now one may think that was the fault of the pub operator at the time which could be a fair assumption. However, since then the first floor of the pub has served as apartments and they have also had numerous noise complaints filed because of disturbances caused by playing music indoors; even as recently as last week! The issue therefore does not lie with the operator, either the previous one or the future one, it instead lies with the pub building and the build-up of the area in which it's located. The building is brick double-skin walls and does not have the proper insulation to absorb the music indoors propagating outside and into other buildings, and is made worse by the concrete heavy environment and surrounding tall buildings which creates an echo-chamber/amplifier effect. I'll follow up with an attachment of two recent recordings to show you how loud this can be from indoor music. Again this was not an issue to the area 30 years ago (probably before The Noise Act 1996) but it really is one now. The should therefore not have its license to play music indoors renewed. Or if it has to have one, not past 6pm; it's not a disco after all right? It's a pub!

3) Thirdly, the outdoor area. As you'll be aware the pub has an outdoor area which, as mentioned above, is built in such a way that sound really echoes and amplifies. This includes conversations. One of the biggest issues with the pub last time around was the noise made by drunken louts using the outdoor patio area past 10pm. This was further exacerbated by them loitering around the pub after closing (which as outlined was 12pm) and then hanging around in the area because there was nowhere else to go. This then meant I had to confront them to ask them politely to leave and put my own livelihood in jeopardy; conversations I would really rather not be having at midnight on a weekday let alone at 1am. Once again, this cannot just be chalked up to the previous ownership of the pub. If an establishment opens late there will be patrons leaving late, probably drunk, and making noise.

I hope that you take the above reasons to heart. I appreciate that you have a job to do keeping the local economy growing but we're the ones who have to live with the consequences of any decision that's made. I personally would welcome a pub that serves early morning coffee and breakfast, plays the 6 nations, serves a good pint and then closes at 9pm when everyone needs to go home before the rougher elements decide to show up. Exactly like the ones in my neighbourhood growing up; cosy and quiet. Let's make the area better together and remember it's a family friendly place! In summary I plead with the committee to:

- Reduce the operational hours to start earlier (e.g. 8am) and end no later than 9pm on workdays and 10pm on weekends.
- Restrict the use of the outdoor space past 9pm regardless of the day of the week
- No licence for indoor music whatsoever. Or if it is permitted to mandate the landlord install new sound insulation measures and a limit until 6pm.

I would like to please be informed of the date and time of the hearing for this application, should one be held, and would like to exercise my right to speak at such a hearing.

Thank you for making the right decision and keeping us all safe and well rested in LBHF!

Best regards,



Apartment 28
Ravilious House
W6 9QF

From: [REDACTED]
Sent: 14 July 2025 21:18
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: Re: Objection to Black Bull pub license 257 King Street

Dear Tucker,

Apologies, its number 28.

Regards
[REDACTED]

On Mon, Jul 14, 2025 at 5:01 PM Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk> wrote:
Dear [REDACTED] – thank you for your e-mail.

For us to consider your comments valid under the Licensing Act 2003 (the Act), we require confirmation of your full address.

If you can provide that to me by midnight tonight, I would be most grateful.

Kind regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423
E: Matt.Tucker@lbhf.gov.uk
W: www.lbhf.gov.uk



From: Licensing HF: H&F <licensing@lbhf.gov.uk>
Sent: 14 July 2025 09:02
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>
Subject: FW: Objection to Black Bull pub license 257 King Street

From: [REDACTED]
Sent: 13 July 2025 22:16
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Subject: Objection to Black Bull pub license 257 King Street

Dear Sir/Madam,

I am writing to formally object to the proposed renewal of the operating licence for the Black Bull pub, which has lapsed. I urge the committee to consider the significant changes in the area and the serious concerns of local residents before making a decision that could negatively impact our community.

1. Change in Zoning and Character of the Area

Since the pub was first opened and even since it was last operational, the area has undergone a substantial transformation. What was once a commercially zoned area has now become a quiet, residential neighbourhood. The reclassification and development of the area into a residential zone should be reflected in the types of businesses permitted to operate here. A pub, particularly one with extended operating hours, is no longer compatible with the character and needs of the community.

2. Noise Disturbance and Poor Noise Protection

The building in has bad noise protection, as evidenced by ongoing complaints towards residents living above the premises who play their music indoors but still causes a nuisance. Reopening the pub, especially with extended hours, will make worse this issue, subjecting residents to unacceptable levels of noise late into the night. This is not just a nuisance but a serious disruption to the peace and wellbeing of those who live nearby, especially those with young children.

3. Outdoor Noise and Patron Behaviour

The use of the pub courtyard and the likelihood of patrons gathering in the street after hours raises further concerns. These gatherings often lead to loud conversations, shouting, and other disturbances that are deeply disruptive to residents trying to rest or simply enjoy the comfort of their homes. The outdoor area should not be used in a way that infringes on the rights of residents to a quiet and safe environment, especially so late at night when people are trying to rest soundly in their beds.

4. Safety Concerns for Vulnerable Residents

Most importantly, as a woman living on the dimly lit street used to access the pub (Vencourt Place), I am deeply concerned about the safety implications of the pub, especially with extended opening hours. I have personally been a victim of assault by drunken men in the past, and the thought of the pub inviting these individuals to loiter outside my home in the evening when I might want to go out for groceries makes me feel extremely anxious. The potential for catcalling or worse is not an overreaction but a lived reality for many women like myself. I implore the committee not to allow the creation of an environment where vulnerable residents feel threatened in their own neighbourhood. You may dismiss this concern as being melodramatic but it only takes one incident to ruin someone's life forever. I invite you to come to the area at midnight so you can see first hand why the pub's reopening would be the perfect setup for something bad to happen.

The pub has had multiple opportunities to operate successfully and has consistently failed to do so. It no longer reflects the wants and needs of the area and it is time to consider alternative uses for the space that benefit the community, such as a children's

activity centre, a café, or a women's fitness studio, or literally anything else which would better serve the community and align with the area.

Conclusion

I strongly oppose the renewal of the pub's operating licence. However, if the committee decides to proceed despite these concerns, I beg you to impose strict conditions: limit operating hours to no later than 10:00 PM daily and restrict use of the outdoor area to prevent noise and safety issues. These measures are essential to ensure that residents can continue to live in peace and safety. Otherwise essentially what is being permitted is not a pub, it is a nightclub which is what we all thought when we read the notice.

Thank you for considering my objection.

P.s. Someone tore down the notices of the application last week so I don't know how many people actually saw it.

Kind regards.



Vencourt Place
W6 9NU