

From: [REDACTED]  
Sent: 08 January 2026 19:36  
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>  
Subject: Vanston place cafe late night licence . 2025/01813/LAPR

Dear Matt

Please decline this and all other late night applications until the traffic , nuisance and crime are under control.

Drugs, alcohol abuse and theft in the area are now so bad we have gangs operating. Families are having to leave because of fear. We absolutely cannot have outlets open later whilst we cannot control current hours. Late night outlets attract these gangs and nuisance.

Rgds.

[REDACTED]

**From:** [REDACTED]  
**Sent:** 08 January 2026 19:58  
**To:** Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>  
**Subject:** Planning app 2025/01813/LAPR

2 Vanston Place, SW6 boundaries boundaries

Dear Mr Tucker,

You've changed the daily feed for telling residents about planning apps and with then the Christmas period, residents of [REDACTED] were very disappointed to learn about this important planning application late. Please register my objection to this late night application including deliveries.

I'm most concerned that there will be late night congregating at the site, and increase in noise and litter and potential antisocial behaviour and also the late night noise of delivery bikes going up and down Walham Grove .

I do not believe this is in line with the Councils stated overall planning strategy and objectives .

Your sincerely,

[REDACTED]

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**Sent:** 09 January 2026 14:21  
**To:** Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Re: 2 Vanston Place SW6 1AY -planning objection

[REDACTED]

Rgds

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>  
**Sent:** Friday, January 9, 2026 2:13 pm  
**To:** [REDACTED]  
**Subject:** RE: 2 Vanston Place SW6 1AY -planning objection

Dear Matthew – thank you for your e-mail.

For us to class your comments as valid under the Licensing Act 2003 (the Act), I would require your full address.

If you could provide this to me by midnight on 22 January 2026, we can log this as a valid 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](mailto:Matt.Tucker@lbhf.gov.uk)  
W: [www.lbhf.gov.uk](http://www.lbhf.gov.uk)

***Please note – I work Monday, Tuesday, Wednesday and Friday.***

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 08 January 2026 19:41  
**To:** Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>

**Cc:** [REDACTED]

**Subject:** 2 Vanston Place SW6 1AY -planning objection

Please can I register my objection to the above application for an LNR at the Vanston Place Cafe. This site is on the edge of a residential and conservation area already plagued by anti-social behaviour linked to nearby food and drink establishments. Fulham Broadway is not far and is more suitable for these types of later night establishments. Noise from customers and delivery riders, wider anti-social behaviour, drug dealing, and increasing traffic on a residential street are all concerns. Granting this consent would set a precedent for other similar establishments in the area. It should be rejected outright.

[REDACTED]

[REDACTED]

**From:** [REDACTED] >

**Sent:** 12 January 2026 11:44

**To:** Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>

**Subject:** 2 Vanston Place, SW61AY - 2025/01813/LAPR

Hi Matt,

I hope you managed a little peace and quiet over the Christmas period, don't know when it's too late to say this but Happy New Year.

Another year and another late night application to fight off, please find below my objection to the late night opening for 2 Vanston Place

The issues for all these applications are the same so don't be surprised if this objection goes over old ground

Antisocial behaviour- there is plenty of proof that late night venues like fast food restaurants / cafes attract trouble, drug dealing and violence. The North End Road is a hot spot for this kind of behaviour as per the Met Police's crime map of the area

Safety- delivery drivers / riders are seen riding recklessly on a daily basis, going the wrong way down one way streets, riding on pavements. There have also been issues where delivery drivers have made very lewd comments to young girls and women and in some instances have followed them into their gardens. It is not right to expect young women to get taxi's home if they work late because they feel unsafe walking in the streets where they live.

Litter- the amount of litter generated from fast food restaurants is huge, we have been told that some pick litter outside of their stores however the main problem is when people take the food into side streets and then throw the wrappers out of the window into our streets. I have previously submitted many images of litter and can forward these to you if you feel this will help our case

Disturbance - this is a very heavily residential area with a lot of young children, the noise and commotion drivers make when delivering wakes residents and causes disturbance often drivers ring the wrong doorbells or are in the wrong street.

Please take this as my objection to increased opening hours for the application above

Yours sincerely

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** 09 January 2026 16:38  
**To:** Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>  
**Subject:** Re: Opposition 2025/01813/LAPR

Thank you.

Please see below:

[REDACTED]

[REDACTED]

On 9 Jan 2026, at 14:15, Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto: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 would require confirmation of your full address.

If you could supply this by midnight on 22 January 2026, we can log this as a valid 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](mailto:Matt.Tucker@lbhf.gov.uk)  
W: [www.lbhf.gov.uk](http://www.lbhf.gov.uk)

Please note - I work Monday, Tuesday, Wednesday and Friday.

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

From: [REDACTED] >

Sent: 08 January 2026 19:45

To: Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>

Subject: Opposition 2025/01813/LAPR

Dear Sir,

I am writing to formally object to the application of 2 Vanston Place, SW6 1AY, with reference 2025/01813/LAPR, on the grounds of impact on local residents and the wider community.

The proposed extension of hours will significantly worsen existing issues in the area, including anti-social behaviour, noise disturbances, littering, and late-night activity.

Residents already experience problems associated with people congregating late at night, including shouting, engine revving, and motorcycles arriving and leaving at unsocial hours. Extending opening times will inevitably exacerbate these disturbances, particularly during night-time hours when residents reasonably expect peace and quiet.

There are also ongoing concerns regarding increased mess, including litter and food waste, which negatively affects the appearance, hygiene and general amenity of the area. Longer opening hours would only exacerbate this issues.

Importantly and in line with other objections of similar applications, granting permission for extended hours at these premises would set a precedent. If one outlet is allowed to extend its hours, others will follow suit.

For these reasons, I strongly object to this application.

Finally I find it outrageous (although not surprising for such business) to apply for this permission over the Christmas break where people are either not around or focused on family matters.

Thank you for considering my objection.

Best regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** 12 January 2026 17:53  
**To:** Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>  
**Subject:** Re: Objection 2 Vanston place

Hi Matt,

My address is [REDACTED]

Regards

[REDACTED]

On Mon, 12 Jan 2026 at 17:46, Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)> wrote:  
Dear [REDACTED] – thanks you for your e-mail and hope you are keeping well.

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

If you could provide this to us by midnight on 22 January 2016, we can log this as a valid representation for you.

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](mailto:Matt.Tucker@lbhf.gov.uk)

W: [www.lbhf.gov.uk](http://www.lbhf.gov.uk)

***Please note – I work Monday, Tuesday, Wednesday and Friday.***

**From:** [REDACTED]  
**Sent:** 12 January 2026 17:40  
**To:** Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>  
**Subject:** Objection [2 Vanston place](#)

Dear Matt,

I am writing with regards to late night application for [2 Vanston Place](#).

I am a mum of two small girls and we have lived c [REDACTED] for several years.

There are already a lot of anti social behaviour around this street when there are football games and from people coming from north end road side so an additional long hour opening of this restaurant would just add to that.

There is so much crime around this area already so we would not want to add more to this.

Safety- another issue. delivery drivers / riders are seen riding recklessly on a daily basis, going the wrong way down one way streets, riding on pavements.

Disturbance - this is a very heavily residential area with a lot of young children, the noise and commotion drivers make when delivering wakes residents and causes disturbance often drivers ring the wrong doorbells or are in the wrong street.

Please take this as my objection to increased opening hours for the application above.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]>  
Sent: 12 January 2026 15:43  
To: Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>  
Subject: 2 Vanston Place

I wholeheartedly object to yet another late night cafe establishment being open late .  
Crime is going up in this area ...really is scary to be out after dark ....Places have to grow  
I understand however Fulham is becoming 'rougher and rougher' every year . This  
establishment will not do any good for N.E Road

Worryingly yours

[REDACTED]  
[REDACTED]

Sent from my iPhone

From: [REDACTED]  
Sent: 12 January 2026 18:21  
To: Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>  
Subject: 2 Wanston place

Sent from my iPhone

Dear Mr Tucker

I would like to object to the above cafe application for extended hours.

Walham Grove is a residential area with lots of families and children. The reasons to object are mainly noise and traffic disturbances particularly delivery motorbikes often going the wrong way on this one way street. Also the litter which is usually increased and the anti social behaviour which follows extended hours and the sale of alcohol and which includes drugs dealing.

Please let me know the outcome in due course.

Regards

[REDACTED]  
[REDACTED]

From: [REDACTED]  
Sent: 12 January 2026 22:33  
To: Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>  
Subject: 2 Vanston Place -objection

Dear Mr Tucker

I am [REDACTED] and would like to object to the request of a premises license at Vanston Cafe for the 'provision of late night refreshment'. Our residential area now boasts more than its fair share of late entertainment venues, pubs/clubs and bars. With all the nuisances that unfortunately accompany these businesses : late noise, antisocial behaviours, littering, and even mugging (as recently reported by a neighbour).

Unless the council aims to empty the area of families and turn it into an open-air nightclub, I suggest it restrain from granting yet another license to sell late alcohol.

Best,

[REDACTED]

**From:** [REDACTED]  
**Sent:** 13 January 2026 10:35  
**To:** Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** Re: Objection to 2 Vanston Place SW61AY/2025/ 01813/LQPR

Good morning Matt

Our address is

[REDACTED]  
[REDACTED]

Thank you very much.

Warm wishes,

[REDACTED]

On 13 Jan 2026, at 09:41, Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)> wrote:

Dear [REDACTED] – I hope you're keeping well.

Would you mind supplying your address for us please? If you could send this on to us by midnight on 22 January 2026, we can log this as a representation for you and keep you in the loop regarding the application's next steps.

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](mailto:Matt.Tucker@lbhf.gov.uk)

**W:** [www.lbhf.gov.uk](http://www.lbhf.gov.uk)

**Please note – I work Monday, Tuesday, Wednesday and Friday.**

**From:** [REDACTED]

**Sent:** 12 January 2026 18:29

**To:** Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>

**Cc:** [REDACTED]

**Subject:** Objection to 2 Vanston Place SW61AY/2025/ 01813/LQPR

Good evening Matt,

I trust this email finds you well. Sadly, we already have to jump into combat against yet application for late night opening - on this occasion for 2 Vanston Place. I make this presentation on behalf of myself and my husband [REDACTED] at the same address on [REDACTED].

The issues for all these applications are the same, so we find ourselves reiterating the same points over and over again.

Prevention of crime and disorder

Antisocial behaviour- there is plenty of proof that late night venues like fast food restaurants / cafes attract trouble, drug dealing and violence. The North End Road is a hot spot for this kind of behaviour as per the Met Police's crime map of the area

Public Safety

Delivery drivers / riders are seen riding recklessly on a daily basis, going the wrong way down one way streets, riding on pavements. There have also been issues where delivery drivers have made very lewd comments to young girls and women and in some instances have followed them into their gardens. It is not right to expect young women to get taxi's home if they work late because they feel unsafe walking in the streets where they live.

Litter-

The amount of litter generated from (fast) food restaurants is huge, we have been told that some pick litter outside of their stores however the main problem is when people take the food into side streets and then throw the wrappers out of the window into our streets. We have previously submitted many images of litter and can forward these to you if you feel this will help our case. The issue of commercial waste is also problematic.

Prevention of public nuisance

Disturbance and nuisance in ongoing - this is a very heavily residential area with a lot of young children, the noise and commotion drivers make when delivering wakes residents and causes disturbance often drivers ring the wrong doorbells or are in the wrong street. 2 Vanston Place also has a high level Terrace so imagine impact of that when people are outside late at night.

Please take this as our objection to increased opening hours for the application above. Let's keep pushing to ensure that H&F council don't make any precedents.

Warm regards

A solid black rectangular redaction box covering the signature area.

**From:** [noreply@lbhf.gov.uk](mailto:noreply@lbhf.gov.uk) <noreply@lbhf.gov.uk>  
**Sent:** Tuesday, January 20, 2026 6:18 PM  
**To:** Gardiner Neil: H&F <[Neil.Gardiner@lbhf.gov.uk](mailto:Neil.Gardiner@lbhf.gov.uk)>  
**Subject:** Comments for Licensing Application 2025/01813/LAPR

## Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/01/2026 6:18 PM from Mr. [REDACTED]

### Application Summary

Address:	2 Vanston Place London SW6 1AY
Proposal:	Licensing Act - Premises Licence
Case Officer:	Neil Gardiner

[Click for further information](#)

### Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

### Comments Details

Commenter Type:	Residents Group
Stance:	Customer objects to the Licensing Application
Reasons for comment:	

Comments: 20/01/2026 6:18 PM [REDACTED] and have lived there for 25 years with my family. I run the Tournay Road Neighbourhood Watch Group and have access to over 100 residents living on the road. My principal objections are that the application does not satisfy the licensing objectives regarding noise nuisance, crime, disorder and anti-social behaviour and safety to the public (the risk matters). This includes:

- 1 the site is in a densely residential area, and the application fails to consider the impact in the immediate vicinity of the increased risks of the risk matters caused by late night opening;
- 2 the applicant is seeking hours far beyond those sanctioned for residential areas in LBHF's Statement of Licensing Policy (SLP) -

being cafes (23:00 Mon - Sat, 22:00 Sun) and takeaways ("not considered appropriate");  
3 the applicant is seeking hours far beyond those sanctioned in the SLP without any stated justification or explanation;  
4 the applicant offers no conditions whatsoever;  
5 the applicant makes no attempt to state what they will do or how they will act to ensure that there are no increased risks and does not offer any conditions based on their assessment of the risk matters;  
6 given the "light touch" approach to the application it appears that the applicant has a cavalier almost dismissive attitude to the rules, the community they operate in, and that the application is nothing other than ill-conceived.

For these reasons I would urge the Committee to reject the application outright. I would ask that you forward my email ( [REDACTED] ) to the applicant and strongly direct them to contact me to discuss the application as soon as possible.

I reserve the right to make further detailed submissions no later than 72 hours before any hearing and, if I cannot attend the hearing, then to appoint someone to speak in my place.

Thank you.

[REDACTED]

---

Kind regards

From: [REDACTED]

Sent: Wednesday, January 21, 2026 3:20 PM

To: Gardiner Neil: H&F <[Neil.Gardiner@lbhf.gov.uk](mailto:Neil.Gardiner@lbhf.gov.uk)>

[REDACTED] > [REDACTED]

[REDACTED]

Subject: 2025/01813/LAPR - Vanston Cafe - 2 Vanston Place

Attention Neil Gardiner.

Hi Neil

I am sending my representation in by email as it is long and contains images attached. Please could I have confirmation of receipt.

I am writing on behalf of the [REDACTED] who look after the interests of the residents of [REDACTED] a block of 42 residential apartments fronting onto Vanston Place immediately opposite St Johns Church and diagonally opposite (20 paces) from Vanston Cafe. Currently we have about 100 residents in our building who range from newborn babies to the elderly. Our building, which is 11 years old, has been built to current building specs and thus very well insulated. Our residents have to open windows to allow air in, even in winter, otherwise they will overheat. In some cases this would mean opening a door onto a balcony at the front to get fresh air. 14 of our apartments are single aspect over looking the primarily residential Vanston Place.

The premises has a triangular footprint, bordered by the NER, the Church behind it and Vanston Place to the other side. Vanston Place has three commercial premises on the ground floor at the Walham Grove end, all of these have 2/3 floors of residents above. To the side of them is our building with as already stated 4 floors of apartments. So the overwhelming feeling is that of residential use.

Our objection to this application covers several areas, including three of the four licensing objectives. So I have broken our representation into sections.

1. Conflict with the existing planning and Licensing conditions in place.
2. Concern about noise and nuisance from the first floor terrace
3. Noise and nuisance caused by Late night deliveries from the premises - scooters driving past in the early hours.
4. Concern over public safety with late night deliveries.
5. Crime and disorder as the surrounding area is a hot spot for trouble late at night.

1. Conflict with the existing planning and licensing conditions in place.

This new application is in direct conflict with the existing planning conditions and current Licensing conditions. (I have listed the relevant sections in full at the bottom of this rep. ) Both sets of conditions were put in place to protect near neighbours from noise and nuisance, and public safety. The Council on both occasions recognising the close proximity of residents to the premises, and the effect of late night activity. Until now the owners have kept to these, by and large, and we have lived in harmony.

Firstly the relevant Planning conditions: (Précis in bullet points)

- Premises not to be used between 24.00 and 07.00 - 7 days a week
- No customers on premises between 24.00 and 08.00 - 7 days a week
- No machinery or equipment to be used outside of the hours above
- No refuse to be put out between 22.00 and 07.30 - Mon- Sat and 20.00 - 10.00 Sundays and Public holidays
- No deliveries or collections/loading/unloading between 22.00 and 07.30 Mon-Sat and 20.00-10.00 Sunday and Public holidays
- The premises should not be used primarily for the sale of takeaway hot food.
- No organised delivery of food to involve motorcycles, scooters, mopeds.
- No provision of parking has been made for delivery vehicles. Any off street parking could be a public safety issue.
- No tables and chairs outside the premises on either side or front. ( I attach a photo from Friday 16th January 2026) showing tables and chairs outside the front of building contra to this ruling)

Secondly relevant Licensing conditions:

- First floor terrace to be closed by 22.00 - 7 days a week
- Lighting to be switched off when not in use ie 22.00 - 7 days a week
- Coverage of inside and out by CCTV maintained to police recommended standards.
- All doors and windows to remain closed except for main front doors.

It is clear from the above conditions, that the application cannot continue as is. The premises must be closed by midnight at the latest with the first floor terrace closing at 22.00hrs. There should no deliveries/collections after 22.00hrs and nomotorcycles etc used for deliveries at any time. Takeaways should not become their primary business, which we believe is exactly what they are proposing. Therefore this application should not be granted.

## 2. Concern about noise from first floor terrace

Our building is [REDACTED] Vanston Cafe. Our apartments on that side of the building start at first floor level ie the same height as their terrace, and then go up another three flights (four in total). St Johns Church and Vanston Cafe are bordered by a triangle of roads - North End Road, Vanston Place and Farm Lane, which act as a amphitheatre where noise reverberates around and cant escape. All noise bounces around from whichever side is comes from. We had an instance just after Covid where to encourage business back the premises had live music playing on their terrace from about 5.30 on Saturdays. Probably the music wasn't that loud, but for us in Dungannon House is was so loud we couldn't hear the TV properly even with windows closed. This didn't go on for long and we felt it churlish at the time to complain, as life was trying to get back to normal for everyone. But I mention it here, not as a complaint, but merely to stress that we do hear noise from the terrace and it can be disturbing, certainly if it were to go later than 22.00 hrs.

Lastly the applicant states under 'public nuisance and noise' in their application that "doors/windows will be closed after a certain time" Due to the conditions listed above doors and windows should remain closed at all times save the main front doors

### 3. Late night noise from delivery drivers

Our section of Vanston Place is used by many motorcycles, scooters, and delivery drivers as a quick cut through from the NER to the Fulham Road. It is illegal, but doesn't stop them. (See image below). Therefore this means that they whiz past us at night disturbing the peace.

Obviously this does happen during the day as well but the ambient noise in the busy streets hides their noise. This isn't the case at night where the area is really quite quiet.

All takeaway premises suffer from delivery drivers arriving, turning engines off, hanging around, chatting and departing in general disturbing the peace. Noise is not only limited to the delivery drivers picking up food but when they reach their destination they will again cause disturbance by ringing doorbells, perhaps waking dogs and barking and starting their bikes up again and driving off.

Hammersmith & Fulham is recognised as the most sleep deprived borough in London. (See page 6 of attached document) we cannot afford to increase the night time economy further to the detriment of our residents.

### 4. Public safety.

The applicant states under 'public safety' in their application that they will provide good lighting, inside and OUT that will promote safety for customers and staff. Due to the conditions in place all lighting on the first floor terrace needs to be turned off after 22.00 hrs when it is closed.

We are concerned about delivery drivers congregating around the premises, there is no parking immediately outside, on either side. The most likely place for them to wait will be in Vanston Place and noise from there will filter up to our bedroom and living rooms. If they choose to use the parking facilities in Walham Grove used primarily by the delivery drivers from Papa Johns this would cause pressure on these spaces. The residents of [REDACTED] have complained over the years about the foul language and drug dealing amongst the Papa Johns' delivery drivers who congregate and block the pavements there causing several residents to ban their daughters from coming home that way at night. If additional delivery drivers used these space the situation would only be greater.

### 5. Crime and disorder in the area

I am sure you are aware that the Metropolitan police have designated the NER as a "hotspot" for anti-social behaviour and disorder. The cumulative impact of yet another takeaway, open until the early hours, can only add to the issue of public safety.

Our garage entrance is regularly used as a drug taking area and even a public lavatory, which our concierges have to clean up as it is private land. This is something naturally we want to stop, and we believe having another establishment so close open after 11pm will just exacerbate the situation and put yet more strain on the police force.

If this Late Night Refreshment License is granted it will set a precedent and we are fearful of this. A vibrant mixed community is one thing during the days and into late evenings, but residents are also a vital part of the mix and their nighttimes must to be protected. We respectfully request that this application be rejected, primarily as the proposed use is not possible because of existing conditions on the premises, and further to this the Noise and Nuisance that would be caused, and the public safety and crime and disorder concerns.

Your sincerely,

[REDACTED]  
For and on behalf of

[REDACTED]

[REDACTED]

## NOTES

### **From original planning Decision Feb 2011**

4) The use of the premises hereby approved shall not be permitted during the hours of Midnight to 07:00 hours Mondays to Sundays. To ensure that the amenity of occupiers of surrounding premises are not adversely affected by noise from people leaving the site and from noise spilling out of the building, in accordance with Policy EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007.

No customers shall be on the premises in connection with the restaurant/cafe (Class A3) hereby approved between 24:00 hours and 08:00 hours the following day. In order that noise and disturbance which may be caused by customers leaving the premises is confined to those hours when ambient noise levels and general activity are sufficiently similar to that in the surrounding area, thereby ensuring that the use does not cause demonstrable harm to surrounding residents in compliance with policies EN20A, EN20B, EN21 and SH11 of the Unitary Development Plan, as amended 2007.

No machinery or equipment shall be operated or used in connection with the use hereby approved outside the hours during which customers are permitted to be on the premises. In order that the machinery and equipment used in connection with the permitted use does not give rise to conditions that would be detrimental to the amenities of surrounding occupiers by reason of noise disturbance, in accordance with Policy EN21 and SH11 of the Unitary Development Plan, as amended 2007. Prior to commencement of the development hereby approved, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures.

8. No removal of refuse nor bottles/cans to external bins or areas of the development hereby approved shall be carried out other than between the hours of 07:30 to 22:00 hours on Monday to Saturdays and 10:00 to 20:00 hours on Sundays and Public/Bank Holidays. To ensure that the amenity of occupiers of surrounding premises are not adversely affected by noise, in accordance with Policy EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007.

## DELIVERY

10) 11) 12) No deliveries nor collections/loading nor unloading shall occur at the development hereby approved other than between the hours of 07:30 to 22:00 hours on Monday to Saturdays and 10:00 to 20:00 hours on Sundays and Public/Bank Holidays. To ensure that the

amenity of occupiers of surrounding premises are not adversely affected by noise, in accordance with Policy EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007.

The restaurant/café (Class A3) premises hereby approved shall not be used primarily for the sale of takeaway hot food and any activity of this nature shall be incidental and ancillary to the permitted use for the consumption of food and drink on the premises. A greater takeaway use could give rise to different operational conditions, a different pattern of traffic generation and car parking demand. In these circumstances the Council would wish to have the opportunity of assessing the implications of such a use on the amenities of the area, in accordance with Policies EN21 and SH11 of the Unitary Development Plan, as amended 2007.

No organised delivery of food in connection with any restaurant/café use (Class A33) shall take place from the premises using motor vehicles (which include motorcycles, mopeds and motor scooters).

No provision has been made for the parking of vehicles off-street in connection with a delivery service. Any such vehicles would be likely to park on the public highway, which would prejudice the free flow of traffic and public safety contrary to policy TN8 of the Unitary Development Plan, as amended in 2007.

13) No tables and chairs shall be set outside either the front, side or the rear of the premises in connection with the restaurant/café use (Class A3), prior to submission and approval in writing by the Council of a further planning application. To ensure that the permitted use does not give rise to conditions detrimental to nor impede pedestrian flow in this busy area, in accordance with Policy TN5 of the Unitary Development Plan as amended 2007.

#### **Licensing Decision 2017 - 2017/00092/LAPR**

7. The Premises Licence Holder shall ensure that the first floor external terrace of the premises shall be clear of all customers by 22:00 hours each night.

9. No noise or vibration associated with the operation of the plant at the premises shall give rise to a nuisance to the occupiers of neighbouring properties.

10. No smells generated from the cooking processes at the premises shall give rise to nuisance to occupiers of neighbouring properties.

11. All sales of alcohol on the premises shall be sold or supplied by waiter/waitress service to patrons seated at tables.

17. The first floor external terrace shall at all times be properly supervised by members of staff when customers are present.

22. Refuse collections shall not take place between the hours of 22:00 and 08:00 hours the following day.

23. The Bi-fold doors at ground floor level of the premises shall be kept closed at all times, save in the case of an emergency where they shall be opened for evacuation purposes.

24. All lighting on the first floor external terrace area of the premises shall be switched off when the terrace is not in operation so as not to cause a nuisance to neighbouring properties.

13. CCTV covering areas inside and outside of the premises shall be installed and maintained to police recommendations with properly maintained log arrangements and

a) appropriate signage shall be displayed in prominent positions, informing customers they are being recorded on CCTV.

b) the CCTV shall be working and recording correctly at all times that the premises are open to the public. All images shall be stored for a minimum of 31 days.

c) a contact number for a CCTV data manager shall be provided to the police, this data manager shall be able to show police or authorised officers of the Licensing Authority recent data footage with the minimum of delay when requested. This data or footage reproduction shall be almost instantaneous.

**Variation of current Licence (point 23 above) granted in 2019 with our consent**

The Bi-fold doors at ground floor level of the premises shall be kept closed at all times, save for the main double doors as indicated on the attached plan.

END





article from Sleepseekers notes H&F most sleep-disturbed borough in London in 2021 (page 6 graphic and text pages 6-7)

<https://www.sleepseeker.co.uk/blog/sleep-disturbances#:~:text=We've%20looked%20at%20which,in%20the%202021%20calendar%20year.&text=Aberdeen%20takes%20first%20place%20with,these%20because%20of%20loud%20music.>

# Sleep Disturbances



Is there a better feeling than waking up after having a good night's sleep? For some people around the UK, it's been far too long since they managed to experience this, and the idea of a long and perfect sleep is something only dreams are made of.

There are a number of reasons why our sleep can be disturbed, such as a baby, nearby parties, old [pillows](#) and [duvets](#) that desperately need replacing, or even a barking dog.

That's why our experts at Sleepseeker have looked into which places in the UK have made the most noise complaints, and what the most common type of noise complaint is. We've also found out what worries are keeping us up at night, and how you can rediscover what a good night's sleep feels like.

We've looked at which UK local authorities outside of London have made the most noise complaints in the 2021 calendar year.



## THE MOST SLEEP-DISTURBED PLACES OUTSIDE OF LONDON



KEY: Population Noise complaints Noise complaints per 100,000 people

Local authority	Population	Noise complaints	Noise complaints per 100,000 people
1 Aberdeen City Council	198,590	4,459	<b>2,245</b>
2 Southampton City Council	252,520	5,069	<b>2,007</b>
3 Belfast City Council	341,877	6,644	<b>1,943</b>
4 Swansea Council	238,500	3,336	<b>1,399</b>
5 Portsmouth City Council	214,905	2,791	<b>1,299</b>
6 Manchester City Council	552,858	7,155	<b>1,294</b>
7 City of York Council	210,618	2,611	<b>1,240</b>
8 Brighton & Hove City Council	290,885	3,205	<b>1,102</b>
9 Newcastle upon Tyne City Council	302,820	3,225	<b>1,065</b>
10 Blackpool Borough Council	139,446	1,396	<b>1,001</b>

### 1 - Aberdeen City Council - 2,245 noise complaints per 100,000

Aberdeen takes first place with 2,245 noise complaints per 100,000. Aberdeen had a total of 4,459 noise complaints, with the majority of these because of loud music. Aberdeen also had the second highest complaints about anti-social behaviour, with 711.

## **2 - Southampton City Council - 2,007 noise complaints per 100,000**

Southampton takes second place with 2,007 noise complaints per 100,000. Southampton had a total of just over 5,000 noise complaints, with almost 2,000 of these complaints being about loud music. Southampton was also the only city to complain about noise from the docks.

## **3 - Belfast City Council - 1,943 noise complaints per 100,000**

Belfast completes our top three with 1,943 noise complaints. The capital of Northern Ireland had almost 600 more complaints per 100,000 than fourth-placed Swansea, as well as the third-highest total complaints with 6,644.

# **The Least Sleep-Disturbed Places Outside of London**

We've looked at which local authorities have filed the fewest noise complaints to discover the least sleep-disturbed people in the UK.



## THE LEAST SLEEP-DISTURBED PLACES OUTSIDE OF LONDON



KEY : Population Noise complaints Noise complaints per 100,000 people

Local authority			
1 Norwich City Council	140,573	98	<b>70</b>
2 Bolton Metropolitan Borough Council	287,550	301	<b>105</b>
3 City of Edinburgh Council	527,620	614	<b>116</b>
4 Leeds City Council	793,139	944	<b>119</b>
5 Bristol City Council	463,377	695	<b>150</b>
6 Wolverhampton City Council	263,357	407	<b>155</b>
7 Plymouth City Council	262,100	605	<b>231</b>
8 Shropshire Council	323,136	836	<b>259</b>
9 Peterborough City Council	202,259	590	<b>292</b>
10 Dundee City Council	148,750	472	<b>317</b>

### 1 - Norwich City Council - 70 noise complaints per 100,000

Crowned our least sleep-deprived place in the UK is Norwich with just 70 noise complaints per 100,000 people. Norwich also recorded the fewest total noise complaints with just under 100 noise complaints during 2021. Exactly half of Norwich's total noise complaints were a result of loud music.

## **2 - Bolton Metropolitan Borough Council - 105 noise complaints per 100,000**

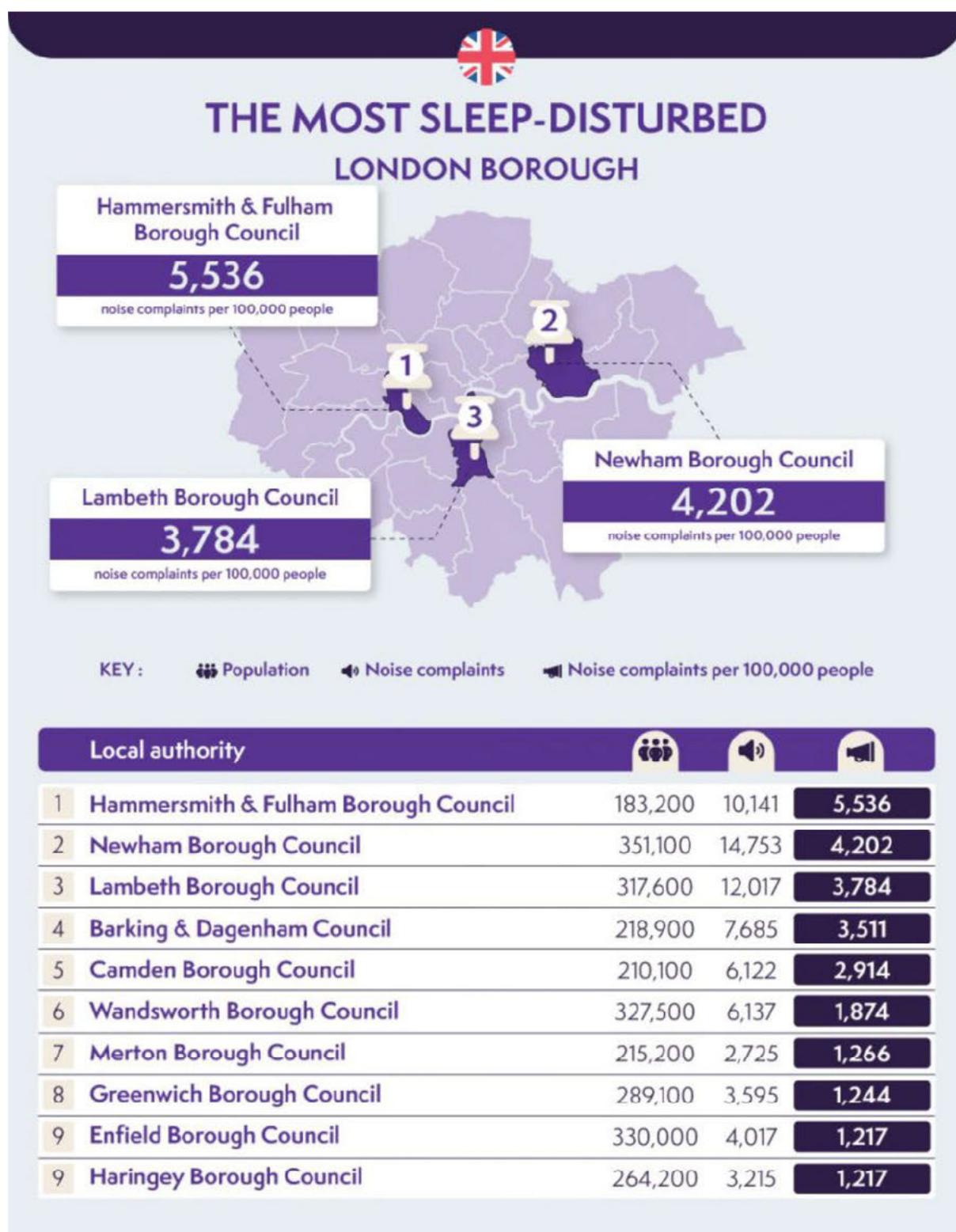
Bolton takes second place with just over 100 noise complaints per 100,000. Bolton also had the second-fewest total noise complaints in the UK with 301. Like Norwich, most of Bolton's noise complaints were because of loud music. Bolton also recorded the most complaints about fireworks, with 14 noise complaints.

## **3 - City of Edinburgh Council - 116 noise complaints per 100,000**

Completing our top three is the capital of Scotland, Edinburgh, who recorded 116 noise complaints per 100,000. Edinburgh's grand total was 614, with over half of these coming from commercial noise. Edinburgh also had 129 complaints about alarms.

# **The Most Sleep-Disturbed London Borough**

London is the most populated city in the UK, made up of 32 boroughs. We wanted to find out which of these London boroughs filed the most noise complaints in 2021.



### 1 - Hammersmith and Fulham Borough Council - 5,536 noise complaints per 100,000

Hammersmith and Fulham takes the top spot with just over 5,536 noise complaints per 100,000 people. The

most frequent complaint was due to loud music, followed by domestic complaints, and parties. Interestingly, Hammersmith and Fulham had one of the lowest populations out of the London boroughs, with just three below them, as well as the third most noise complaints in total.

## **2 - Newham Borough Council - 4,202 noise complaints per 100,000**

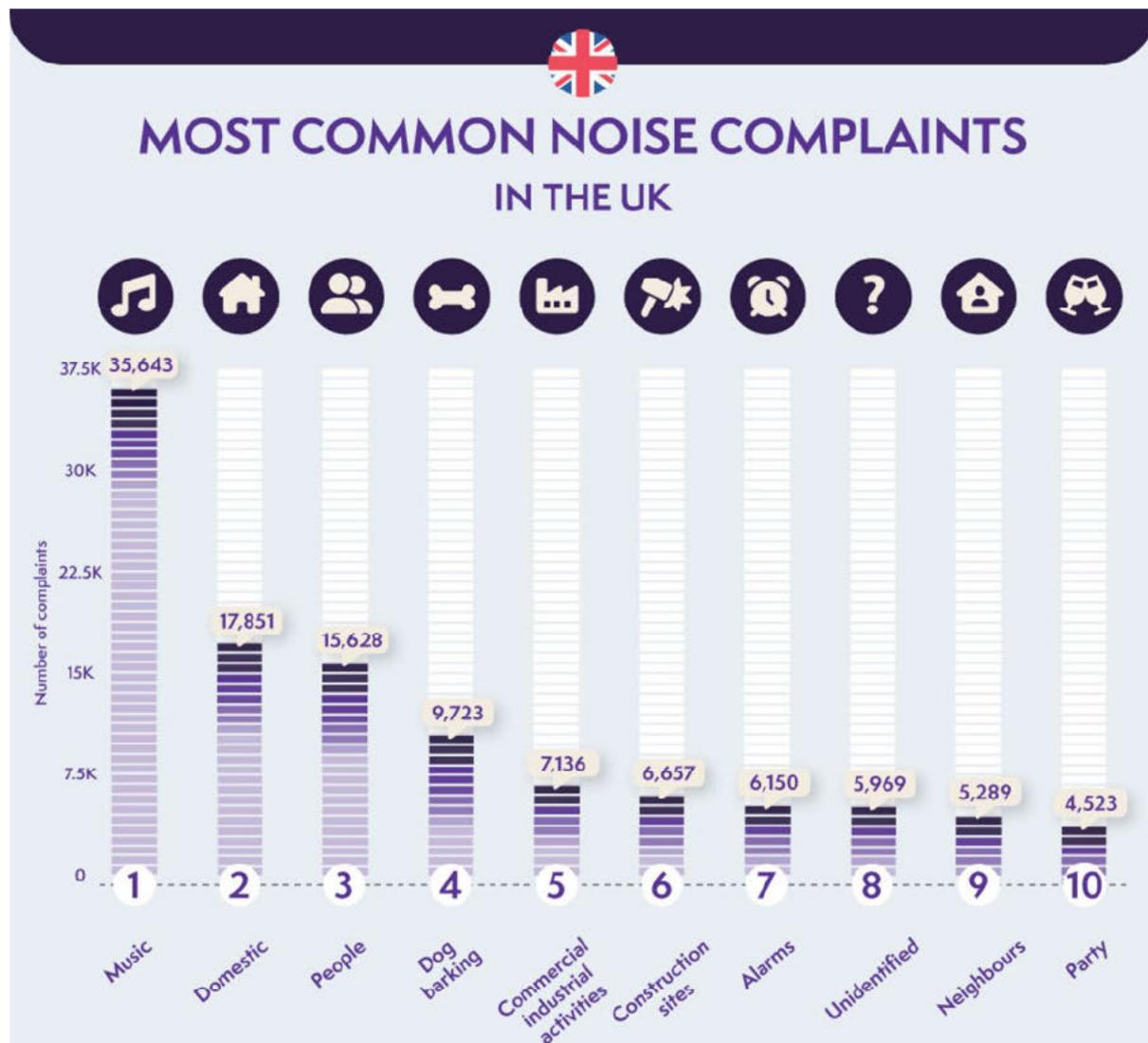
Newham takes second place with 4,202 noise complaints per 100,000. In the east part of inner London, Newham's residents have made a total of 14,753 noise complaints in 2021. Most of these complaints were because of people, which made up over 9,000 Newham's total. Newham also has one of the highest populations out of the London boroughs.

## **3 - Lambeth Borough Council - 3,784 noise complaints per 100,000**

Completing our top three is Lambeth which filed 3,784 noise complaints per 100,000 people. The South London Borough made just over 12,000 noise complaints in total during the course of 2021, the second-highest total in our list.

# **Most Common Noise Complaints in the UK**

We've looked at the different types of noise complaints filed by residents to discover the most common reason people complain about noise.



## 1 - Music - 35,643 noise complaints

Music was the most common reason people filed noise complaints, with over 35,000 complaints. Listening to music is great, especially in social circumstances or when helping time pass by at work. However, being cautious with volume is important when considering neighbours close by.

## **2 - Domestic - 17,851 noise complaints**

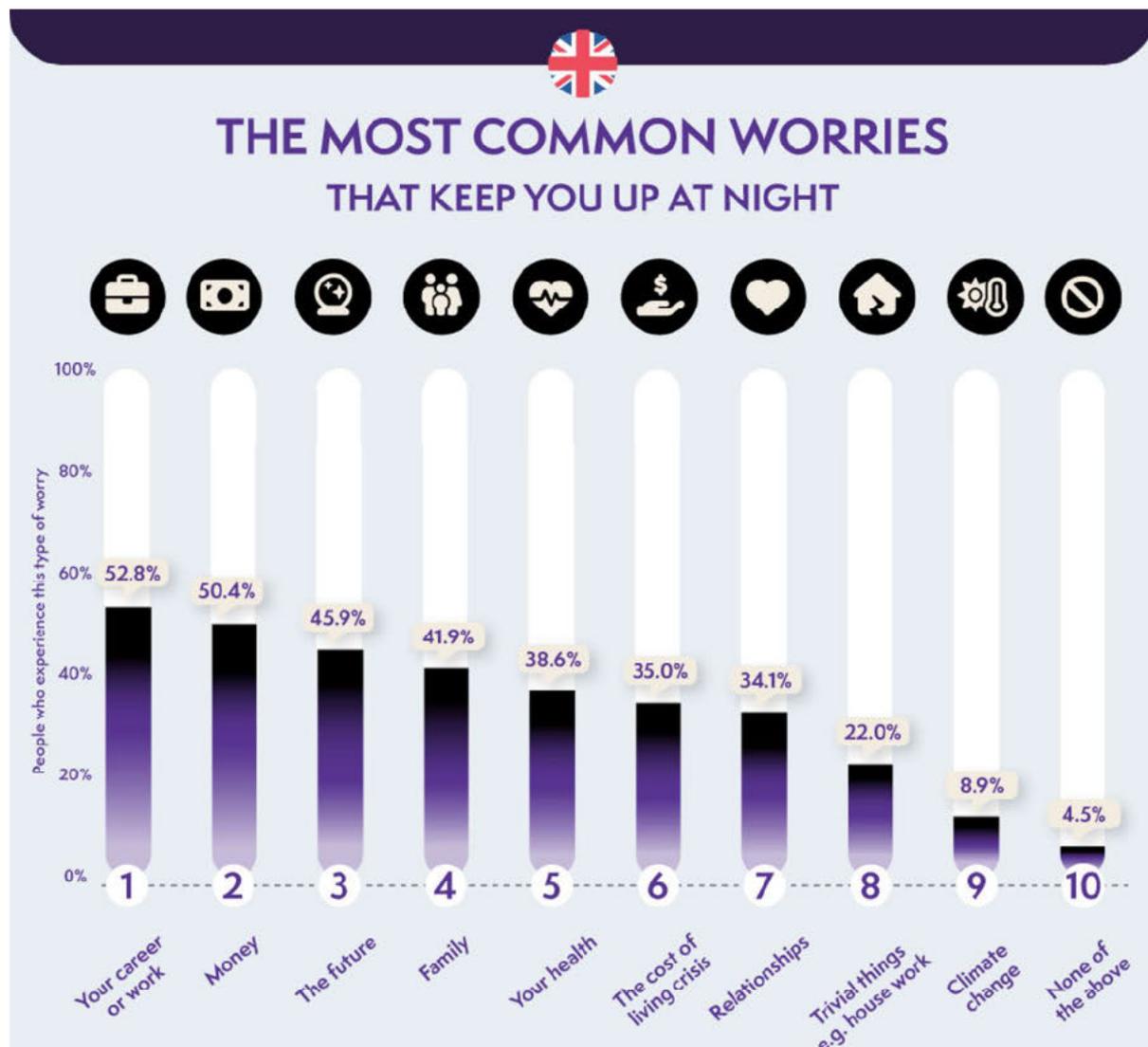
Domestic noise was the second most frequent complaint with almost 18,000 cases in 2021. Domestic noise covers several different complaints, localised in someone's house. Similar to complaints about people, domestic includes raised voices, banging, loud televisions and radios, and DIY activities.

## **3 - People - 15,628 noise complaints**

Completing our top three is complaints against people, with 15,628 complaints made about the noise of people. This includes a number of complaints, such as raised voices, banging, noise from housework etc. A lot of these complaints came from Newham who recorded over 9,000 complaints in this category.

# **The Most Common Worries that Keep you up at Night**

It's not always the external noise that can keep you up at night. Life is stressful and some of these worries can have a detrimental effect on your sleep. That's why we've conducted a survey to find out what worries are keeping you up at night.



## 1 - Your career or work - 52.8% of people can't sleep worrying about this

Your career or work takes up a large part of your life, and as much as you might love your job, it's natural for things not to go your way in the workplace. This stress was the most sleep-restricting worry with 52.8% of people experiencing this.

## 2 - Money - 50.4% of people can't sleep worrying about this

Money closely follows in second place with exactly 50.4% of people struggling to sleep worrying about their finances. This is completely understandable, especially with the cost-of-living crisis making times harder for everyone.

### **3 - The Future - 45.9% of people can't sleep worrying about this**

Thinking about your future can be incredibly daunting. However, it's an important thing to think about, whether it's your career, the next step in your life, or relationships. This intimidating feeling completes our top three with 45.9% of people struggling to sleep with this worry.

## **Most Common Financial Worries Keeping People Up at Night**

With financial worries being one of the most common reasons people can't sleep at night, we've looked into the specifics to find out the areas of finances that stop people from sleeping.



## 1 - Energy Bills - 52.5% of people can't sleep worrying about this

Energy bills are getting more and more expensive, so it's no surprise that this takes the top spot. 52.5% of people are struggling to sleep as a result of the rising energy costs despite prices being fixed. The current energy price cap stands at 34p per kWh for households.

## 2 - Low Savings - 49.4% of people can't sleep worrying about this

Low savings are the second most common financial worry that keeps people awake at night, with 49.4% of people experiencing this. As important as saving is, it's more difficult than ever with prices and bills becoming more expensive.

### **3 - Rent/mortgage payments - 40.6% of people can't sleep worrying about this**

Completing our top three is rent and mortgage payments, where 40.6% of people are struggling to sleep because of this worry. For most people, rent or mortgage payments will be the biggest bill, taking up the largest portion of their monthly outgoings.

Therefore, it's no surprise that this type of worry makes the top three.

## **How Does Sleep Affect People**

Using the same survey, we've looked at the effects of poor sleep, what helps people get to sleep and what distracts them, and what type of sleep conditions people suffer from.



**How poor sleep affects your life: Concentration - 74.1%**

A bad night's sleep can affect your life in a number of ways. The most frequent answer was concentration which was chosen by 74% of our respondents. Motivation, productivity, and overall happiness followed behind with over 60% of respondents choosing these answers too.

**The most common method people use to help them get to sleep: Full Darkness - 44.6%**

Almost 50% of people chose full darkness as the method which helps them get to sleep. This was followed by reading, and avoiding screen time which was chosen by 32% and 28% of respondents respectively.

**The most common distraction whilst trying to sleep: Temperature (too hot) - 75.5%**

Warm temperatures were the most common distraction whilst trying to sleep, with over 75% of our respondents choosing this answer. This was followed by light, chosen by 63.3% of respondents, and outside noise, chosen by 57.4% of respondents.

**Most common sleep condition: Snoring - 47.7%**

Snoring was the most common sleep condition people suffer from, with almost half of our respondents snoring whilst they sleep. This was followed by nightmares and sleep talking which was chosen by 35.9% and 20.9% of respondents respectively.

**How to Sleep through Noises and Worries**

If you're someone who's struggling to sleep due to noises and worries, then we've got some tips to help you get that good night's sleep you deserve.

**1 - Get out of bed!**

If you're in bed and struggling to sleep, then get out and do something relaxing until you feel sleepy again. Try doing something in dim lighting, such as reading a book, doing a puzzle, or listening to relaxing music. However, if you are to try this, avoid going on your phone or computer, or watching television.

**2 - Don't check the time.**

Have you ever been in bed, struggling to sleep and checking the time thinking about how much sleep you could get if you fall asleep then and there? Well, this will not

help you fall asleep any quicker, or take your mind off any worries you may have. Instead, this will just increase your stress levels worrying about how little sleep you could end up getting.

### **3 - Move your bed**

If the noise is stopping you from sleeping, then try moving and positioning the bed as far away from the noise as possible, and away from any outside walls. This might seem like a small change, but it could make a difference to your sleep quality and quantity. You could also try moving heavy furniture next to the wall as a way of blocking the noise out.

### **4 - Earplugs**

They might take a bit of time to get used to, but a good pair of earplugs could help reduce the background noise that's stopping you from sleeping. However, if you are to invest in some earplugs, avoid getting earplugs which block out noise higher than 32 decibels as this will allow you to hear important noises like alarms and crying children.

### **5 - Avoid caffeine late in the day**

Caffeine can stay in your system for up to ten hours, so having a caffeinated drink with dinner, or having a cup of coffee or tea with dessert can make it more difficult to sleep when it comes to bedtime.

## **Helpful Charities**

It might feel like you are alone in your struggles, however, times are tough for everybody. There is help out there and talking to someone may ease those stresses. Below are three helpful organisations which can give you advice and guidance to assist you during these uncertain times

### **1 - [Step Change Debt Charity](#)**

If you are someone who struggles to sleep due to financial difficulties such as debt, then Step Change Debt Charity may be able to help you. Step Change offer incredibly useful advice for a number of different financial situations, whether it's help with debt, or paying your mortgage. As well as advice, Step Change offer schemes and plans to help you manage.

### **2 - [National Debt Line](#)**

Similar to Step Change, National Debt Line is a charity that offers guidance and advice for dealing with debt. They also offer tips on dealing with the cost of living crisis, as well as support in making the most of your money. They also offer free

tools to help you pay off debts in a sustainable way. Budgeting can be a difficult and daunting task, however, the advice offered can make it more manageable.

### 3 - [Mental Health Foundation](#)

As we revealed earlier, 61.2% of people's overall happiness is affected by poor sleep. Sleep deprivation coupled with the stresses life can bring, can cause your mental health to spiral. You are not alone! The Mental Health Foundation can offer programmes which help you deal with your mental health, as well as numerous links to other charities, such as [Mind](#) and [Samaritans](#) who offer support through talking to people.

### **Methodology**

We sent out an FOI request to the top 50 most populated local authorities, as well as all the local authorities in London, regarding the total number of noise complaints, as well as the different types of complaints they had received during the 2021 calendar year.

We used this information to reveal the most sleep-disturbed places and the most common noise complaints in the UK.

Some local authorities will be missing. This is because they either didn't respond or did not have the information. Each local authority categorised the complaints differently.

We used a Google survey to discover the different types of worries that kept people up at night. Percentages may not add up to 100% due to answers where more than one choice was selected. The survey had 250 responses.

Finally, we used [Harrison Spinks](#) and [Sharp](#) for tips on how to sleep through worries and noise.

//end// <https://www.sleepseeker.co.uk/blog/sleep-disturbances#:~:text=We've%20looked%20at%20which,in%20the%202021%20calendar%20year.&text=Aberdeen%20takes%20first%20place%20with,these%20because%20of%20loud%20music>.

**From:** [REDACTED]  
**Sent:** Wednesday, January 21, 2026 4:39 PM  
**To:** Gardiner Neil: H&F <Neil.Gardiner@lbhf.gov.uk>; Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Licensing HF: H&F <licensing@lbhf.gov.uk>; Overton Adrian: H&F <Adrian.Overton@lbhf.gov.uk>  
**Subject:** 2025/01813/LAPR - 2 Vanston Place SW6

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mr Gardiner

I live in [REDACTED] and my [REDACTED] Vanston Place. The premises in question are a little further along Vanston Place, on the corner of Vanston Place and North End road.

I wish to register both my personal objection to the above application at 2 Vanston Place, and an objection on behalf of the residents of Fulham Island, in my capacity of [REDACTED] of our [REDACTED]

Our concerns relate to the licensing objectives of noise nuisance, crime, and public safety aspects.

Unfortunately my mother has had a stroke and is being treated in the Stroke ward at High Wycombe hospital. I am spending all my time visiting her, and have had no time to write an objection.

I'm mindful that the deadline for submitting an objection is midnight today, so please accept this email as an official objection, until such time as I'm able to submit a representation in more detail.

Best regards

[REDACTED]

Mobile [REDACTED]

**From:** Cllr Paynter Lydia: H&F <[Lydia.Paynter@lbhf.gov.uk](mailto:Lydia.Paynter@lbhf.gov.uk)>

**Sent:** Thursday, January 22, 2026 12:57 PM

**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>; Gardiner Neil: H&F <[Neil.Gardiner@lbhf.gov.uk](mailto:Neil.Gardiner@lbhf.gov.uk)>

**Subject:** 2025/01813/LAPR

Hello,

I'd like to submit an objection to the above application as I believe that 1am is too late for a premises to be licensed that is so close to residences.

Nearby venues are not open this late. The Cock Tavern's latest hours are midnight on Friday and Saturday, the Wolfpack's latest hours are also midnight, and Vagabond is not beyond 11pm.

Thanks,

Lydia

**Cllr Lydia Paynter**

From: [REDACTED]  
Sent: 22 January 2026 09:15  
To: Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>  
Cc: Tucker Matt: H&F <[Matt.Tucker@lbhf.gov.uk](mailto:Matt.Tucker@lbhf.gov.uk)>  
Subject: 2025\_01813\_LAPR /2 Vanston Place London SW6 1AY

I [REDACTED], am writing as a resident of [REDACTED]

I am against the application by the cafe at 2 Vanston Place to extend its opening hours to provide refreshments from 11:00 pm - 1:00 am.

This is on the grounds of noise, litter nuisance and threat to public health. In addition, there is the prospect of increased crime and anti social behaviour in Fulham. The area is well known by the Met Police as a crime hot spot. On 20 December 2025 one of my neighbours posted a warning on our street WhatsApp group that an attempted mugging was made on her guests by a group of youths aged 15 - 19 on Vanston Place after leaving her house 10:00 pm. Police are asking for witnesses. This illustrates that there are NOT enough resources to provide the necessary policing of a ceaseless night time economy.

Further more, delivery scooters will create obtrusive disruption to residents' sleep during the night that will eventually impact on people's mental health. To allow this to happen will give the green light to other fast food outlets to follow suite. Should people be encouraged to be eating at such a late hour? This application must not be approved.

[REDACTED]

From: [REDACTED]  
Sent: Thursday, January 22, 2026 7:59 PM  
To: Gardiner Neil: H&F <[Neil.Gardiner@lbhf.gov.uk](mailto:Neil.Gardiner@lbhf.gov.uk)>; Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>

Cc: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]; [REDACTED]  
[REDACTED]

Subject: 22 Jan (extended) DEADLINE, licensing: 2025\_01813\_LAPR LAPR 2 Vanston Place for 01:00 vs existing 23:00)

Dear Licensing

We are writing to oppose this application for extended hours beyond 11pm, placement of a toilet on the roof terrace (but not shown on the plan and without planning permission) and related matters, including deliveries from this Premises, Vanston Cafe, 2 Vanston Place SW6.

We are very concerned about longer hours “indoors and outdoors” ie inside and outside (which includes the pavement as well as delivery) as we believe there will be more noise nuisance emanating from and around the Premises which will directly affect residents across and in all directions.

As well, since the granting in 2017 of the 23:00 closing hour Mon-Sat and 22:30 on Sunday (2019/00248/LAPR) crime has increased in the area, a crime hotspot designated by the Metropolitan Police. We anticipate more crime vs less crime, were longer hours to be granted. We base this concern on case law which we will explain in a further email to be sent before the anticipated hearing for this application.

Vanston Cafe sits smack in the middle of residential properties at first, second and even third/fourth floor level, in every direction and historic St John’s Church and its ‘peaceful Walham Green churchyard’ directly behind the cafe. At ground level are shops, many of which close at 18:00.

1) The Applicant has suggest longer hours until 02:00 in the box on the right at page “I” (alpha letter “I”)/page 13, of the pdf, of the Application attached (pdf).

He writes:

Please give further details here (please read guidance note 4)

**“Serving hot food and drinks between 23:00 - 02:00 every day”**

2) The Applicant fills in the left hand column of this same page 13/ page "I" with the hours for "Late Night Refreshment" as 08:00- 01:00 for each day of the week.

3) Longer hours were carefully considered by the H&F Licensing Committee in 2017, but the Committee granted only until 23:00, with 22.30 on Sundays.

4) The applicant gives the Committee no clues as to his knowledge of the address, this historic building, the area, Late night refreshment, etc.

5) Regarding deliveries of food day and night and into the morning we are sure that the applicant will have ample opportunity to explain his plans to the Committee at the hearing.

6) This new application also shows a 'licensing' plan/rough-ish sketch of the basement, ground floor and roof area. Although we have been told by a licensing officer that the rooftop will be used exclusively for a toilet that is planned to be built we don't see that on the plan attached to this application. Perhaps something is missing? If not, how could the Committee approve this sketchy plan which does not align with what we have been told?

*7) Background to this new application, as we understand it is;*

*a. On 17 March 2017 a decision was made to grant a licence for Sibilla Foods Limited trading as 'Rossodisera Italian Restaurant' (2017/00092/LAPR) at that address. This was the first time a licence was ever issued as previously the building was a Victorian public toilet. This went to H&F Licensing Sub-Committee (decision attached pdf).*

*b. On 5 July 2018, the premises licence was transferred to Mr Signorello Lodico trading as 'Fouberts' (2018/00874/LAPR).*

*c. On 24 July 2019, a full variation (2019/00248/LAPR-/attached pdf) was granted for the following owing to no representations, resulting in a new premises licence (attached pdf):*

1. Removal of mandatory Condition 23. This refers to what was originally intended as the main entrance to the premises. The applicant proposes to use these doors as the principal entrance and exit for customers. The side doors (which were previously to be used), will be available for staff and emergencies.

Alteration of approved plans as shown on the plans filed with this application.

2. The basement to be removed from the licensed area. The entire basement will be used for food preparation and will be used by the staff only.

3. The removal of the bar on the 1st floor terrace. The bar was for the sale of alcohol and is to be replaced by a toilet facility for customers.

d. *Following a suspension notice [due to non payment of annual licence fee] being issued on 18 April 2024, Mr Lodico (the current premises licence holder) applied on 24 July 2025 to remove himself as the DPS. It then came to light that Mr Elmansoury, the present/new Applicant for Vanston Café (2025/01813/LAPR) wanted to take the business in a different direction, thus leading to the current application for late night refreshment and no alcohol. The current licence has yet to be surrendered.*

e. The consultation end date that is currently in place, namely midnight on 22 January 2026, due to lack of blue notice posting

8) We are sure that the Committee would like to know if the licence fees have been paid and are up to date ( see point d., above). If not, when will they be paid? Surely, before the hearing for this new licence.

In our research, we have noticed that many council licensing authorities always include in their report to the committee what outstanding payments are due to the Council (annual licence fee, court cost orders etc).

For ease, we copy in some of the key Conditions on the existing licence  
2019/00248/LAPR

*8 . The Premises Licence Holder shall ensure that the first floor external terrace of the*

*premises shall be clear of all customers by 22:00 hours each night.*

*9 . All sales of alcohol to patrons shall be ancillary to the provision of a substantial table meal.*

*10. No noise or vibration associated with the operation of the plant at the premises shall give rise to a nuisance to the occupiers of neighbouring properties.*

*11. No smells generated from the cooking processes at the premises shall give rise to*

*nuisance to occupiers of neighbouring properties.*

*12. All sales of alcohol on the premises shall be sold or supplied by waiter/waitress*

*service to patrons seated at tables.*

*13. CCTV covering areas inside and outside of the premises shall be installed and*

*maintained to police recommendations with properly maintained log arrangements*

*and*

*a) appropriate signage shall be displayed in prominent positions, informing customers*

*they are being recorded on CCTV.*

*b) the CCTV shall be working and recording correctly at all times that the premises*

*are open to the public. All images shall be stored for a minimum of 31 days.*

*c) a contact number for a CCTV data manager shall be provided to the police, this*

*data manager shall be able to show police or authorised officers of the Licensing*

*Authority recent data footage with the minimum of delay when requested. This data*

*or footage reproduction shall be almost instantaneous.*

*14. Signs shall be prominently displayed at the premises asking patrons to keep their*

*personal property safe.*

*15. The premises shall use chip and pin covers (or contactless technology) on all*

*payment devices used by customers on all card transactions.*

*16. The premises shall provide 'chelsea clips' on all tables.*

*17. All existing staff, new staff, supervisors and managers shall be trained in the*

*requirements of the Licensing Act 2003 in terms of the licensing objectives, offences*

*committed under the Act and conditions of the Premises Licence prior to undertaking*

*the sale of alcohol. Written records of this training shall be retained and made*

*available to police and authorised officers of the Licensing Authority on request.*

*Training records shall be retained for a minimum of 18 months.*

18. *The first floor external terrace shall at all times be properly supervised by members of staff when customers are present.*
19. *An A1 meter plus or similar height railing shall be fixed to the parapet wall of the first floor external terrace prior to the first floor external terrace being used.*
20. *Notices shall be prominently displayed at each exit from the premises asking patrons to be considerate to neighbours when leaving.*
21. *A refusals record shall be kept at the premises to record details of all refusals to sell alcohol. This record shall contain the date and time of the incident, a description of the customer, the name of the staff member who refused the sale, and the reason the sale was refused. The record shall be made available to police and authorised officers of the Licensing Authority on request.*
22. *The Designated Premises Supervisor shall regularly check the refusals record to ensure it is being consistently used by all staff.*
23. *Refuse collections shall not take place between the hours of 22:00 and 08:00 hours the following day.*
24. *All lighting on the first floor external terrace area of the premises shall be switched off when the terrace is not in operation so as not to cause a nuisance to neighbouring properties.*

We reserve it right to comment further.

[REDACTED] Residents

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

Barclay Road Conservation Area Neighbourhood Watch SW6 1EJ/EH works with our local Met Police to reduce crime in our Fulham Broadway neighbourhood whilst enhancing our historic Victorian streetscape.

From: [REDACTED]

Sent: Thursday, January 22, 2026 11:12 PM

To: Gardiner Neil: H&F <[Neil.Gardiner@lbhf.gov.uk](mailto:Neil.Gardiner@lbhf.gov.uk)>

Subject: Representation Opposing Licence Extension – 2 Vanston Place (2025/01813/LAPR)

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## Representation Opposing Licence Extension – 2 Vanston Place (2025/01813/LAPR)

**Consultation deadline: 22 Januar**

Dear Licensing Officer,

I am writing on behalf of our residents to object to the above application to extend late-night refreshment hours at 2 Vanston Place from **23:00 to 01:00**.

Our objection is based on the **four licensing objectives**, particularly the prevention of public nuisance and the prevention of crime and disorder.

### 1. Prevention of Public Nuisance

Vanston Place is a **narrow residential street**, and noise carries easily between buildings.

Extending trading hours to **01:00** would increase customer noise, late-night comings and goings, delivery driver activity, and idling engines at a time when residents reasonably expect quiet.

While this specific premises may not disturb every household directly, residents are already experiencing a **significant rise in late-night disturbance** across the area.

Noise from people passing through, delivery drivers waiting, and general late-night activity is increasingly affecting sleep and wellbeing.

Any further extension of hours will **add to this cumulative impact**, pushing disruption deeper into the night.

Residents feel **overwhelmed and overlooked** by the steady flow of late-night applications.

Decisions appear to prioritise the expansion of the late-night and fast-food economy with **little regard for the consequences** for those who live here.

Our peace, rest, and sense of security are being steadily eroded, and residents do not feel that their lived experience is being given sufficient weight in licensing decisions.

We are also concerned about the **environmental and social impact** of late-night activity. Litter from fast-food outlets, groups of masked youths gathering on pavements and intimidating children, and visible drug dealing in broad daylight all contribute to a sense that the area is becoming less safe and less cared for.

These issues are already affecting daily life, and further late-night trading risks worsening an environment that is under strain.

In addition, the **mix of outlets in the neighbourhood is deteriorating**. The growing concentration of fast-food and late-night operators is reducing the variety of services available to residents and changing the character of the area for the worse.

Instead of a balanced high street that supports local families, we are seeing an increasing number of premises geared towards the late-night economy, bringing noise, litter, and anti-social behaviour while offering little or no benefit to the community.

## **2. Prevention of Crime and Disorder**

The area around Vanston Place is already recognised as a **local crime hotspot**, with significantly higher levels of violence, public-order incidents, and anti-social behaviour than surrounding streets.

At the same time, **police numbers are being reduced across London, including in Hammersmith & Fulham**, leaving fewer officers available to respond to late-night incidents or patrol areas with known crime pressures. Extending hours to **01:00** would increase activity during the highest-risk period, at a time when police presence is already stretched.

Even if this premises is not the sole cause, additional late-night trading contributes to a **wider pattern of disorder** in an already high-risk location. Allowing later hours would therefore undermine the objective of preventing crime and disorder.

## **3. Public Safety**

The street layout is not designed for **late-night congregation or increased vehicle activity**. Delivery drivers stopping on pavements or double-parking late at night create hazards for pedestrians, including residents returning home. Extending hours increases the likelihood of unsafe conditions at a time when visibility and oversight are reduced.

#### 4. Protection of Children from Harm

Families with young children live directly above and opposite the premises. Noise between **23:00 and 01:00** is particularly disruptive to children's sleep and wellbeing.

Extending late-night operations in a residential street is incompatible with this licensing objective.

#### Conclusion

Vanston Place is in a **residential area**, not a late-night commercial zone.

The proposed extension to **01:00** would add to an already significant level of late-night disturbance and would undermine multiple licensing objectives, particularly **Public Nuisance** and **Crime & Disorder**.

Residents are already feeling the strain of cumulative late-night activity, and there is a growing concern that their experiences and wellbeing are not being given sufficient weight in licensing decisions. For these reasons, we respectfully request that the application be **refused**.

Yours sincerely

[Redacted]

[Redacted]

[Redacted]

[Redacted] R

[Redacted]

[Redacted]

From: [REDACTED]  
Sent: 22 January 2026 22:46  
To: Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>  
Cc: Overton Adrian: H&F <[Adrian.Overton@lbhf.gov.uk](mailto:Adrian.Overton@lbhf.gov.uk)>; [REDACTED]  
[REDACTED]  
Subject: 2025\_01813\_LAPR LAPR 2 Vanston Place

Dear team,

I am writing in my capacity as [REDACTED]

I have recently been notified about this licensing application, to extend the hours at 2 Vanston Place. I would like to submit a holding representation because I am very concerned about the crime and anti-social behaviour in this part of the ward. Longer hours will not help reduce these incidents, but will contribute to them. This area is designated a crime hot-spot by the local neighbourhood police officers, and is the only hotspot in Fulham.

In addition this venue is situated in the heart of a very densely populated ward, with people living in flats above commercial premises on two sides of the premises. These flats overlook the premises, which has a roof terrace. There are many residential side streets literally within 2-3 minutes walk from the venue. On the third side, the premises immediately backs onto the graveyard of a historic and grade II listed church, which will celebrate its bicentenary in 2028.

As I have only recently found out about this application, I haven't had time to analyse the crime statistics for the premises and immediate area and also to take photos of the premises before the deadline for submissions tomorrow. I reserve the right to submit a further representation with supporting information.

I understand there will be a hearing in due course, the date of which is yet to be set. I hope to be able to attend if I'm available or if not, to nominate a representative.

Kind regards

[REDACTED]  
[REDACTED]  
[REDACTED]

If you receive this email in error, please delete it.