

**Hammersmith & Fulham Council**  
Licensing Team  
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Mr Kamran Raza  
Retail 24  
70 Uxbridge Road  
London W12 8LP

**26 September 2025**

When telephoning  
please ask for the  
Licensing Section.

E-mail:  
[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)

Dear Mr Raza –

**Licensing Act 2003- Premises Licence Review: 2025/01482/LAPRR**  
**Premises Name: Retail 24 70 Uxbridge Road London W12 8LP**

We are in receipt of the attached application for the review of your premises licence made by London Borough of Hammersmith and Fulham's Trading Standards Team under Section 51 of the Licensing Act 2003 (the Act). This application will be subject to a 28 day public consultation ending on 23 October 2025.

If you have any comments in relation to this application, please send this in writing to us at the above address or by email to [licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk). Also, in the interests of timely communication, we would appreciate confirmation of an up to date e-mail address and phone number from you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Matt Tucker'.

**Matt Tucker**  
**Interim Licensing Policy and Administration Team Leader**

Enc. Premises Review Application (25 September 2025).

**Application for the review of a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I Bill Masini (On behalf of Licensing)

*(Insert name of applicant)*

**apply for the review of a premises licence under section 51 of the Licensing Act 2003 for the premises described in Part 1 below**

**Part 1 – Premises or club premises details**

**Postal address of premises or, if none, ordnance survey map reference or description**

Retail 24  
70 Uxbridge Road

**Post town**

**Post code (if known)** W12 8LP

**Name of premises licence holder or club holding club premises certificate (if known)**

Kamran Raza

**Number of premises licence or club premises certificate (if known)**

2014/00337/LAPR

**Part 2 - Applicant details**

I am

**Please tick yes**

- 1) an interested party (please complete (A) or (B) below)
  - a) a person living in the vicinity of the premises
  - b) a body representing persons living in the vicinity of the premises
  - c) a person involved in business in the vicinity of the premises
  - d) a body representing persons involved in business in the vicinity of the premises

2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT** (fill in as applicable)

**Please tick**

Mr  Mrs  Miss  Ms  Other title  
(for example, Rev)

**Surname**

**First names**

**Please tick yes**

**I am 18 years old or over**

**Current postal  
address if  
different from  
premises  
address**

**Post town**

**Post Code**

**Daytime contact telephone number**

**E-mail address  
(optional)**

**(B) DETAILS OF OTHER APPLICANT**

**Name and address**

**Telephone number (if any)**

**E-mail address (optional)**

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Hammersmith and Fulham Council – Licensing
Bill Masini Licensing and Trading Standards Officer 45 Beaver Lane Hammersmith London W6 9AR
Telephone number (if any)
0208 753 1081
E-mail address (optional)
Licensing @lbfh.gov.uk

**This application to review relates to the following licensing objective(s)**

Please tick one or more boxes

1) the prevention of crime and disorder	<input checked="" type="checkbox"/>
2) public safety	<input type="checkbox"/>
3) the prevention of public nuisance	<input checked="" type="checkbox"/>
4) the protection of children from harm	<input type="checkbox"/>

**Please state the ground(s) for review (please read guidance note 1)****Prevention of Crime and disorder –**

- Carrying on a licensable activity on the premises otherwise than under and in accordance with an authorisation and knowingly allowing a licensable activity to be so carried on. (S136 Licensing Act) – breach of numerous premises licence conditions on numerous occasions.
  - sale of alcohol outside permitted hours - both too early in the day and too late in the day
  - Failure to close and lock shutters and the end of the permitted hours for the sale of alcohol and/or opening before shutters before the start of the permitted hours on the following day, thereby allowing access to beers and ciders in display units – breach of condition 24
  - Supplying alcohol when no “personal licence holder” on premises- breach of condition 10
  - Supplying single cans or bottles of beer or cider in a single transaction – breach of condition 12
  - Not labelling or marking alcoholic drinks with the name of the premises preventing law enforcement and police officers from identifying premises where alcohol had been supplied from – breach of condition 13

- Supplying strong beer and cider above 5.5% ABV – breach of condition 11
- No staff member from premises conversant with the operation of the CCTV on premises at all times the premises is open to the public and therefore unable to show authorised officers recorded footage – breach of condition 9
- CCTV recorded footage stored for only 12 days instead of a minimum of 31 days – breach of condition 7
- CCTV not working correctly in that correct accurate time not shown on footage – breach of condition 8
- All windows not kept free of obstruction preventing a clear view into the premises – breach of condition 20

**Public Nuisance –**

- Supplying alcohol in breach of conditions intended to reduce known anti social behaviour in the vicinity of the premises and causing public nuisance to those residing nearby or visiting/passing through the area.
- Supplying alcohol outside permitted hours which then led to a proportion of those purchasers drinking that alcohol in public spaces in the near vicinity of local residents, leading some to create a public nuisance for those residing nearby or visiting/passing through the area

## Background Information

**Premise History** - A premises licence has been in existence at 70 Uxbridge Road for many years. On 25 March 2014 the premises licence and Designated Premises Supervisor (DPS) was transferred to Kamran Raza. Condition 21 was added to the licence as a "protective device" prohibiting five named individuals from working at the premise who under the previous licence holder had failed to uphold the four licensing objectives. Mr Raza had had no involvement with these individuals and "simply" purchased the business at 70 Uxbridge Road.

**Current operating hours** -The shop is open 168 hours a week - 24 hours, seven days a week. However, licensable hours are restricted to 100 hours a week - 11.00 – 01.00 hours Sunday to Thursday, with an extra one hour at the end of the day, so 02.00 hours on Friday nights into Saturday mornings and Saturday nights into Sunday mornings.

**Previous review** - In the autumn of 2019 The Metropolitan Police submitted an application to review this premises licence on the grounds of the prevention of crime and disorder and the prevention of public nuisance.

Reference is made here to a "Decision of the Licensing Sub-Committee 18 December 2019" [hereafter referred to as the "2019 Decision"] and a copy is attached to this review application and identified with the mark WRM 1.

That application sought to address problems in the area by reducing the terminal hour for the sale of alcohol to 23.00 hours and the imposition of three other conditions to the licence. Paragraph 11 of that decision refers to problems they sought to address.

Adrian Overton on behalf of the Licensing Authority submitted a representation in support of the application, as did Dom Stagg on behalf of The Council's Noise and Nuisance Team. Paragraphs 2 and 3 of the "2019 Decision" refers.

The Premises Licence Holder, Kamran Raza, had agreed to the imposition of the three conditions:

- 1. All beers and ciders kept in the public part of the premises shall be kept in display units**

- 2. All display units for alcohol shall have lockable, tamperproof shutters.**
- 3. Shutters shall be closed and locked at the end of the permitted hours for the sale of alcohol and shall not be unlocked again whilst the premises is open until the start of the permitted hours on the following day.**

He did not agree to the reduction in hours which led to the application to review the premises licence. Paragraph 12 of the 2019 decision refers.

At the hearing Mr Raza “drew the Committee’s attention to the fact that there had been no breaches of any of the licence conditions and that there had been no failure of any of the test purchases. He also noted that he does not sell high strength alcohol as a result of his licence conditions which is what street drinkers are attracted to”. Paragraph 14 of the 2019 decisions refers.

The Sub-Committee noted in their decision, at paragraph 16, “In his evidence at the hearing, the PLH confirmed that he had started to implement the conditions [he had agreed to]. Despite this agreement from the PLH, it was still necessary however for the Committee to consider whether it was appropriate and proportionate to impose the conditions to promote the two licensing objectives which was alleged in the review were being undermined by the current operation of the Premises”.

In paragraphs 17 and 18, the Sub-Committee stated it was appropriate and proportionate to impose conditions 1 and 2.

In paragraph 19, the Sub-Committee “considered that it was appropriate and proportionate to impose condition 3 [as a result to become condition 24 of the current premises licence] as the current permitted licensable hours do not match the hours which the Premises can remain open but are not permitted to sell alcohol. It was therefore appropriate and proportionate to include a condition requiring the shutters to remain closed and locked at the end of the permitted hours for the sale”

In paragraph 20, the committee stated, “... the imposition of the three conditions would effectively deal with the concerns raised. These conditions dealt with the concerns raised and would also promote the licensing objectives relating to the prevention of crime and disorder and the prevention of public nuisance.”

#### **Public concerns about the premises**

Council officers had observed and experienced issues resulting in anti social behaviour which includes drinking alcohol in public spaces when in the Shepherds' Bush green area. This co-incided with increased concerns from local residents about

such matters. Councillor Qayyum Zarar referred such a concern he had received to The Licensing Team on 6 May which stated,

"Dear Councillor Mr Zarar Qayyum,

I am writing to you as a resident of Uxbridge Road, Shepherds Bush Green in Hammersmith and Fulham to express my serious concerns about ongoing anti-social behaviour in my neighbourhood, to highlight how the response from the local Council and its Law Enforcement Team could be improved. I would be grateful for any assistance you can provide in this matter. For several months, my wife, I and other local residents have been subjected to persistent anti-social behaviour along Uxbridge Road, Shepherds Bush Green, particularly between numbers 54 and 88. This includes late-night gatherings, involving loud music, public drinking, loitering and drug smoking – often continuing until the early hours of the morning – 5am many times.

.... The group continues to purchase alcohol from the off-licence next door (Retail 24 at 70 Uxbridge Road). [For the purposes of protecting this person's identity he does not live immediately next door]. While I understand that the anti-social behaviour is not directly the shop's responsibility, I believe the owners should exercise greater discretion regarding whom they sell alcohol to and at what times...

The behaviour is having a profound negative impact on residents' quality of life. My wife and I, for example, are experiencing stress and anxiety due to sleep disruption and uncertainty over whether the issue will ever be resolved. There have also been instances of aggression between the group sometimes, and near violence, which further raise concerns for the safety of our community" - Person's identity withheld.

## Timeline of visits

**Friday 23 May 2025** – This inspection visit was prompted following ongoing concerns observed and experienced by Council officers when in the Shepherds' Bush green area and also because of increased concerns from local residents and visitors frequenting the area. Before doing so, the officer noted the start time for being able to sell alcohol was 11.00am and that there were conditions on the licence in order to prevent prospective purchasers from accessing alcohol and therefore putting pressure on sales staff to sell alcohol in breach of that time. It was also noted that single bottles or cans beers and ciders could not be sold, this being to discourage begging and subsequent street drinking. [The drinking of alcohol in public spaces is prohibited throughout the London Borough of Hammersmith and Fulham following the issuing of a Public Spaces Protection Order (PSPO)].

On entry to the shop at 10.42am the officer noted there were no shutters covering any of the display of alcohol where beers and ciders (amongst other forms of alcoholic drinks) were openly on display and prices were displayed for individual bottles and cans including beers and ciders. He picked up one bottle of "Unlabelled" (see breach 5 below) London Pride Beer (ABV 4.9%) and took it to the till. The sales assistant took the bottle from the officer and scanned it on the till system and £2.69 was displayed. The officer gave the assistant a £5 note and received £2.31 change and the bottle which the assistant had placed in a black

plastic bag. The time was 10.43. The officer requested a receipt and this was given. It accurately showed a time of 10:43:23, stated the seller's name was Azam and the item purchased was "1 London Pride". The receipt is produced as part of this application and is identified with the mark WRM 2. The officer asked him what time they started selling alcohol and he replied, "10.00". The officer pointed to the summary of the Premises Licence which was adjacent to the till and pointed out to him it was 11.00am. The assistant expressed surprise at being told that.

The officer then announced himself and asked to speak to the Premises Licence Holder/Designated Premises Supervisor, Kamran Raza and was told he was not at the shop and was not coming in until the following Tuesday. He said his name was Hedayt Azam, that he had worked there for about 3 years and his work hours were 8.00 to 4.00pm, working 32 hours a week. He said he was working in the shop on his own and after a lengthy explanation of the difference between a Premises Licence and a Personal Licence, he said he did not have a personal licence. He expressed surprise when told the Premises Licence prohibited the sale single bottles and cans of beer and cider, saying he was unaware of this and had always done so if a customer came to the counter with a single can or bottle. He said he was unaware of the condition that the shutters had to be closed until 11.00am

The test purchase identified the following breaches of the licence:

1. Sale of alcohol outside permitted licensable hours
2. Shutters on display units not closed and locked outside permitted hours for the sale of alcohol – condition 24 and previously added by The Licensing Sub-Committee as a result of the 2019 review
3. Sale of single bottle of beer – condition 12
4. Sale of alcohol when there was no personal licence holder on the premises – condition 10
5. Sale of alcoholic drink that was not labelled or marked with the name of the premises – condition 13

The officer then attempted to carry out an inspection with Mr Azam's assistance. During the visit he took a number of photographs and some are produced in this application with individual identification marks. He was asked about the CCTV and its operation. The officer wanted to check the CCTV was fully operational with correct time and date stampings and footage was being stored for a minimum of 31 days. Mr Azam said he did not know how to operate it and, anyway, the equipment was kept in Mr Raza's office downstairs which was locked and he did not have access to it.

The officer was unable to check the CCTV.

Condition 9 states: **A staff member from the premises that is conversant with the operation of the CCTV will be on the premises at all times that the premises are open to the public. This staff member will be able to show police recent data footage with the minimum of delay when requested. This data or footage should be almost instantaneous.**

This condition is not particularly well worded with regard to whom the staff member will be

able show footage, but authorised officers, such as Licensing and Trading Standards Officers, need to be able to see the CCTV in full operation when they inspect/visit a Licensed premise such as this.

Where officers suspect offences have been committed such as selling alcohol out of hours or otherwise in breach of their licence, it is reasonable for them to need to check CCTV. Failure to allow officers to check the CCTV (and thus not to comply with this condition) too frequently results in incriminating footage being destroyed and thus not available as evidence in a prosecution and/or licence review.

The officer noted virtually all the alcohol displayed was not labelled or marked with the name of the premises – in breach of condition 13. – see photos identified as WRM 3 and WRM 4.

Condition 12 – “No single cans or bottles of beer or cider will be sold”. – There was a huge number of beers and ciders on display in the fridge – in the region of 100 different ones. Along the front of the fridge display in order to keep out heat and maintain fridge temperatures, there were plastic vertical strips whereby a customer will need to put their hand through to pick up the cans of bottles they wish to purchase. These reduce the clarity of what is written on any notices or price stickers until the plastic strips are parted as one does when they select items to purchase. Photographs identified with the marks WRM 3 (display - taken looking towards back of shop) and WRM 4 (display – looking from back of shop towards the counter) show four shelves of beer and ciders. In these photos the strips were left in situ. Photographs identified with the marks WRM 5 – WRM 9 emphasise the price of the drinks displayed on the bottom shelf, by having “**SINGEL CAN :£1.80**” stickers in front of the drinks. These photographs were taken of the display when the plastic strips were pushed aside. Most were shelf marked with the price for a single can or bottle. At the end of the fridge, sideways on, nearest the back of the shop there was a statement about selling a minimum of 2 beer. A photograph of this was taken with the plastic strips pushed aside. It is identified with the mark WRM 10. There is no reference made to cider. At the other end of the display fridge nearest the counter, sideways on, was another statement of “minimum 2 beers” next to the bottles of Cava/Prosecco/Martini on the top shelf and below a small statement “2 minimum beer”. Again, there is no reference to cider. Included in this application is a photograph showing this and identified with the mark WRM 11 - taken with the plastic fridge strips in place.

In the display unit, on display were bottles of Dragon Stout and Imported Guinness, both of which have an ABV of 7.5%. This is in breach of condition 11 which states:

**“Strong beer and cider above 5.5% ABV will not be sold”**

The officer was unable to inspect any refusals book. Mr Azam informed him it was locked downstairs and the officer was unable to locate one under or near to the till counter. – breach of condition 14. It follows he was unable to check whether the DPS, Mr Raza, regularly checked the refusals book, as required by condition 15.

The officer was also unable to check any training records as required to be made available

under condition 19.

Condition 20 requires all windows to be kept clear of obstruction to allow a clear view into the premises but on this visit they were obstructed by the display on mobile phones being sold by another trader operating from inside the shop. See Photograph marked WRM 12.

Whilst a copy of the Summary of the Licence was displayed, a copy of the Premises Licence could not be produced by the only person working on the premises, Mr Azam. The premises Licence details all the conditions that need to be complied with and therefore it is important for staff or any authorised officer to have easy access. This is an offence, contrary to section 57 of The Act, making the Premises Licence Holder liable.

An inspection report was left at the premises for Mr Raza's information and attention.

**Monday 9 June 2025 17:35 hours** - First opportunity for Licensing Officer to speak to Mr Raza on the telephone. Mr Raza acknowledged receipt of the inspection record left at the last visit and noted the "out of hours" sale. The Officer said he needed to meet with Mr Raza to complete the inspection. No date could be arranged that day but it was mutually agreed that would take place in the near future.

**Friday 13 June 2025 01:27 hours** – Second "out of hours" test purchase attempt. The permitted terminal hour for selling alcohol is 01:00 hours.

Test purchaser went into shop, the shutters for the display units were all up as before, meaning alcohol was freely available to pick off the shelf. Most alcohol was now labelled with a "price sized" sticker stating "Retail 24". The test purchaser picked up a single bottle of London Pride and went to the counter to purchase it. In front of him was a clearly heavily intoxicated female who sought to purchase a bottle of vodka. The sales assistant took the requested bottle from the shelf, and she gave him money in the form of a note. He gave her change and the bottle in a black plastic bag and she left. The test purchaser gave the bottle to the same sales assistant who scanned it. It displayed a price of £2.69 and the officer handed over a £5 note and requested a receipt. The receipt is shown on the document identified with the mark WRM 2. The assistant said nothing and handed the officer £2.30 change together with a receipt which showed a time of 01:27:06 and the item bought being "1 London Pride". The bottle was labelled with the statement "Retail 24"

After the test purchaser left the shop, he crossed to the Green where he saw the female who had just been in the shop, on a bench drinking the vodka together with several others who were also drinking and clearly heavily intoxicated.

It was later established the seller was Taimoor Ali who did not hold a personal licence, meaning on this visit the breaches were:

- Sale of alcohol after permitted hours
- Shutters not closed and locked allowing easy access to beers and ciders – condition

- Sale of single bottle of beer – condition 12
- No personal licence holder on premises – condition 10

**Tuesday 17 June 2025 01:32 hours** – Third “out of hours” test purchase attempt. The permitted terminal hour for selling alcohol is 01:00 hours.

Test purchaser went into shop, the shutters for the display units were all up as before, meaning alcohol was freely available to pick off the shelf. Most alcohol was now labelled with a “price sized” sticker stating “Retail 24”. The test purchaser picked up a single bottle of London Pride and went to the counter to purchase it. The test purchaser gave the bottle to the sales assistant who scanned it. It displayed a price of £2.69 and the officer handed over a £5 note and requested a receipt. The receipt is produced as part of this application and identified with the mark WRM 13. The assistant said nothing and handed the officer £2.31 change together with a receipt which showed a time of 01:32:01 and the item bought being “1 London Pride”. The bottle was labelled with the statement “Retail 24”

It was later established the seller was Taimoor Ali who did not hold a personal licence and the other person working in the shop was Qais, who also lacked a personal licence, meaning on this visit the breaches were:

- Sale of alcohol after permitted hours
- Shutters not closed and locked allowing easy access to beers and ciders – condition 24
- Sale of single bottle of beer – condition 12
- No personal licence holder on premises – condition 10

Later that day Licensing spoke to Mr Raza and arranged a meeting at the shop for Thursday 19 June.

**Thursday 19 June 2025 – 11:00 hours.** The Licensing Officer met Mr Raza and sought to finish their inspection.

Mr Raza able to show training records for all staff, all signed on 31 March 2025.

He was able to show a refusals book that appeared to be being used.

At 11:58 hours he showed the officer the CCTV monitor. This showed a current time of 12:46 hours, so 48 minutes ahead of the actual time. He was then asked to take the recorded footage back to the earliest date and time. At 11.58am he was able to show the officer footage that started at a time marked 19.06 hours on 6 June. This meant the actual recording time was 48 minutes earlier at 18:18 hours. This is in breach of condition 8 in that it was not working and recording correctly.

In turn, this meant there was only 12 days 17 hours and 40 minutes worth of recorded footage, in breach of condition 7, which states in regard to CCTV, “**All images will be stored for a minimum of 31 days.**”

The CCTV should have had an accurate time and date marking and footage should have gone back to 11:58 hours on 19 May, more than 18 days earlier than it did. The upshot of this was that Licensing was unable to view CCTV before the visit on 23 May and therefore see how the business was operating "normally" without their involvement. Licensing was unable to show Mr Raza the test purchase on 23 May and see for themselves when the shutters were opened and alcohol sales started, or indeed whether they had been closed at all and alcohol sales had continued throughout the time the shop was open (i.e. 24 hours). What Licensing was able to do was to direct Mr Raza to view the late test purchase on Tuesday 17<sup>th</sup> at 01:32 hours. Mr Raza was unable to offer any explanation for this and did not appear to want to show further CCTV such as when or if the shutters were actually closed that night.

With regard to the number of days CCTV footage was stored, Mr Raza said he had been advised about this by another Licensing Officer and then checked this on his 'phone, saying this was in 2022, some three years before.

Licensing checked again the drinks offered for sale and noted two ciders on sale in breach of condition 11 – max. strength of 5.5% ABV – Aspall Imperial and Henry Weston cider – both 8.2% ABV.

**Friday 11 July 2025 – 19:51 hours** Fourth test purchase attempt.

The test purchaser picked up a single bottle of London Pride and went to the counter to purchase it. The test purchaser gave the bottle to the sales assistant who scanned it. It displayed a price of £2.69 and the officer handed over a £5 note. The assistant said nothing and handed the officer £2.30 change. The sales assistant had been in conversation with another worker behind the counter, who was able to see what was being purchased but said nothing.

- The bottle was not labelled or marked with the name of the premises – in breach of condition 13.
- By selling a single bottle of beer, condition 12 was breached
- It was subsequently confirmed there was no personal licence holder on the premises – breach of condition 10

**Friday 11 July 2025 – 20:32:01 hours** Fifth test purchase attempt.

The test purchaser picked up a single bottle of London Pride and went to the counter to purchase it. The test purchaser gave the bottle to the sales assistant who scanned it. It displayed a price of £2.69 and the officer handed over a £5 note and requested a receipt. The assistant said nothing and handed the officer £2.31 change together with a receipt which showed a time of 20:32:01 and the item bought being "1 London Pride". The receipt is shown on document identified with the mark WRM 13. The bottle was labelled with the statement "Retail 24". The seller was the same male who had sold earlier that evening and who was still chatting with the other worker behind the counter. No one said anything about not selling single bottles.

- By selling a single bottle of beer, condition 12 was breached
- It was subsequently confirmed there was no personal licence holder on the premises
  - breach of condition 10

## 18 August 2025

Licensing interviewed Mr Raza under caution. He was shown the bottles of beer purchased from the shop, together with the receipts. A summary of his answers are as follows:

- He conducts the business as a sole trader and has done so since 2014
- He bought the business from the people mentioned on the licence who are not permitted to be on the premises
- He knows most of the conditions on the premises licence
- The shop is open 24 hours a day 7 days a week
- Regarding the sale on 23 May he said Azam, the seller, had been fully trained and knew the times. He has since been sacked. Normally the shutters are opened around the time of the sale to replenish stock. Just before 11am they routinely open up the shelves to replenish the shelves, stickers on but not to allow sales **[NB This is in breach of the condition. The premises licence does not allow for this. Any stock replenish must be done during licensable hours. No one was replenishing stock and Azam was working alone that day]**
- The items above 5.5% ABV should not have been on display
- Staff are conversant with the CCTV and are able to show it. The keys are always at the store
- He accepted there had been an issue with the amount of recorded CCTV but it was now sorted.
- Asked if it was now showing the correct time, he said, no it needed to be fully reset and before that could be done, it needed permission from The council, that being a condition on the licence **[incorrect]**
- Pointed out this was brought to his attention in 2022, he said it was not purposely missed in getting it corrected
- Regarding staff, he said some staff had been sacked and there was now a change of staff. Taimoor Ali and Kais who had been involved at the time of the "late" sales still worked at the store.
- He had no idea why on all 5 occasions of a test purchase attempt there had been a sale of a single bottle of beer made. There were instructions not to sell single cans or bottles.
- He had no idea why two "out of (late) hours" sales of single bottles had taken place
- Asked what checks were done to make sure the shutters were closed at the correct time, he said, ideally that should be done as per our licence but we don't have a

system as such". The instructions were to close them for example on a Monday night into Tuesday at 01:00.

- Asked why on 13<sup>th</sup> June, the person identified as Taimoor, took a bottle of vodka from behind the counter, immediately before the test purchase at 01:27 hours and sold it, he replied, "No idea, it's the first time of mentioning it"
- Asked why the shutters were up when a test purchase was done in the morning and also on both "late" test purchases he said, That's news to me"
- Asked if he ever attends the shop in the "small hours", he said he was fully aware of the Shepherd's Bush issues. He said he can only control what happens in his shop because outside is a public area. - He did not directly answer the question.
- He said action would be taken.
- He said he had two personal licence holders, he and his brother.

### **Other relevant information**

The Premises Licence requires there to be an accurate plan of the layout of the licensed premise. Any changes need to be dealt with by submitting a minor variation together with a new plan. The plans that accompany the licence refer to the ground floor only and are dated 28 Dec. 2005. These plans do not reflect the licensable premises in 2025. The particular relevance to these matters is that the office shown on the ground floor does not exist; Mr Raza's office is in the basement. Mr Raza has said he is one of 2 Personal Licence Holders and is on the premises for many hours and this allows for condition 10 to be satisfied whilst he is there. Condition 10 is on the licence in order for a Personal Licence to be able to supervise sales of alcohol. Mr Raza has staff to make sales of shop items while he operates the "business side" of the business together with his other businesses from the office in the basement. Unless he is constantly monitoring the CCTV, Licensing is of the view that he cannot supervise sales.

### **Observations, conclusions and recommendations**

This application for a review of the premises licence arises initially from a visit on 23 May and subsequent visits. The original visit was prompted following ongoing concerns observed and experienced by Council officers when in the Shepherds' Bush green area and also because of increased concerns from local residents and visitors frequenting the area.

Before The Licensing Officer announced himself, he became concerned that the business was not operating in a compliant manner. The shutters were open before the permitted start time for the sale of alcohol with customers freely being able to access (and as it subsequently became clear purchase) alcohol from the display units. Licensing was unable to ascertain what time the shutters had been opened that morning or whether they had been open for a longer undefined period because the only person working there was adamant he was unable to access the CCTV because it was in a locked office downstairs and he didn't even know the password or how to operate it. By the time Licensing was able to meet with Mr Raza and inspect the CCTV on 19 June CCTV footage was found only to be available for viewing for less than 13 days; nearly 19 days less than condition 7 requires. Licensing was unable to, but should have been able to, see how the business was run before their initial visit. Mr Raza, by his own admission admitted he had been told about this some three years ago but failed to do anything about it. He has said he is well aware of the problems in the area and was never made more aware when his premises licence was reviewed in 2019. Even though he knew this condition existed on his licence he failed to act, only acting recently when Licensing made it clear this was wholly unacceptable.

Despite Mr Raza being made aware of the "failed" test purchase prior to the first visit in May, he failed to take appropriate steps to prevent four further test purchases.

Mr Raza's business model of operating his business for 168 hours a week (24 hours seven days a week) but only being permitted to sell alcohol for 100 hours, creates added risk and the need for extra vigilance and due diligence. He readily agreed to the shutter condition at the last review which should have helped. The test purchases in the early hours of the morning indicate to Licensing that this has not been properly implemented, though of course due to the CCTV condition breaches, Licensing has not been able to see conduct prior to the first visit.

Licensing say the lack of clearly labelling or marking the alcohol with the name of the business has prevented Law Enforcement Officers from being able to identify where alcohol consumed in "Public Spaces" has been purchased from and thus also at what time of day it would have been sold.

The sales of alcohol outside the permitted hours has commercially benefitted this business and Licensing is of the view that this is likely to be the reason why it is viable for the shop to be open 24 hours each day.

It is fully accepted the premises Licence holder clearly cannot be at the premise at all times but with suitable due diligence (and without the Licensing Authority doing it for him) the issues could have been easily prevented and or dealt with if they arose. If Condition 10 had been complied with about a Personal Licence Holder being on the

premise at all times the premises is open to the public, that would have been a good start, provided that person had read the conditions (NB. the licence had not been made available at the time of inspection). The business operates an EPOS system (Electronic Point Of Sale) which shows the item(s) purchased, the price and the date and correct time of the transaction. Even the most basic of EPOS systems has "management tools" which, if examined, would list what was purchased, the price, when purchased (date and time) and who was logged on to the system at the time. Had the Premises Licence Holder/DPS done this in conjunction with checking the CCTV (after the time had been corrected) this would have easily identified the sale of alcohol outside of permitted hours and also the sale of single cans/bottles of beer and cider. A CCTV camera covering the display area (which was regularly checked) would have easily shown whether or not the shutters were being operated and the times they were opened and closed. Remedial action could easily have been taken if staff failed to do this. The sacking of staff once Hammersmith and Fulham Licensing point out matters is simply not good enough.

The condition to prevent the sale of single cans or bottles of beer and cider is intended to deter street begging which usually arises when there is a permission to buy a single can. A person will beg just enough money to buy a single can or bottle of the cheapest and strongest beer or cider, consume it and start the process again. This becomes a more lengthy process where the purchaser has to have enough money to buy two or more cans or bottles. Street begging, drinking and often subsequent urination in public places is generally regarded as being a Public Nuisance. This is also why there is a condition limiting the maximum strength of beers and ciders. In this case, this Police and Council approach to this problem has been undermined by selling single bottles of beer on all five occasions where test purchase exercises were carried out. Customers, if they know what drink they want and depending where their drink of choice is displayed in the fridge, will not spot the "2 minimum beers" notice or will not think it applies if they are seeking to buy cider, or simply rely on the numerous "SINGEL CAN £1.80" price stickers If they do spot the notice or are aware of it will ignore it and seek to buy a single can or bottle Mr Raza said in interview that people begged outside his shop. Mr Raza said his staff knew the business was not allowed to sell single cans and yet no one, whether the seller or accompanying sales assistant, ever explained to the customer that their licence required them to sell 2 or more bottles/cans in any one transaction or refused to make the sale if the customer only wanted one bottle or can. There was no hesitation whatsoever from any worker in processing a sale when one bottle or can was presented by a customer for purchase, and no colleague sought to remind the co-worker processing the sale, that this was not allowed. Either the training around this

requirement never took place or there was tacit management approval given for such sales. The continued sale of "singles" cannot be put down to one "rogue" sales assistant.

The requirement to mark or label alcoholic drinks is so that enforcement officers, whether from the Council or Police, can identify where alcohol has been purchased, clearly not something a business selling alcohol in incorrect quantities of alcohol outside permitted hours would want to bring to their attention. Had an officer spoken to the person who had bought the vodka on 13 June at 01:28 and then drunk it on The Green, he/she is unlikely to have been able to identify the seller, and subsequently check CCTV to see it had been purchased outside permitted licensable hours. Officers, whether Police or from The Council, cannot get a real grip on the problems that arise in this area if retailers breach their licence conditions, including those conditions that are meant to assist such officers. This condition has been on the Premises Licence for many years and only appears to have been complied after the first visit on 23 May.

As mentioned earlier in this application, at the previous review hearing Mr Raza drew the Committee's attention to the fact that there had been no breaches of any of the licence conditions and noted "he does not sell high strength alcohol as a result of his licence conditions which is what street drinkers are attracted to". Hammersmith & Fulham's Licensing say that statement was either not true or since then, Mr Raza has, at best, turned a "blind eye" to the running of the business, acting only when Licensing have intervened. He has failed to learn the messages of the initial review which are that, with the sale of alcohol comes responsibilities towards the general public and in particular, local residents, and conditions on the premises licence are there for a reason and need to be followed in order for the four licensing objectives to be upheld. For the future, Licensing has little confidence that the Premises Licence Holder will uphold these objectives unless Licensing are constantly checking; something that resources do not allow.

The imposition of conditions on a premises licence, like any licence, can only be effective if the licence holder complies with them. In this case, despite having had the premises licence previously reviewed, the Premises Licence Holder has not, with breaches - including those added by the Licensing Sub-Committee at that review.

Licensing therefore believe it is appropriate and proportionate to revoke the Premises Licence and recommend this course of action.

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**Please tick yes**

Have you made an application for review relating to this premises before

If yes please state the date of that application

Day Month Year

--	--	--	--	--

**If you have made representations before relating to this premises please state what they were and when you made them**

**Please tick yes**

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate
- I understand that if I do not comply with the above requirements my application will be rejected

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 3 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent**  
(See guidance note 4). If signing on behalf of the applicant please state in what capacity.

Signature



Date

24 September 2025

Capacity Licensing Officer acting on behalf of Hammersmith and Fulham Council

**Contact name (where not previously given) and postal address for correspondence associated with this application** (please read guidance note 5)

Post town	Post Code
Telephone number (if any)	
If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)	

**Notes for Guidance**

1. The ground(s) for review must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.

**LONDON BOROUGH OF HAMMERSMITH AND FULHAM**  
**DECISION OF THE LICENSING SUB-COMMITTEE ("COMMITTEE")**  
**18 DECEMBER 2019**

**RETAIL 24, 70 UXBRIDGE ROAD, SHEPHERDS BUSH, LONDON W12 8LP ("THE PREMISES")**

The Committee has considered an application for the review of a premises licence under the Licensing Act 2003 ("the Application").

The Committee has considered the committee papers and the submissions made by all of the parties, both orally and in writing. In reaching its decision the Committee has had regard and has taken into account the relevant legislation, the Secretary of State's Guidance ("Guidance") and the Authority's Statement of Licensing Policy ("SLP").

The Committee has decided, after taking into account all of the individual circumstances of this case, that it is appropriate for the promotion of the licensing objectives to impose the following conditions on the Licence

**CONDITIONS IMPOSED ON THE LICENCE AND AGREED BY THE LICENCE HOLDER**

1. All beers and ciders kept in the public part of the premises shall be kept in display units.
2. All display units for alcohol shall have lockable, tamperproof shutters.
3. Shutters shall be closed and locked at the end of the permitted hours for the sale of alcohol and shall not be unlocked again whilst the premises is open until the start of the permitted hours on the following day.

**Procedural Matters**

1. The application to review the Premises Licence ("the Licence") was submitted by Mr Tom Stewart on behalf of the Metropolitan police on the grounds of the prevention of crime and disorder licensing objective and the prevention of public nuisance licensing objective. The Police proposed a reduction in the terminal hour for the sale of alcohol until 23:00 hours each day and the imposition of four licensing conditions to the licence.
2. Dom Stagg on behalf of the Council's Noise and Nuisance team submitted a representation in support of the review of the Premises. He supported the imposition of conditions proposed by the Police and the reduction in the permitted licensable hours.
3. Adrian Overton on behalf of the Licensing Authority submitted a representation in support of the review of the Premises. He supported the imposition of conditions and the reduction in the licensable hours. He made reference to studies which took place in the Shepherd's Bush area in 2011 and 2015 and showed that the area was suffering from high levels of anti-social behaviour including rowdy behaviour, public urination and street drinking.
4. Kamran Raza who is the licence holder ("PLH"), attended the hearing was represented at the hearing by John Payne, a solicitor.
5. PC Tom Stewart, PC Paul Davis, PC Paul Burgess and PC Kris Cardwell attended the hearing on behalf of the Metropolitan Police.

6. Adrian Overton attended the hearing on behalf of the Licensing Authority
7. Mr Dom Stagg did not attend the hearing on behalf of the Council's Noise and Nuisance Team as he had nothing further to add to his written representation.

Reasons

8. The Committee recognises that the proceedings set out in the Act for reviewing premises licences represent a key protection for the community when problems associated with crime and disorder, public safety, public nuisance or the protection of children from harm are occurring. Representations must relate to the particular premises in question and must be relevant to the promotion of the licensing objectives. The Act provides the Licensing Authority with a range of powers on determining a review that it may exercise where it considers them necessary for the promotion of the licensing objectives. In deciding which of these powers to invoke, the Licensing Authority should so far as possible seek to establish the cause or causes of the concerns which the representations identify. The remedial action taken should generally be directed at these causes and should always be no more than an appropriate and proportionate response.
9. The Committee is entitled to and has taken into account local knowledge in reaching its decision.
10. At the start of the hearing, the PLH confirmed that he was previously known as Kamran Shah and that he had changed his surname to Raza. The relevance of this is that the committee report refers to the transfer of the Licence to Kamran Shah in March 2014. The Committee wished to be clear about whether this was a different licence holder or a typographical error in the report.
11. In bringing the review, it was the Police's considered opinion that as a result of the problems of alcohol related crime and anti-social behaviour occurring in the Shepherd's Bush Green area particularly between 23:00 – 00:00, that the sale of alcohol after this time significant contributes to crime and disorder on and around Shepherds Bush Green. Their view is that a large proportion of this anti-social behaviour is caused by 'street drinkers' who purchase their alcohol from premises in the immediate vicinity of Shepherds Bush Green. They wish to address these concerns as a matter of urgency and identified the Premises which is currently able to sell alcohol until 01:00 hours (Sunday -Thursday) and until 02:00 hours (Friday – Saturday) as one which was a contributor to the problems identified.
12. To this end, discussions took place between the PLH and the Police (first by meeting and then email) to try and reach agreement for a reduction in the licensable hours for the sale of alcohol to 23:00 hours each day of the week and the imposition of three additional conditions on the Licence. The PLH agreed to the imposition of the three conditions but not to the reduction of licensing hours. As a result of this refusal and as per the email sent by PC Tom Stewart on 13 August 2019, the Police submitted the Application to the Licensing Authority.
13. The Committee noted that following the meeting with the Police in August 2019 that the PLH had engaged with the Premises and had shown a willingness to work with the Police to deal with the concerns raised.
14. The evidence from the PLH to the Committee, was that the area where most of the incidents listed in the application for the review after 23:00 hours took place were on the other side of

Shepherd's Bush Green and were not related to the Premises. The two incidents listed in the Application that specifically related to the Premises both occurred before 23:00 hours. He did not feel that the Premises should have to suffer with reduced licensable hours as a result of reductions in police in the area particularly when there was no evidence to suggest that the operation of his premises was causing these problems. He drew the Committee's attention to the fact that there had been no breach of any of the licence conditions and that there had been no failure of any of the test purchases. He also noted that he does not sell high strength alcohol as a result of his licence conditions which is what street drinkers are attracted to.

15. The Committee noted from the evidence of the Council's licensing authority and Noise and Nuisance team that whilst they were supportive of the review and the measure proposed by the Police that there was no specific evidence from either evidencing the fact that the specific problems in the areas were linked to the Premises trading during the later hours thereby meriting the reduction in the licensable hours.
16. The Committee when considering the options available to it to promote the licensing objectives considered that it was appropriate and proportionate to impose the three licensing conditions proposed by the Police and agreed by the PLH. The Committee noted that the PLH in his email to PC Tom Stewart dated 13 August 2019 (which is included in the committee report) and at the hearing, agreed to the imposition of the three conditions proposed by the Police. The Application proposed 4 conditions however on the basis of the evidence before it the Committee considered that the licensing objectives could be promoted by the imposition of just the 3 agreed conditions. In his evidence at the hearing, the PLH confirmed that he had started to implement the conditions. Despite this agreement from the PLH, it was still necessary however for the Committee to consider whether it was appropriate and proportionate to impose the conditions to promote the two licensing objectives which it was alleged in the review were being undermined by the current operation of the Premises.
17. The first condition required beer and cider in the public part of the premises to be kept in a display unit. The committee noted the concerns regarding street drinking, the evidence regarding the two incidents of crime in the Premises which are listed in the Application and felt that it was appropriate and proportionate to impose this condition.
18. The second condition required the display units to also have lockable shutters. The Committee noted that as there was a need for the shutter, that it was appropriate and proportionate to include a condition requiring the shutters to be lockable.
19. The third condition requires the shutter to remain closed and locked at the end of the permitted hours for the sale of alcohol. The Committee considered that it was appropriate and proportionate to impose this condition as the current permitted licensable hours do not match the hours which the Premises can remain open. In essence there can be period of time when the Premises remain open but are not permitted to sell alcohol. It was therefore appropriate and proportionate to include a condition requiring the shutters to remain closed and locked at the end of the permitted hours for the sale.
20. In respect of the reduction of licensable hours, there was no evidence available to the committee that the reduction of hours of this particular premises would promote the licensing objectives. The two incidents that had been referred to in the Application in respect of the Premises all occurred before the hours which are proposed to be reduced. For the more general incidents of crime which did occur after 23:00 hours, there was no evidence that this in fact had anything to do with the Premises. The Committee considered that it would be disproportionate to reduce the hours for this Premises as requested by the Police as there was no evidence presented to it that the operation of the current premises after these hours led to the undermining of the two licensing objectives. The police in their own evidence to the

WRM 1

Committee accepted that the PLH was a good operator. On the basis, that the actions taken should be to deal with the problems issued, the Committee deemed that the current hours could remain as permitted and that the imposition of the three conditions would effectively deal with the concerns which had been raised. These conditions dealt with the concerns raised and would also promote the licensing objectives relating to the prevention of crime and disorder and the prevention of public nuisance.

21. In view of the reasons cited in this decision, it was the Committee's considered view that it is appropriate and proportionate to impose the conditions set out above to promote the licensing objectives of the prevention of crime and disorder and public nuisance.
22. If any of the parties are unhappy with the decision, they are entitled to appeal to the magistrates' court within 21 days from the date of notification of this decision. This determination does not have effect until the end of the period given for appealing against the decision, or if the decision is appealed against, until the appeal is disposed of.

**Licensing Sub-Committee**

**18 December 2019**

RETAIL 24  
70 UXBRIDGE ROAD  
SHEPHURDS BUSH W12 8LP  
Tel: 2087462138

WRM2

AZAM Sale Till-2  
FRIDAY 23 MAY 2025 10:43:23

Item List

1 London Pride £2.69

Sub Total £2.69

TOTAL £2.69

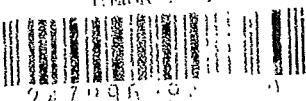
Payment Summary

CASH £5.00

PAID £5.00

CHANGE £2.31

Thank you!



\*\*REOPENING 14.05.2025

RETAIL 24  
70 UXBRIDGE ROAD  
SHEPHURDS BUSH W12 8LP  
Tel: 2087462138

SAIM Sale Till-2  
FRIDAY 13 JUNE 2025 01:27:06

Item List

1 London Pride £2.69

Sub Total £2.69

TOTAL £2.69

Payment Summary

CASH £10.00

PAID £10.00

CHANGE £7.31

Thank you!



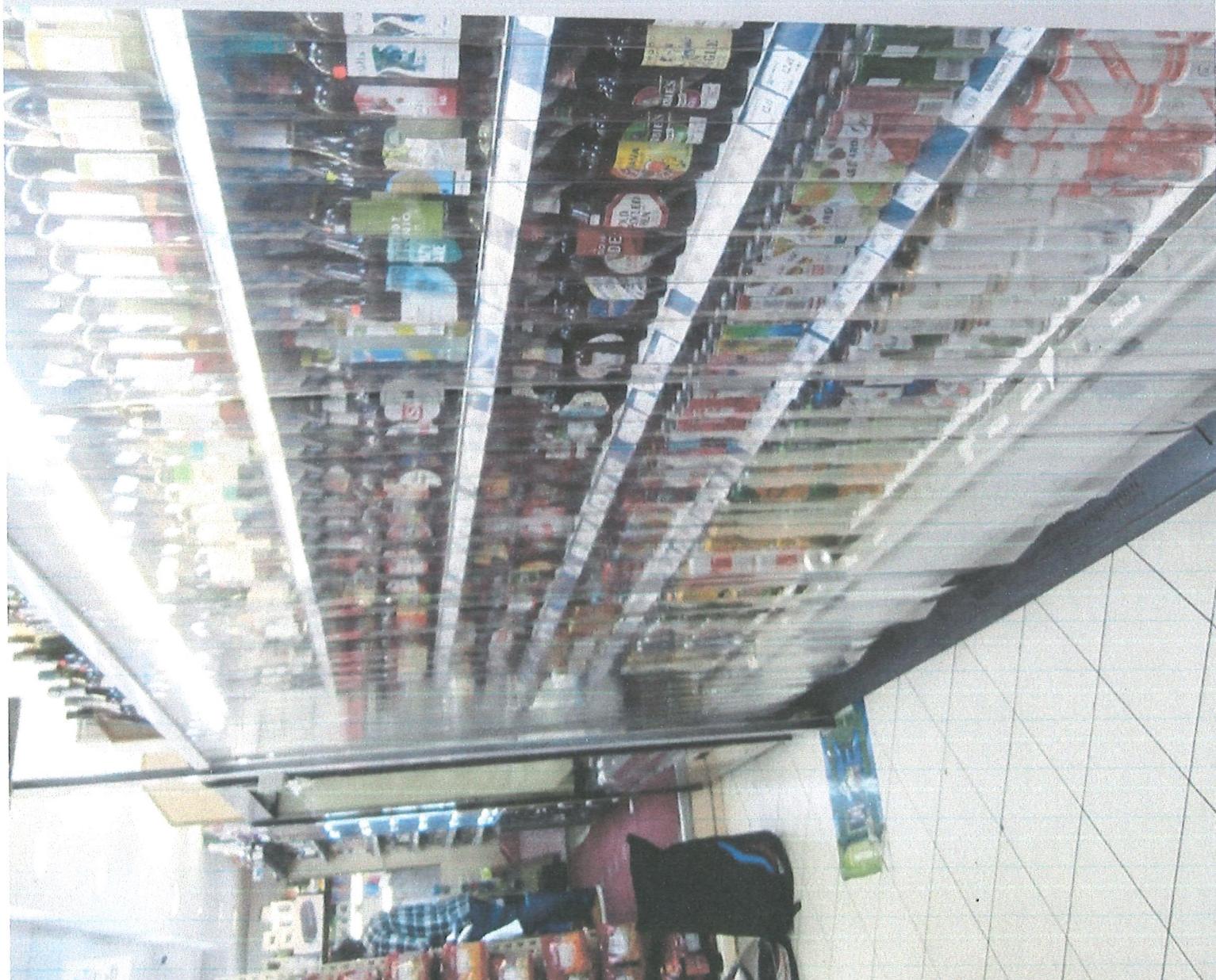
WRM 3

23/05/2025



WRM 4

23/05/2025



WRM 5

23/05/2025

**SINGEL CAN :£1.80**



OF EVERY MATCH

WRM 6

SINGEL

SINGEL CAN :£1.80

23/05/2025

WRM 7

23/05/2025

SINGEL CAN :£1.80

WRM 8

23/05/2025

SINGL CAN :£1.80

WRM 9

23/05/2025

SINGEL CAN :£1.80

WRM 10

23/05/2025

We can only SELL

MINIMUM

2

BEER

Minimum sale of 2 beer can or bottle is a condition placed on our premises licence by Hammersmith & Fulham council.

Please respect our licence and DO NOT ABUSE OUR STAFF as they are simply complying with the conditions on premises licence.

RETAIL 24

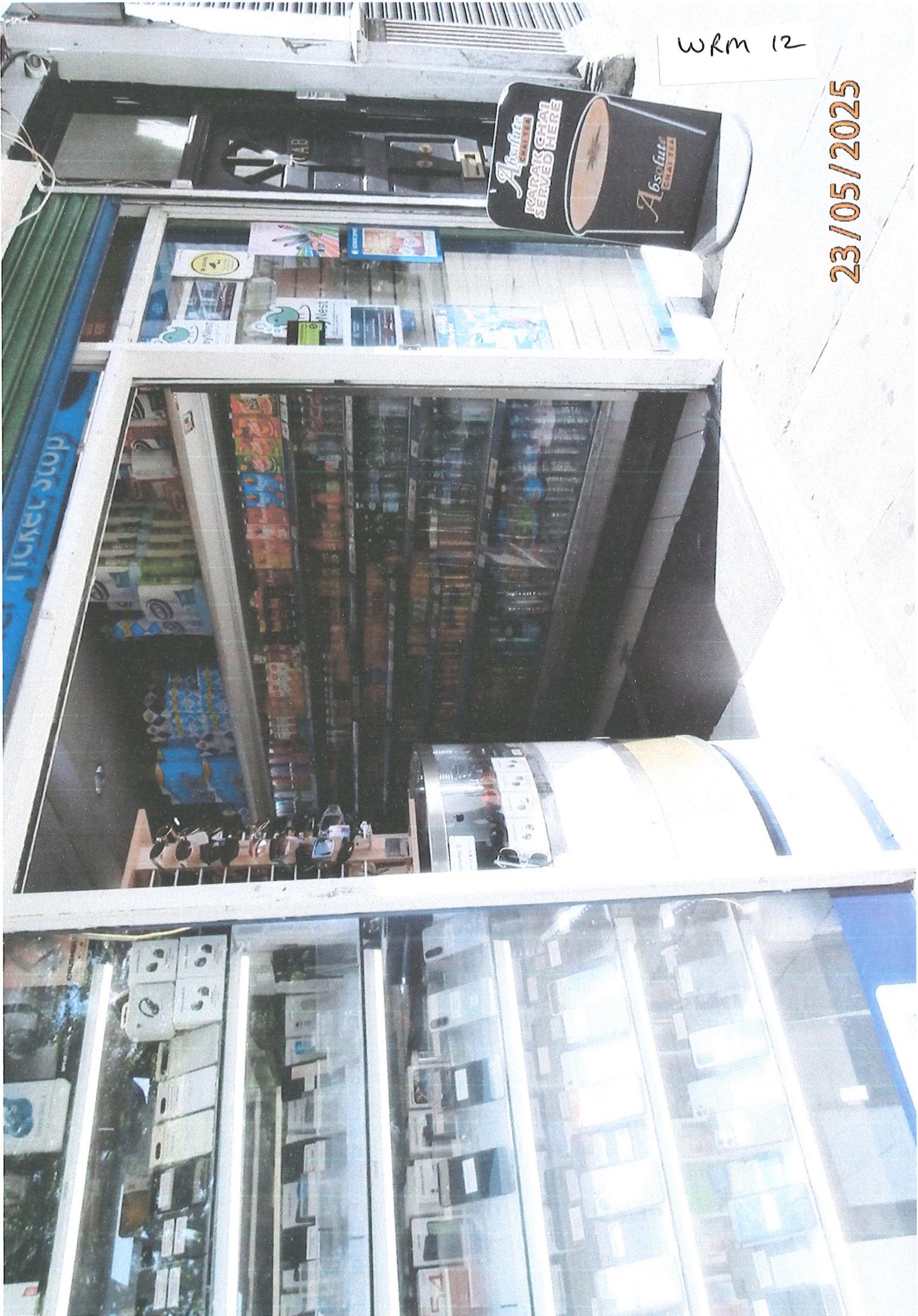


WRM 11



WFM 12

23/05/2025



WRM 13

**RETAIL 24**  
70 UXBRIDGE ROAD  
SHEPHURDS BUSH W12 8LP.  
Tel: 2087462138

**RETAIL 24**  
70 UXBRIDGE ROAD  
SHEPHURDS BUSH W12 8LP  
Tel: 2087462138

SAIM Sale T11-2  
TUESDAY 17 JUNE 2015 01:32:1

**Item List**

1 London Pride £2.69

**Sub Total** £2.69

**TOTAL** £2.69

**Payment Summary**

**CASH** £5.00

**PAID** £5.00

**CHANGE** £2.31

SAIM Sale T11-2  
FRIDAY 11 JULY 2025 20:32:01

**Item List**

1 London Pride £2.69

**Sub Total** £2.69

**TOTAL** £2.69

**Payment Summary**

**CASH** £10.00

**PAID** £10.00

**CHANGE** £7.31

Thank you!



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