

From: [REDACTED]

Sent: Tuesday, November 18, 2025 7:16 PM

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

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Subject: White Horse Pub 1-3 Parsons Green Lane Wed 19 Nov (deadline) 2025/01640/LAPR

White Horse Pub 1-3 Parsons Green Lane Wed 19 Nov (deadline) 2025/01640/LAPR—Attached:

-3-page summary from Mitchell & Butler owners of The White Horse public house 103 Parsons Green Lane

-Police agreed conditions as of 18 Nov 2025 PDF

-New Premises Licence application 2025/010640/LAPR

-Current/existing Licence 2023/00464/LAPR

--For online details on the PROPOSED licence: <https://public-access.lbhf.gov.uk/online-applications/licencingApplicationDetails.do?activeTab=conditions&keyVal=T4KVCBBI19W00>

We, [REDACTED] Residents are writing as residents of Fulham who live a short walk away from 'our' famous pub, The White Horse. We all enjoy this wonderful, historic and excellent public house in Fulham. We are patrons who are keen to protect this great community asset, historic and contemporary as it is, directly in our midst.

We have been in contact with Mitchells & Butler Leisure Retail Limited regarding this licensing application and its associated planning application. We attach their 3-page PDF summary of the reasons for this new application (a New Application, if granted the existing would be withdrawn, and, fyi, as some confusion, this is not a Minor Variation application).

We have made representations regarding the planning application (2025/02471/FUL), which is separate but is inherently related to this licensing application.

1. The application is summarised on the Licensing Register as follows:

"Minor external alterations consisting of the installation of a retractable awning to the north eastern elevation; and alterations to the existing external seating area to include the installation of a new external bar, removal of the north eastern wall, minor infill of the existing north western wall, new jumbrellas and foundations to replace existing, and new timber drinks shelves."

We would point out that the installation of a new external bar is not 'minor'; the application is for a totally new licence, to be exact. 'Minor' used here is a misnomer and confusing as 'minor' variations under the Licensing Act distinctively do not incorporate extended licensable hours or extended layouts of licensable (red line) space.

Conditions: some confusion still

We are not yet clear on the new conditions proposed; they are alluded to in the 3-page PDF attached. These are left black on the online application on the LBHF Licensing Register. We have just received, on request, the Police-agreed conditions as of 18 Nov. Attached.

We are concerned about the new proposed condition 22, as it is allowing 'risk assessment' vs proactive prevention from the start. In our experience, risk assessment rarely leads to Premises adding SIA alcohol-trained Door Supervisors but on very, very rare occasions. We discuss this below, under our now lengthy point 3.

Pub Watch scheme participation; removal of Condition 7 on the present licence 2023/00464/LAPR The White Horse 1-3 Parsons Green Lane for the NEW application being considered 2025/01640/LAPR.

We see in today's agreed (18 Nov) Police suggested conditions for the proposed new licence for The White Horse public house that the requirement to attend/be active in the local Pub Watch scheme for publicans/premises licence holders is agreed by the Police to be removed (Annex 2, 7. "Pub Watch condition to be removed"). Why would Mitchell & Butler's solicitors suggest not being part of a positive asset in our neighbourhood, ie the coming together of Premises for the greater good of the community, ie its customers? If nothing else create a positive statement as a voluntary condition, please.

It is our understanding that the Fulham BID (Business Improvement District) runs a now revived, very successful Pub Watch group that is growing vs declining, and it reaches Parsons Green. It is important for our Fulham neighbourhood that this momentum is not diminished. Surely there is a way to encourage participation via Conditions on the Licence, even though Conditions on a licence should be 'enforceable', which this idea is not. It just looks bad not to be encouraging publicans to come together in the name of protecting and improving the community. Perhaps a legal expert could come up with the right wording, please, for the good of our Fulham neighbours, safety, for the betterment of business, for the upholding and improvement of standards, for the neighbours who are the pubs' customers—think local, together!

## 2. Hours/opening hours vs operating hours

—"operating hours" meaning the hours before and after 'opening hours', ie the pub is shut, but

--staff could be potentially be on the premises preparing for opening (kitchen staff especially) or staff could still be on the premises after the closing hours, doors slamming etc

--potential of fans continuing to run and other noise nuisance from cleaning, closing procedures,

--clean up of, carrying in liquor stock from the new proposed outside bar area into the building from the proposed, significantly expanded outside area in front of the pub.

We ask the committee to stipulate that all operations (and any extra 'sounds' cease 30 minutes after the defined end of 'opening hours' ie the closing hour. This will assure that noise nuisance does not persist, either from patrons still gathered outside (although they will have been directed by staff to disperse), nor from kitchen/odor ventilation fans, loud water hose pipes or other mechanisms used for cleaning, which should be switched off so that nearby neighbours can try to sleep.

-It's unclear what kitchen activity might start for an 8am opening. Could the committee please consider this point.

-As well, noisy bottle recycling/gathering up etc should be conditioned to take place the following day, not late at the end of the evening.

3. The building of/provision of a permanent external bar set up (to purchase drink and take it to tables/drink standing and to (presumably) order food.

The building of this/addition onto the pavement/front area/garden is a planning matter. The layout/ plan provided with the licensing application and the final licence granted should reflect the final planning permission granted (projected for a decision on 21 November 2025). We reserve our right to add information as additional evidence for the hearing. We assume that the applicant will do the same.

#### OUTSIDE BAR:

Licensing objective: Prevention of crime, in other words attracting more crime to the area vs deterring crime in the area directly at and around The White Horse and across onto Parsons Green

We believe the potential for increased crime must be taken into consideration in that an outside bar/service/sales area on the pavement poses huge ongoing and never-ending public safety risks, the potential to attract more crime (pickpocketing, snatching of watches/jewellery, stealing things from the open bar) etc.—all of these are increasing in the Fulham/Chelsea area. The proposed outside bar has unquestionably the potential to become a huge crowd pleaser, AND a new target for criminals and chancers who will come specifically to the area to take advantage of the village-like, friendly area with often too naive patrons who are a bit off-guard, enjoying their time, as one should (!) at the Sloaney Pony/The White Horse pub.

#### The 'area'/Pavement:

We have learned and fully accept that by some ancient right the White Horse curtilage extends onto what is deemed and looks like the public pavement, most of which, therefore, is not technically public and has therefore, we assume, not been adopted by the H&F Council. Is that correct?

#### The intrinsic area, The Common Land (CL24) called Parsons Green:

The White Horse public house looks out onto defined and registered Common Land, CL 24 to be exact—the 'irregular triangle called 'Parsons Green'. Much care must be taken here by the licensing committee and we are sure you are considering just that for the sake of public safety, prevention of crime, prevention of anti-social behaviour, the prevention of nuisance and the protection of children from harm (all four licensing objectives which are the cornerstone of the 2003 Licensing Act) at and around and in the midst of this precious ancient 'irregular triangle' of green Common Land in our residential midst

There are only two pieces of Common Land in Fulham—Parsons Green (CL 24) and Eel Brook Common, with its New King's Road, sweepingly elongated 'daffodil' verges (CL13).

The idea of a public outdoor bar/bar serving area set up (we don't see bar stools on the plan), even if closed off and locked up at night or moved inside somehow, sitting permanently OUTSIDE in such a narrow/cramped space seems a big public safety/security risk to us.

Don't misunderstand us, please. We LOVE the idea, but we see the reality of the risks involved and the lack of ability to prevent crime, nuisance, uphold/improve/assure more public safety.

This outdoor bar/service in the midst of patrons concept might be convenient for patrons, rather than having to go inside to order drinks—we all know (and love) the routine—but the risks outside

(inability to 'prevent crime' for instance) are enormous and we cannot imagine how this could be dealt with without conditions on the licence that at least two SIA very highly motivated security-trained 'Door Supervisors' would be on duty at all times (the 3-page PDF attached from Mitchell & Butler mentions discretionary use of SIA Door Supervisors vs every night from a certain defined XX:XX time.

For others reading this in the agenda pack, 'SIA Door Supervisor' is a higher training level which includes proactive confrontation management, effective use of Body Worn Cameras, alcohol/'well refreshed' patron management etc. Even the permanent fixture of two such SIA 'bouncer types' won't deter those tempted by what they might see as the easy target of patrons at The White Horse use the finest phones, wear the best watches, tote glamorously expensive handbags etc.

Ours is a big, global city with a lot of unfortunate opportunities for disruptors, high-end theft, snatching of drinks. Jewellery/watches thefts in Fulham are on the rise (underreported to Police, unfortunately, but covered now and then in the media—(only on 12 May 2022 was a Fulham councillor accosted and his watch whipped off him, as well as daily on next door from mothers of children who are victims of motorbike drive-by snatchers).

Mobile phone snatching is part of the daily landscape (also underreported to the Police). Even the snatching of entire kegs of beer and bottles of alcohol are not unimaginable at a carefully designed but open alcohol service bar on what is effectively the pedestrian pavement in a highly residential but very busy area but with quick getaway points all 'round. Pls see Google maps of The White Horse at the epicentre of 4 converging exit points (two around Parsons Green itself, one down 100%residential Ackmar Road and one up Parsons Green Lane.

Please see 'LBHF Parsons Green Ward Profile 2024', declaring,

"The ward is almost entirely residential in character, with most commercial premises situated alongside New Kings Road and Kings Road, two commercial hubs."

Of course, people sit outside The White Horse now, and spread out over the road (standing) and onto the registered Common Land Parsons Green, but at present not with a full service, permanent bar at their beck and call. One must venture indoors to order, collect and pay for drink.

Taking a cue from Gov.uk, we respectfully submit the following, adapted to this specific application:

The White Horse pub, 1-3 Parsons Green are not yet trading with a proposed outdoor bar set up in place to the front of their Premises, so the Licensing Objectives have not yet been undermined specific to this outdoor bar service concept; but we believe that it is likely they will be undermined if the licence is granted for the serving/purchase of alcohol from such a proposed permanent outside bar purchase/service stand.

In the case of East Lindsey District Council v Abu Hanif (t/a Zara's Restaurant)(2016) Mr Justice Jay said:

[T]he prevention of crime and disorder requires a prospective consideration of what is warranted in the public interest, having regard to the twin considerations of prevention and deterrence.

We believe that the fact the premises are proposing to sell alcohol from an outdoor bar facility in this almost exclusively residential area of the core of Parsons Green (vs having to go inside to order and collect drink to then take it, personally, outside to designated tables or designated standing room spaces) means it is likely that there will be more nuisance to residents caused than at present through late night noise and anti-social behaviour. In addition, like it or not, a new outdoor bar will

attract the potential for increased crime directly at the bar and in the seating area and standing areas with interlopers targeting a new addition to the pavement, the bar/serving area itself, the staff as well as patrons for a quick snatch of anything in sight, or out of site for that matter (!)

Having regard to the existing rather low levels of a crime and anti-social behaviour—not overly high, from what we understand from online public information—directly in front of the White Horse—we believe that this proposed new outdoor service bar area will add to increased theft (customers being accosted or suddenly the victim of a quick fly-by snatching/and thus worsen the potential for crime directly at the front of The White Horse (and potentially inside), as well as in the immediate and surrounding area, if alcohol sales from an outdoor bar are granted.

It is the vulnerability of the pleasant presence of the alcohol set up that will attract the problem makers/interlopers. It would be a first in the Parsons Green area. We understand from the 3-pager that this is working in other pubs of Mitchells & Butler; Parsons Green is a truly unique situation that needs a far more detailed pro-active, high-alert-at-all-times crime prevention plan, as a start. The Police have made a first step, but its probably up to Mitchells & Butler to tighten the reigns and up the ante before the crime problems set in, making it difficult to further prevent crime (licensing objective) vs attract crime.

Below is further information for those copied in...

[REDACTED]

[REDACTED]

[REDACTED]

.....

Background information:

The present application is 2025/01640/LAPR: White Horse: White Horse 1 – 3 Parsons Green  
London SW6 4UL

Licensing Act – Premises Licence The White Horse: Licensed premises on two floors.

There is a outside area where as part of this application an external bar is proposed, as shown on the attached plans.

PROPOSED:

Licensable activities sought are the same as now on the current licence 2023/0464/LAPR:

1. The Playing of Recorded Music – Indoors Only

Mondays to Thursdays between 08:00 to 00:30

Fridays and Saturdays between 08:00 to 01:00

Sundays between 08:00 to 00:30

2. Late Night Refreshment [Hot Food license required for any hours between 23:00-05:00]

– Both Indoors and Outdoors [Outdoors includes deliveries]

Mondays to Thursdays between 23:00 to 00:00

Fridays and Saturdays between 23:00 to 00:30

Sundays between 23:00 to 00:00 The

3. Sale of Alcohol – Both On and Off the Premises [Off the Premises includes deliveries]

Mondays to Thursdays between 11:00 to 00:00

Fridays and Saturdays between 11:00 to 00:30

Sundays between 11:00 to 00:00 Proposed

PROPOSED:

Proposed Opening Hours:

Mondays to Thursdays between 08:00 to 00:30

Fridays and Saturdays between 08:00 to 01:00

Sundays between 08:00 to 00:30

Non Standard Timings New Years Eve – from the end of permitted hours on New Year`s Eve until the start of permitted hours on the following day.

For more details:

<https://www.apps10.lbhf.gov.uk/holding/publicaccess.asp?type=L&key=T4KVCBBI19W0001640/LAPR>

The current licence 2023/00464/LAPR CONDITIONS are :

1-6 are 'mandatory' ref drinks measures and prices

7. The pub manager is required to actively participate in and support the local Pubwatch scheme (where active.)

8. Toughened glass shall be used.

9. The CCTV system shall be in operation at the premises at all times when the premises are used for licensable activities. Recorded tapes shall be kept for 28 days and be available for inspection by police and Council officers at all reasonable times.

10. No adult entertainment (paid for by the company of a nude physical nature) is permitted.

11. Any children under 16 shall remain the responsibility of the accompanying adult when using the premises (and/or exterior area.) Staff shall not be allowed to be in sole supervision of children, which remains the responsibility of the accompanying adult at all times.

12. On Saturdays and Sundays, the 8am opening shall apply to internal use only and the external areas to the front shall not be used before 9am.

13. Prior to 10am, customer entry and exit shall be provided through the front main door only and the side door to Ackmar Road shall only be used in the event of an emergency.

14. On days when the Chelsea Football Club's Men's First Team are playing at home or on days when a victory parade for the same team takes place, there shall be a minimum of two door supervisors on the premises from three hours before the advertised kick off time until two hours after the match has been completed.

15. On days when the Chelsea Football Club's Men's First Team are playing at home or on days when a victory parade for the same team takes place, non-glass vessels shall be used in all licensable areas (excluding the rear restaurant on the ground floor and the first floor dining area) from three hours before the advertised kick off time until two hours after the match has been completed.

16. The licensee shall ensure that no music or other noise associated with a licensable activity, which emanates from the licensed premises is audible at or within the site boundary of any residential property.

17. No music will be played in, or for the benefit of patrons in, the external areas of the premises.

18. A complaints book will be held on the premises to record details of any complaints received from neighbours. The information is to include, where disclosed, the complainant's name, location, the date and time the complaint and subsequent remedial action undertaken. This record must be made available at all times for inspection by authorised Council Officers.

19. Signs should be displayed internally near to exits instructing patrons to respect the neighbours and behave in a courteous manner.

20. Alcohol shall not be consumed other than during the hours permitted by this licence for the sale of alcohol and during a 30-minute period immediately following the permitted hours.

21. An additional period after the normal hours permitted in the licence for the supply of alcohol and provision of late night refreshment shall be permitted on a maximum of 12 days in each calendar year. The additional hours shall be permitted only if written notice has been served on the Licensing Authority and the Police at least ten days beforehand. The notice shall include an operating plan covering the additional measures that will be taken to manage crime and disorder on these occasions. The additional period shall not extend beyond one hour after the usual termination of licensable activities. The Police will have the absolute power to veto and, if exercised, no extension shall be permitted for that proposed event.

22. The outside of the premises will not be used after midnight.

//end//

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-----Original Message-----

From:

Sent: 19 November 2025 23:30

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

Cc:

Subject: 2025/01640/LAPR: White Horse: White Horse 1 – 3 Parsons Green London SW6 4UL

Good evening,

I am writing in my capacity as [REDACTED] for Walham Green, which neighbours the ward where the White Horse is situated and is about 5 minutes' walk away. I am also the [REDACTED] [REDACTED] to the police for the borough. I am also a customer

of the White Horse, like many local residents.

Although I cannot see the plans attached to the application, I have noted the operators of the pub intend to install an outside bar. This bar will clearly be situated at the front of the premises facing Parsons Green, as there is no garden to the rear of the property. At present this is a seating area.

Whilst local residents love and support this historic pub, which is intertwined with local life, the installation of an outside bar will encourage even more customers to the pub and to drink outside. The space to the front of the premises isn't large and it is already difficult to walk past the pub from Parsons Green Lane towards the New Kings Road when the pub is busy as the pavement gets blocked with drinkers. People end up walking in the road to get past. With more drinkers congregating outside the pub, it will be dangerous as drinkers and passersby already spill into the road and face the traffic. This outside bar isn't required, customers are used to making their way into the pub to order drinks - even if they are sitting on the green. Yes, we always have to queue at the bar inside for a while. The operators should employ more staff if they wish to sell more drinks. Will we have to queue in the street for the outside bar?

Increased numbers of drinkers outside will hinder the objectives of public safety and prevention of public nuisance enshrined in the Licensing Act 2003.

In addition the increased numbers of people drinking outside the pub is likely to lead to more crime and anti-social behaviour. More people under the influence of alcohol is likely to lead to more altercations, pick pocketing, thefts and customers being targeted by criminals on the way home or to other venues. A young man died on Ackmar Road in 2021 after he was stabbed on Parsons Green Lane. I sat on the Gold Group for this murder to represent our community. The flowers and tributes to the young man are still tied to the lamp post by the current sitting area. Whilst this crime isn't directly linked to the pub itself, the area already attracts many outsiders and this will only increase with the attraction of an outside bar facing onto a pretty green.

The residents who live on all three sides of Parsons Green will be subjected to increased noise from drinkers, from people shouting, laughing and talking loudly as they walk down Parsons Green and Parsons Green Lane on their way home. This isn't conducive to the prevention of crime and disorder, public safety and the protection of children from harm as they sleep in their beds.

I'm not sure the staff and parents at Lady Margaret School a few feet away from the pub will be happy with the pupils walking past an outside bar on the way to and from school. The same for the nursery by Waitrose. Will the outside bar be closed at lunchtimes, school closing time in the afternoon or when the school has activities on Saturdays? Again this isn't



protecting children from harm, this gives young vulnerable children the wrong impression.

On behalf of the Walham Green [REDACTED], I would ask the committee to please deny the application for the installation of an outside bar.

I reserve the right to submit evidence at a further date and for others to represent me if there is a hearing and I am unable to attend.

Kind regards

[REDACTED]

[REDACTED]