



Alcohol and Entertainment Licensing Sub-Committee (C)

Tuesday 13 December 2016 at 10.00 am
Board Room 5 - Brent Civic Centre, Engineers Way,
Wembley HA9 0FJ

Membership:

Members

Councillors:

Long (Chair)
Hylton
McLeish

Substitute Members

Councillors:

Allie, Daly, Harrison, Jones,
Mahmood and Perrin

For further information contact: Joe Kwateng, Governance Services Officer
(020) 8937 1354; joe.kwateng@brent.gov.uk

For electronic copies of minutes, reports and agendas, and to be alerted when the minutes of this meeting have been published visit:
democracy.brent.gov.uk

The press and public are welcome to attend part of this meeting

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

Item **Page**

1 Declarations of personal and prejudicial interests

Members are invited to declare at this stage of the meeting, any relevant financial or other interest in the items on this agenda.

2 Application for a new premises licence by Coco B's Ltd for the sale and supply of alcohol from 12:00hrs to 23:00hrs Sunday to Wednesday and 12:00hrs to 02:00hrs Thursday to Saturday; Late Night Refreshment from 23:00hrs to 00:00hrs Thursday and 23:00hrs to 02:00hrs Friday & Saturday and Recorded Music 08:00hrs to 23:00hrs Sunday to Wednesday, 08:00hrs to 00:00 Thursday and 08:00hrs to 02:00hrs Friday and Saturday; and to remain open Sunday to Wednesday, 08:00hrs to 23:00 and 08:00hrs to 02:00hrs Thursday to Saturday at the premises known as Coco B (110 High Road, London NW10 2PN) pursuant to the Licensing Act 2003. 1 - 56

3 Exclusion of Press and Public

The following item is not for publication as it relates to the following category of exempt information as specified in the Local Government Act 1972 namely:

"Information relating to the financial or business affairs of any particular person (including the authority holding that information)"

4 Application by Day One Training for a personal licence to enable the JR (applicant) to authorise the sale or supply of alcohol or to become a Designated Premises Supervisor for licensed premises 57 - 66

Conduct of the Hearing:

The hearing shall proceed as follows:

- General introduction by the Regulatory Services Manager
- Case for the Responsible Authority – Police/Regulatory Services
- Questioning of the Responsible Authority by Applicant and Members
- Representations by interested parties (if any)
- Case for the Applicant
- Questioning of the Applicant by the Responsible Authority and Members
- Summing up by the Responsible Authority
- Summing up by a representative of interested parties (if any)
- Summing up by the Applicant

Members' Deliberation

The Chair will then ask the representatives of the Responsible Authority and the Applicant to leave the meeting room whilst the panel goes into close session to deliberate the application. The applicant and the representatives of the responsible authority will be recalled to the meeting room when the Sub-Committee has made its decision. The decision will be confirmed in writing to the applicant within 7 days



Please remember to switch your mobile phone to silent during the meeting.

- The meeting room is accessible by lift and seats will be provided for members of the public.

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LICENSING ACT 2003

Application for New Premises Licence

1. The Application

Name of Applicant:	Coco B's Ltd
Name & Address of Premises:	Coco B, 110 High Road NW10 2PN
Applicants Agent:	

The application is for a new premises licence:

- 1 For the sale and supply of alcohol from 12:00hrs to 23:00hrs Sunday to Wednesday and 12:00hrs to 02:00hrs Thursday to Saturday; Late Night Refreshment from 23:00hrs to 00:00hrs Thursday and 23:00hrs to 02:00hrs Friday & Saturday and Recorded Music 08:00hrs to 23:00hrs Sunday to Wednesday, 08:00hrs to 00:00 Thursday and 08:00hrs to 02:00hrs Friday and Saturday; and to remain open Sunday to Wednesday, 08:00hrs to 23:00 and 08:00hrs to 02:00hrs Thursday to Saturday.

2. Background

After agreement with the Police the hours have since been reduced as follows:

Supply of Alcohol:

Sunday to Wednesday – 12:00hrs to 22:30hrs

Thursday to Saturday – 12:00hrs to 23:30hrs

Late Night Refreshment:

Sunday to Wednesday – None required as the premises closes at 23:00hrs

Thursday to Saturday – 12:00hrs to Midnight

Recorded Music:

Sunday to Wednesday – 08:00hrs to 23:00hrs

Thursday to Saturday – 08:00hrs to Midnight

Hours open to the Public:

Sunday to Wednesday – 08:00hrs to 23:00hrs

Thursday to Saturday – 08:00hrs to Midnight

3. Promotion of the Licensing Objectives

See page 7/8 of the application.

4. Relevant Representations

Representations were received from the Police, Public Safety Team and Nuisance Control Team, conditions have been agreed and the representations have been withdrawn. Representations have also been received from 8 local residents. 1 resident has withdrawn their objection based on the reduction of hours and conditions.

5. Interested Parties

None

6. Policy Considerations

Paragraph Nos: 7.2 8.1 – 8.4

8.1 Where responsible authorities and interested parties do not raise any relevant representations regarding the application made to the council, the council will grant the licence or certificate subject only to the conditions that are consistent with the operating schedule or club operating schedule and any mandatory conditions prescribed in the Act itself.

8.2 Where responsible authorities and interested parties raise relevant representations, the council may, if it is satisfied at a hearing or otherwise, impose conditions where considered necessary for the promotion of the licensing objectives.

8.3 Any conditions attached by the council or submitted by the applicant must focus on the direct impact of the activities taking place at licensed premises, on those attending the premises and residents and persons working in the area.

8.4 Any conditions attached to licences will be tailored to the individual needs, style and characteristics of the particular premises and events concerned and will be drawn from a 'model pool of conditions' (where appropriate) to the particular premises.

7. Determination of the Application

Members can take the following steps when determining a new premises licence application:

- grant the licence;
- exclude from the scope of the licence any of the licensable activities to which the application relates;
- refuse to specify a person in the licence as the premises supervisor;
- reject the application

8. Associated Papers

- A. Copy of Application Form
- B. Copy of Agreed Police Conditions
- C. Copy of Agreed Public Safety Conditions
- D. Copy of Agreed Nuisance Control Team Conditions
- E. Copies of Residents Objections
- F. OS Map

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Brent Council
Premises Licence - Initial Application - Ref. 223664793

Applicant number

Total One

Applicant One

Organisation name Coco bs limited

Address 110 high road Willesden

Town

County

Postcode NW10 2PN

Email address

Contact Name nakeba buchanan

Phone Number

Mobile

Registered Address

Ha35jp

Registered Number

Premises

LOFT SHOP, 110A High Road, London, NW10 2PN [Location Map](#)

Premises Details

Address 110A High Road, London, NW10 2PN

Post Town

Postcode NW10 2PN

Telephone number

Non-Domestic Rateable Value 17000.00

Operating Schedule

Desired Start Date 15/10/2016

Desired End Date

Brent Council
Premises Licence - Initial Application - Ref. 223664793

Operating Schedule

Number Expected

General Description of Premises

Medium sized restaurant-take away on high road willesden on main road. Terraced area is mixed commercial/shopping with residential area comprising mainly of houses towards rear/back area of property. Building comprises of ground floor restaurant, 1st floor & 2nd floor residential flats. Ground floor - restaurant - disabled toilet,kitchen,rear garden,main eating lounge,store room
1st floor- bedroom,kitchen,lounge,bathroom
2nd floor- bedroom,bathroom,kitchen
Restaurant will be called "coco bs" and will cater for eat in diners in lounge for consumption of alcohol in lounge area and rear garden area with small alcohol menu mainly to be consumed with meals. Company with have high standard decor and very health based menu.

Licensable Activities

Recorded music	Yes
Provision of late night refreshment	Yes
Supply of alcohol	Yes

F. Recorded music - Standard Times

Day	Monday
Start Time	08:00
End Time	23:00
Day	Tuesday
Start Time	08:00
End Time	23:00
Day	Wednesday
Start Time	08:00
End Time	23:00

Brent Council
Premises Licence - Initial Application - Ref. 223664793

F. Recorded music - Standard Times

Day	Thursday
Start Time	08:00
End Time	00:00
Day	Friday
Start Time	08:00
End Time	02:00
Day	Saturday
Start Time	08:00
End Time	02:00
Day	Sunday
Start Time	08:00
End Time	23:00

F. Recorded music - Further Details

Indoors or Outdoors	Both
Further Details	Music indoors will be low no higher than 10db and music outside with also be very low background music

Seasonal Variations

Non-Standard Timings

L. Late night refreshment - Standard Times

Day	Thursday
Start Time	23:00
End Time	00:00
Day	Friday
Start Time	23:00

L. Late night refreshment - Standard Times

End Time	02:00
Day	Saturday
Start Time	23:00
End Time	02:00

L. Late night refreshment - Further Details

Indoors or Outdoors Both

Further Details We will require premises to be open for refreshments later on Thursday, Friday, Saturday and this will take place indoors and outdoors

Seasonal Variations

Non-Standard Timings

M. Supply of alcohol - Standard Times

Day	Monday
Start Time	12:00
End Time	23:00
Day	Tuesday
Start Time	12:00
End Time	23:00
Day	Wednesday
Start Time	12:00
End Time	23:00
Day	Thursday
Start Time	12:00
End Time	02:00

Brent Council
Premises Licence - Initial Application - Ref. 223664793

M. Supply of alcohol - Standard Times

Day Friday
Start Time 12:00
End Time 02:00

Day Saturday
Start Time 12:00
End Time 02:00

Day Sunday
Start Time 12:00
End Time 23:00

M. Supply of alcohol - Further Details

On/Off Sales Both?

Seasonal Variations

Non-Standard Timings

Premises Supervisor

Name Nakeba buchanan
Address [REDACTED]
Postcode Ha3 5jp
Phone [REDACTED]
Email [REDACTED]
Licence Number [REDACTED]
Issuing Licensing Authority Harrow

N. Concern in respect of children

Concerns Regarding Children Bibivcv

Brent Council
Premises Licence - Initial Application - Ref. 223664793

O. Hours premises are open to the public - Standard Times

Day Monday

Start Time 08:00

End Time 23:00

Day Tuesday

Start Time 08:00

End Time 23:00

Day Wednesday

Start Time 08:00

End Time 23:00

Day Thursday

Start Time 08:00

End Time 02:00

Day Friday

Start Time 08:00

End Time 02:00

Day Saturday

Start Time 08:00

End Time 02:00

Day Sunday

Start Time 08:00

End Time 23:00

O. Hours premises are open to the public - Further Details

Seasonal Variations

O. Hours premises are open to the public - Further Details

Non-Standard Timings

P. Licensing Objectives

General

We intend to "generally do the following " :
Provide registered door supervisors
Have personal licence holders on premises at all times
Continuous staff training on licensing issues
We have installed a 10 camera CCTV system on the premises

Prevention of Crime and Disorder

We shall install,implement the following:
Install 10 camera cctv system
Employ certified door man/security
Play active role/member of local residents association groups
Provide adequate lighting in all areas surrounding and inside property
Follow and enforce strict no drugs/age restrictions policies and have visible notices stating such
Participate in local pub watch/met scheme - communicate with surrounding licenced premises in the area
Adequate staff training in licensing issues

Public Safety

We shall install, implement the following:
Risk and fire assessments carried out
Install- smoke alarm,carbon monoxide alarm,fire blankets, clearly displayed fire extinguishers
Installation of cctv system
Trained fire warden/first aiders and provisions on site
Fire drills implemented for staff
Supervision manager position implemented
Emergency lighting fitted in main lounge,kitchen,toilet rooms
Capacity limits implemented
Adequate number of staff on site at all times
Safe seating arrangements
Light illuminated fire exit signs
Additional escape route implemented

Prevention of Public Nuisance

The following shall be implemented, installed:
Regulation of delivery and collection of Rubbish times
Active monitoring of surrounding Rubbish/cleanliness
Keep lighting low/dim after certain times in respect of light pollution
Constant noise patrols of surrounding area
Quick orderly disperse at end of night

Brent Council

Premises Licence - Initial Application - Ref. 223664793

P. Licensing Objectives

Constant monitoring of noise
Installation of noise limiting device
Secondary sound proofing to Brent standards fitted
Asking patrons to leave quietly and displaying so
Noise escape monitoring
Taxis on request for customers at end of night
Fitted noxious odour fan

Protection of Children from Harm

We shall implement, install the following,
Children with adults at all times policy
Adequate child proof/ issues training for staff
Id required for sale of alcohol
Proof of age cards required
Children not allowed on premises after 21:00
No gambling or nudity on premises at all times

Declaration

Data_Protection

Associated documents

CONSENT 22
plan

About this form

Issued by

Brent Council
Environment and Neighbourhood Services
Regulatory Services
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ

Assigned to

Liquor Licensing

Contact email

environmentandprotection@brent.gov.uk

Contact phone

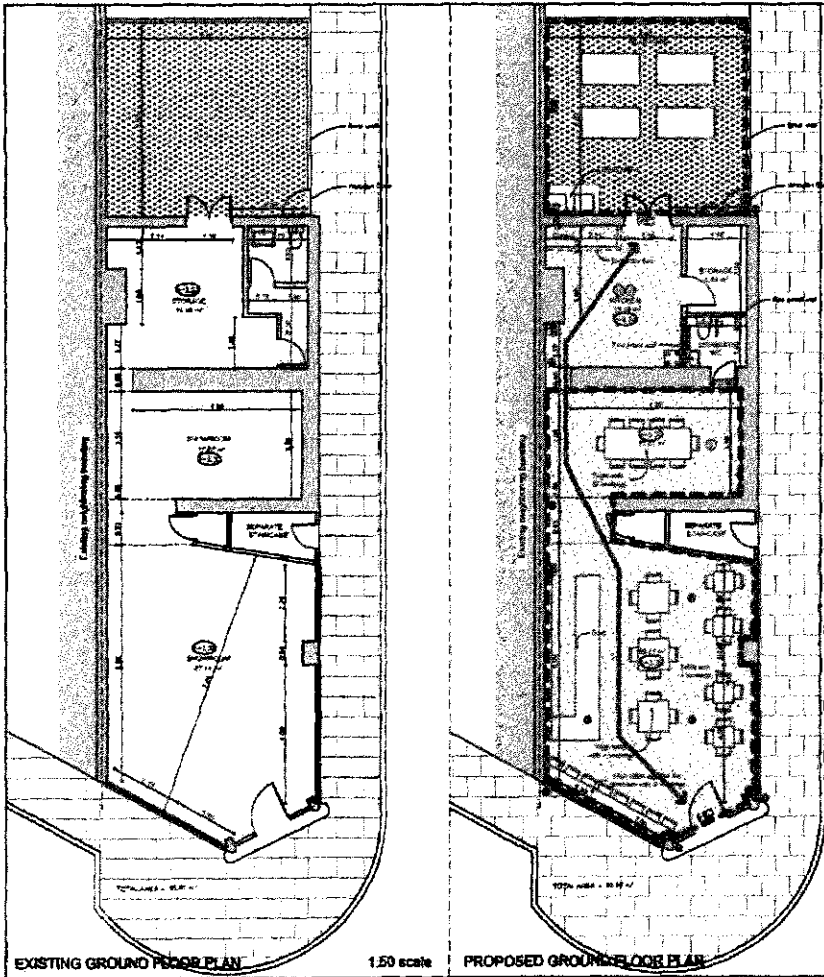
020 8837 5359

Channel

Customer Portal

Contact reference

223414793



LEGEND

- LOSING ACTIVITY PERIMETER
- EXIT ROUTE
- SMOKE DETECTOR
- HEAT DETECTOR
- FIRE EXTINGUISHER : 1x Wet chemical, 1x CO₂, 2xg, 1x Foam Bkg
- FIRST AID KIT / Fire Blankets
- EMERGENCY EXITS
- CCTV CAMERA
- CO Detector
- SOUND PROOF AND FIRE PROOF AREAS



www.designeasier.co.uk

Project : 110A High Road, Willesden Green, London, NW10 2PN
 Project number : 1613
 Client: Mr. Nikky
 Drawing: Existing Plan
 Proposed Plan

Drawing number : 1613-E/P-01
 Revision : 004
 Date : September 7th, 2016
 Scale : 1:100
 Sheet size : A3 ISO
 Issue : Preliminary
 Drawn by : RBI
 Checked by : SA

This drawing may be scaled only for planning approval. Check all dimensions on site and refer all queries prior to carrying out work. This drawing is to be used only for the purposes it is intended.
 ©Design Easier

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**METROPOLITAN
POLICE**

Working together for a safer London

TERRITORIAL POLICING

Brent Police Licensing Unit
Brent Civic Centre
5th Floor
Engineers Way
Wembley
HA9 7FJ

Your ref: N/A

Our ref: 01QK/528/16/782QK

Brent Borough Police Licensing Unit
Brent Civic Centre
Fifth Floor
Engineers Way
Wembley
HA9 7FJ

Tel: 020 8733 3206

Mob: 07500 993899

Email: paul.whitcomb@met.police.uk

Web: www.met.police.uk

Date: Wednesday 19th October 2016

Police representation for a new Premises Licence at Cocoa BS, 110 High Road, Willesden London NW10 2PN.

I certify that I have considered the application shown above and I wish to make representations that the likely effect of the grant of the application is detrimental to the Licensing Act 2003 licensing objectives for the reasons indicated below.

If these conditions were accepted in full I would withdraw my representation.

Officer: Paul Whitcomb PC 782QK
Brent Borough Police Licensing Constable

An officer of the Metropolitan Police, in whose area the premises are situated, who is authorised for the purposes of exercising its statutory function as a 'Responsible Authority' under the Licensing Act 2003.

The application has been made for a new premises licence under section 17 of the act.

The Police representations are primarily concerned with the prevention of crime and disorder, and the prevention of public nuisance.

****The following hours which differ from the hours stated in the application have been agreed between the applicant and the police: ****

Supply of alcohol:

Sunday - Wednesday 12:00 to 23:00

Thursday - Saturday 12:00 to 00:00

Late night refreshment:

Sunday - Wednesday None required as the premise will close at 23:00
Thursday - Saturday 12:00 to 00:00

Recorded Music:

Sunday - Wednesday 08:00 to 23:00
Thursday - Saturday 08:00 to 00:00

Hours premises are open to the public

Sunday - Wednesday 08:00 to 23:00
Thursday - Saturday 08:00 to 00:00

However, having agreed these hours with the applicant, I have realised that the 'supply of alcohol' hours would not provide her flexibility for customers to consume their drinks before closing time and thus we may have a later dispersal time than advertised, with the increased risk of public nuisance. The only change to the agreed hours will be 30 minutes less for the supply of alcohol so customers can 'drink up' with sufficient time before closing. **No other changes to the agreement.** I have spoken to the applicant, who wished for time to think about this as she has already agreed to a two hour reduction from the proposed hours, which I fully understand and appreciate.

Police request the following hours:

Supply of alcohol:

Sunday - Wednesday 12:00 to 22:30
Thursday - Saturday 12:00 to 23:30

Late night refreshment:

Sunday - Wednesday None required as the premise will close at 23:00
Thursday - Saturday 12:00 to 00:00

Recorded Music:

Sunday - Wednesday 08:00 to 23:00
Thursday - Saturday 08:00 to 00:00

Hours premises are open to the public

Sunday - Wednesday 08:00 to 23:00
Thursday - Saturday 08:00 to 00:00

The prevention of public nuisance and the proposed rear garden area

Having met with the applicant and discussing my concerns regarding the use of the rear external garden and the potential it has to cause serious nuisance to residents, particularly those in Churchill Road, the applicant has agreed reduced hours in terms of licensable activity and the hours the premises will remain open. The initial plans submitted to the licensing authority showed no internal access route into the rear garden via the premises itself. Patrons would have had to use the public pavement on Churchill Road and accessed the garden via a wooden gate. I had serious concerns about this particular proposal and the applicant went away and spoke with her architect. She has come back with revised plans and a new access corridor will be constructed to prevent patrons having to use Churchill Road. However, the general noise from this rear garden area will likely travel along the road affecting the Churchill Road residents. In my professional opinion and experience, the only way to mitigate any likely breach of the 'prevention of public nuisance' licensing objective, is

to close the rear garden area late in evening. Failure to do so, generally results in complaints from the residents to the police and the council's noise team.

Having visited the premises I note that the garden, is approximately three (3) metres away from the ground floor front window of a residential property situated at number 1 Churchill Road. The rear garden is wholly situated within a residential area. Given that the close proximity of the rear garden area and residential properties police would ask that the garden are is closed to both patrons and staff after 9.00pm daily. Further, I understand that the applicant wishes to play background/recorded music into the rear garden. This would add to the noise in this area. Police would ask that no music of any nature is played into the rear garden.

Operation of the premises

The applicant has informed me that the premises will be used as a restaurant/bar. As such, the applicant wanted the flexibility of her customers being able to come in and have a drink without food. As such, conditions added below will allow the premises to be used in such a way as the applicant wishes to, but assists her to uphold the licensing objectives at the same time.

Operating Hours to be displayed on Premises

A notice displaying the opening hours, the type of licensing activity and licence conditions should be clearly displayed and visible to anyone outside the premises. This may be incorporated in the summary of the licence, which must be displayed, or take the form of a separate item. Likewise the name of the Designated Premises Supervisor (D.P.S.) should be similarly displayed. This will allow the Police and other responsible authorities to readily identify the licence details. Clearly displayed opening hours will also reduce any confusion for customers prior to entering the premises and possible conflict when the premises close/stop selling alcohol.

The conditions that Police require to be added to the Premises Licence are listed below:

1. CCTV shall be installed to Home Office Guidance standards and maintained in a good working condition and recordings shall be kept for 31 days and shall be made available to police and authorised Officers from Brent Council.
2. A CCTV camera shall be installed to cover the entrance of the premises and further cameras installed to cover the rear external garden.
3. A "Challenge 25" policy shall be adopted and adhered to at all times.
4. A copy of the premises licence summary including the hours which Licensable activities are permitted shall be visible from the outside of each entrance to the premises.
5. An incident log shall be kept at the premises, and made available for inspection on request to an authorised officer of Brent Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received
 - (d) any incidents of disorder

- (e) any faults in the CCTV system
- (f) any refusal of the sale of alcohol
- (g) any visit by a relevant authority or emergency service.

6. All alcohol must be kept behind the counter/bar area at all times with the exception of alcohol which has already been purchased/sold/supplied to a patron or alcohol which is in storage rooms on the premises.

7. Substantial food and non-intoxicating beverages shall be available during the whole of licensed hours in all parts of the premises where intoxicants are provided.

8. The supply/sale of alcohol for consumption on the premises shall be by waiter/waitress service only.

9. Customers will not take open drink containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority (Annexe four of the premises licence).

10. The playing of live, recorded or background music shall not be permitted in the rear external garden.

11. Customers/staff shall not be allowed access/use of the outside rear garden from 21:00hrs daily.

12. No vertical drinking shall be permitted at any time

13. All doors and windows shall be closed from 2100 hours daily, so as to prevent noise nuisance to residents. (NB: With the exception of the main entrance located on High Rd, NW10 which must be closed only when not being used for access and egress into or from the premises).

Yours Sincerely,

Paul Whitcomb PC 782QK
Licensing Constable
Brent Borough Police

From: Paul.Whitcomb@met.pnn.police.uk
Sent: 03 November 2016 09:44
To: Nikki Buchanan
Cc: Business Licence; Patel, Yogini; Legister, Linda

Subject: *Withdrawal of police representation* - New Prem Lic - Cocoa BS, 110 High Rd NW10:

Importance: High

Dear Niki,

Thank you for confirming that you agree to all conditions proposed by police. I am now in a position to withdraw my representation.

Kind Regards,

Paul Whitcomb PC 782QK
Brent Police Licensing Officer
Brent Civic Centre
5th Floor
Engineers Way
Wembley
Middlesex HA9 0FJ
Tel: 0208 733 3206
Mobile: 07500 993899
Email: paul.whitcomb@met.police.uk

From: Nikki Buchanan
Sent: 03 November 2016 08:23
To: Whitcomb Paul - QK
Subject: Re: Letter of police representation - New Prem Lic - Cocoa BS, 110 High Rd NW10:

Dear Mr Whitcomb

In response to your previous email relating to my premises licence for 110 high rd Willesden.

I have read and considered all of your objections and I can confirm that I don't disagree with any of them can I can agree and carry out all of them.

Thank you

Regards Nakeba Buchanan

Sent from my iPhone

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Public Safety Team
Community Protection
Regeneration & Environmental
Services
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ

TEL (020) 8937 5267
FAX
EMAIL Pollen.exeter@brent.gov.uk
WEB <http://www.brent.gov.uk>
OUR REF: 223664793

Ms Nakera Buchanan

[REDACTED]
[REDACTED]
[REDACTED]

DATE: 18 October 2016

E-mail: [REDACTED]

Dear Ms Buchanan

**Licensing Act 2003
Application for a New Premises Licence
Coco BS, 110 High Road, Willesden NW10 2PN**

I refer to your application for a premises licence for the above premises. The Public Safety Team is making a Representation to the Licensing Authority on the grounds of public safety.

Providing you are willing to accept the following proposed licence condition the Representation will be withdrawn.

Licence Condition

1. The socket outlets or other power supplies used for DJ equipment, band equipment and other portable equipment that are accessible to performers, staff or the public shall be suitably protected by a residual current device (RCD) having a rated residual operating current not exceeding 30 milliamps.

In order for the Public Safety Team to withdraw this representation, it will be necessary for you to **confirm in writing or via Email** that you accept the above licence condition.

We will require this condition to appear on the licence schedule should the licence be granted.

Please let me know if I can assist you further.

Yours sincerely

A handwritten signature in black ink, appearing to read "Pol Exeter".

Pol Exeter
Public Safety Manager

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Public Safety Team
Community Protection
Regeneration & Environmental
Services
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ

TEL (020) 8937 5267
FAX
EMAIL Pollen.exeter@brent.gov.uk
WEB <http://www.brent.gov.uk>
OUR REF: 223664793

Ms Nakera Buchanan

[REDACTED]
[REDACTED]
[REDACTED]

DATE: 3 November 2016

E-mail: [REDACTED]

Dear Ms Buchanan

**Licensing Act 2003
Application for a New Premises Licence
Coco BS, 110 High Road, Willesden NW10 2PN**

Thank you for your correspondence dated 3 November 2016 stating that you accept the conditions set out in our representation.

I confirm that the Public Safety Team now withdraw the current representation and do not make any further representations regarding the application.

We will require the agreed conditions to appear on the licence schedule.

Yours sincerely

A handwritten signature in black ink, appearing to read "Pol Exeter".

Pol Exeter
Public Safety Manager

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Regulatory Services MEMORANDUM

LICENSING CONSULTATION -INTERNAL MEMO

To: Nakeba Coco bs Ltd
From: Jason Nelson
Cc:
Date: 04/10/2016
Premises: 110 High Road, London, NW10 2PN
Type of Application: New
Reference: 223664793
Licensable activities: Recorded music, Late night refreshments, Sale of alcohol.

Dear Nakeba Buchanan,

I would like to confirm that I have considered the above proposal with regard to the prevention of public nuisance.

On behalf of Regulatory Services (Environmental Health) I would like to make representations to the Application.

On the following grounds:

The operating schedule does not address the prevention of public nuisance from:

- Structure borne noise or vibrations from entertainment.
- Noise generated by patrons in external areas of the premises e.g. beer garden/smoking area.
- Noise generated from deliveries.
- Noise generated from refuse collections.
- Noise from plant and machinery.
- Cooking odour.

Conditions

Structure borne

All speakers are mounted on anti-vibration mountings to prevent vibration transmission of sound energy to adjoining properties.

Outside Areas

No music will be played in, or for the benefit of patrons in the beer garden or other external areas of the premises after 22:00.

No form of loudspeaker or sound amplification equipment is to be sited on or near the exterior premises or in or near any foyer, doorway, window or opening to the premises.

Signs shall be displayed in the beer garden/on the frontage instructing patrons to recognise the residential nature of the area and conduct their behaviour accordingly – The management reserve the right to ask patrons to move inside the premises or leave if it is felt that they could be disturbing neighbours.

The beer garden/frontage will be closed and patrons requested to come inside the main structure of the premises at 22:00 hours

Deliveries and collections

Deliveries and collections associated with the premises will be arranged between the hours *7am - 7pm* so as to minimise the disturbance caused to the neighbours.

Glasses will be collected from the beer garden area at 22.00 rather than at closing time when neighbours in close proximity might be unduly disturbed.

Empty bottles and non-degradable refuse will remain in the premises at the end of trading hours and taken out to the refuse point at the start of the working day rather than at the end of trading when neighbours might be unduly disturbed.

Plant and machinery

All plant and machinery is correctly maintained and regularly serviced to ensure that it is operating efficiently and with minimal disturbance to neighbours arising from noise.

Prevention of Nuisance from Odour

All ventilation and extraction systems shall be correctly maintained and regularly serviced to ensure that it is operating efficiently and with minimal disturbance to neighbours arising from odour.

Conclusion

If the applicant agrees to the conditions, the representation will be withdrawn.

From: Nelson, Jason
Sent: 04 October 2016 17:58
To: 'Nikki Buchanan'
Cc: Business Licence

Subject: RE: Reference: 223664793

Dear Ms Buchanan,

I will now withdraw my representation as you have agreed to the conditions attached to your application.

Kind Regards

Jason Nelson
Enforcement Officer
Regulatory Services
Regeneration & Environmental Services
Tel: 020 8937 5573

From: Nikki Buchanan
Sent: 04 October 2016 17:49
To: Nelson, Jason
Subject: Re: Reference: 223664793

Good Evening Mr Nelson

In response to your earlier email in regards to the premises license for my business 110 high Rd Willesden

I have read through the conditions you plan to have applied to my license and I can confirm that I do agree with all of them and have no issues with any of them what so ever.

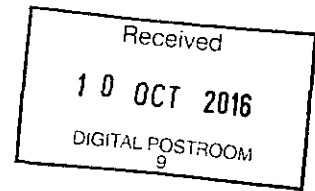
Please do let me know the out come of your decision.

I thank you for your swift response, communications and you will not hesitate to contact me in future if there are any issues or questions that I can be of any assistance with,

Kind regards Miss N Buchanan

Sent from my iPhone

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Dear Head of Regulatory Services

I would like to voice my objection in regards to the planning application made by (Coco) 110 Willesden High Road London NW2 for late closing at 2am Thursday, Friday, and Saturday.

I believe that this would be unacceptable because being where they are, parking is bad at the best of times but the late opening hours on Thursday Friday and Saturday would make it impossible for parking, especially on Churchill Road. Plus the *slamming of car doors, alarms going off, loud music and voices leading up to 2 o'clock in the morning*, plus the possible increase in vehicle crime brought to the area by people praying on the customers of the establishment. This I believe would destroy the quality of life in the area at present.

Could you please consider a respectable closing time that would be enjoyed by all involved.

Regards



(Of the above address)

6 Oct 2016

Head of Service

Regulatory Services

Brent Civic Centre, Engineers Way, Wembley

H19 0FJ

RE: Opposition to proposed New Premises Licence for 110 Willesden High Road, NW10 2PN

Dear Sir/Madam,

I write to object to the proposed licensing hours at the above-stated premises as per the notice posted on 18 Sept 2016. My concerns relate to the opening hours and provision of alcohol until 0200 on Saturday and Sunday mornings (late night opening Friday and Saturday nights).

As a corner business in a primarily residential area, I am deeply concerned that these late hours, complete with an application to play recorded music, will cause undue disruption and noise to the local community and exacerbate existing problems.

Willessden Green ward is already grappling to obtain effective policing across several areas of anti-social behaviour in and around the High Street that continue to disrupt the quality of life of local residents and businesses. They include public drunkenness, patrons spilling out of licenced venues onto the public pavement (both during and after closing time) and disrupting passersby in the evenings, violations of the existing drinking control zone, an increasing presence of rough-sleeping, street level begging, street level drug-dealing and other anti-social behaviour, including public urination in the streets. As you will be aware, a murder investigation is ongoing after an early June attack outside a late-night venue on the High Street in June of this year – that violent crime happened in a venue that is not licensed to serve alcohol.

For these reasons, I feel that the addition of another late night venue serving alcohol and playing music is not conducive to this family-friendly neighbourhood, both from a quality of life and personal safety perspective.

For reasons [REDACTED], I am formally requesting that any correspondence relating to this objection have all of my personal details, including name, address and email address, redacted if shared onward beyond those on at the Brent Council level who have a legal obligation to guard my personal details under the Data Protection Act. Please do not hesitate to contact me should you require any further details in addressing these objections.

Many thanks,

[REDACTED]

[REDACTED]

RE: Co Co Bs, 110A High Road, NW10 2PN

Re. public nuisance, potential crime

business.licence@brent.gov.uk by 16 October 2016

According to details posted at the front of the premises an application has been made to serve alcohol until 2pm on Thursdays, Fridays and Saturdays, 12 midnight otherwise. I wish to object to these late drinking times which is likely to cause a public nuisance and potentially criminal activities .

Although the address is on the Willesden High Road, a greater proportion of the premises are in the residential street of Churchill Road, very close to private residences. Further, I believe the plan is to incorporate an open area at the rear in Churchill Road to accommodate drinkers and smokers which will clearly create a nuisance to local people. There is a gate to/from this open area which leads directly in the street giving access about 20m along Churchill Road.

A late licence is likely to attract undesirable criminal types. The area is already prone to drug dealing and prostitution and option of late drinking will only add to this. Locals, particularly women, already find night time loiterers a problem in this area of the High Road and this would only add to the problem.

There is already pressure on parking in Churchill Road. Nearby permit holders already find it very difficult to park especially at weekends when parking restrictions are lifted. A late licence will magnify this problem for householders.

**Reviewing other similar business in the area licensed drinking ceases much earlier than this proposal and if is allowed to go ahead it will create precedence for others. The fear is, late at night, it may lead to the premises being used more for drinking than for serving food.
The black coloured**

external decor is more typical of night club than a restaurant.

[REDACTED] . 8th October 2016 [REDACTED]

From:
Sent: 12 October 2016 11:37
To: Business Licence
Subject: ref 223664793

To: Regulatory Services.

I see that Coco Bs application (ref 223664793) for a late liquor licence, as displayed at the premises, has been amended in the last few days to include recorded music until 2am.

This has great potential to cause a serious public nuisance especially from the open plan area at the rear being well into the residential Churchill Road.

Please add this objection to my original representation.

Sent from [Outlook](#)

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From: [REDACTED]
Sent: 19 September 2016 15:26
To: Business Licence
Subject: Objection - Late Licence Application - Co Co b's, 110A High Road, NW10 2PN

Dear Sir/Madam

I am contacting your department to register an objection to the late licence application presented to you by Co Co Bs, 110A High Road., NW10 2PN. I believe the latest we can register an object is 28th September 2016. This email is dated 19 September 2016.

The proprietors of Co Co Bs, 110A High Road., NW10 2PN are requesting a late licence. Incidentally, there is very little information provided in the window of these premises or indeed online via the Brent Council for local residents to establish exactly what this new establishment will be. This is unacceptable. However, we have been led to believe that it will be a restaurant.

I strongly object and oppose the late licence that they are requesting. They are asking for a 2am late licence. This is not in line with other businesses in the area and the business is positioned at the top of Churchill Road, a quite residential street full of families and elderly folk. I speak on behalf of my family. I am a resident of Churchill Road and I am a mother of 2 children and do not want to have an establishment with a late licence operating at the top of our road.

There are possible consequences to such an establishment operating this late and into the early house of the morning. For instance, loud disturbances with parking cars, taxis, and of course loud voices. There is the added worry and possibility of attracting criminal elements to our area such as drug dealing and harassment.

I strongly object to the request of Co Co b's. I believe this new "restaurant" (as we have been informed it will be by a person who was doing the building work) should operate identical opening hours as other restaurant businesses in the area such as *The Social* at 21 Walm Lane NW2 - a Tapas restaurant (this is open until 11pm) and *Sanzio Restaurant* at 26 Station Parade - an Italian restaurant (open until 11pm). No exception should be made and this extended licence should not be granted as this is a residential area and the disturbances are too harmful and impactful to the local residents.

I look forward to receiving confirmation that you have read and received his objection.

With best wishes

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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Dear Council

I wish to raise strong objection to the proposed licence sought by the above address.

This is based mainly on the late licence for liquor being sought and the outside space creating noise in a residential area .

I also understand that a late music licence is now being sought and am told that it is planned to hire it out as a venue for weddings , party's etc.

Churchill Rd is a residential road which has defiantly benefited from some of the local pubs and clubs closing down in recent years with regard to noise and violence on the street, I believe that the late licences being sought for the weekend and week have the potential to cause unwanted noise and traffic to local residents and the potential for a return to general rowdiness and people hanging around the area.

As a person who already pays to park my vehicle on the street, I am already struggling to park on a weekend evening and so I believe that with unrestricted parking after 6.30 and no restriction on the weekend , this will really increase the problem of being able to park within a safe walking distance from my home.

I don't object to a restaurant being there but the late alcohol and music licence is totally unwanted by myself and many neighbours and very concerning .

Please log my objection.

[REDACTED]

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Objections received on 23/09/2016 from [REDACTED]

I wish to raise the strongest objections to the proposed application for a restaurant on the corner of Churchill Road, from the points of view of the opening hours, late licensing sought by the applicant and outside yard. My objections relate to potential public nuisance, potential crime and disorder and the potential risk to public safety.

Churchill Road is a quiet, residential road. The proposed late opening hours during the working week and at the weekend and the late licence sought will have a severe impact, creating noise disturbance and the potential for rowdiness, loiterers and comings and goings late into the night. It is highly likely that the impact will be felt further down the street too, as parking spaces are used for cars arriving and leaving at unsocial hours. Residents want to feel safe returning to their homes, whatever the hour or day of the week. With many of the houses divided into flats in Churchill Road, parking is already very limited, with residents finding it difficult to park near their homes.

The premises seem unsuited to cater for smokers: the yard at the side of Churchill Road, if designated as a smoking area, is very close to residential premises and sound from outside, or from inside when doors are opened, particularly late at night, would carry here. If smokers are to stand at the front outside, this would constitute a nuisance, as it is directly on the pavement and would be unwelcoming for local residents returning home or passers-by.

[REDACTED]

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From:

Sent: 12 October 2016 13:16

To: Business Licence

Subject: Re: RE: Objections - Ref. R22192897

Dear Vanesha

To: Regulatory Services.

I see that Coco Bs application (ref 223664793) for a late liquor licence, as displayed at the premises, has been amended in the last few days to include recorded music until 2am. This has great potential to cause a serious public nuisance especially from the open plan area at the rear being well into the residential Churchill Road.

Please add this objection to my original representation.

Many thanks

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Dear Sirs

I wish to raise strong objections to the proposed application for a restaurant on the corner of Churchill Road, from the points of view of the opening hours, late licensing sought by the applicant and outside yard. My objections relate to noise, street care, potential crime and disorder and the potential risk to public safety.

Churchill Road is a quiet, residential road and although the address of the proposed business is on The High Road, a large proportion of the business is actually on Churchill Road, along with the back yard. The proposed late opening hours during the working week and at the weekend will create noise, rubbish (which is already a problem on the street) and as a [REDACTED] [REDACTED] I fear that parking will be even more difficult and worry about my safety if I have to park far from my home. I feel it is totally unsuitable for a premises such as this to become a restaurant with late licensing and a smoking section so close to residential property. I worry about disturbance and people who will be hanging about after the restaurant has closed and what this means to me as a resident, my property (along with my safety & property value) and what is also means to my fellow neighbours.

Kind regards

[REDACTED]

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RE: Co Co Bs, 110A High Road, NW10 2PN

Re. public nuisance and potential crime

business.licence@brent.gov.uk by 16 October 2016

I am very concerned about this potential for public nuisance and for criminal activity as a result with the above application for a late night liquor license and for recorded music until 2 pm on Thursdays through to Sunday and 12 midnight otherwise. I wish to object to these late drinking and music hours which is certain to be disruptive to local residents..

Although the address is on the Willesden High Road, a greater proportion of the premises are in the residential street of Churchill Road, very close to private residences. Further, I believe the plan is to incorporate an open area at the rear in Churchill Road to accommodate drinkers and smokers which will clearly create a nuisance to local people. There is a gate to/from this open area which leads directly in the street giving access about 20m along Churchill Road.

A late licence is likely to attract undesirable criminal types. The area is already prone to drug dealing and prostitution and option of late drinking will only add to this. Locals, particularly women, already find night time loiterers a problem in this area of the High Road and this would only add to the problem.

There is already pressure on parking in Churchill Road. Nearby permit holders already find it very difficult to park especially at weekends when parking restrictions are lifted. A late licence will magnify this problem for householders.

Reviewing other similar business in the area licensed drinking ceases much earlier than this proposal and if is allowed to go ahead it will create precedence for others. The fear is, late at night, it may lead to the premises being used more for drinking than for serving food.

The black coloured external decor is more typical of night club than a restaurant and makes me very suspicious that the 'restaurant' will indeed be more for late night drinking and partying than eating

[REDACTED]

[REDACTED] 14th October 2016 [REDACTED]
[REDACTED]

Sent from Outlook

Document

From: Legister, Linda
Sent: 17 November 2016 16:55
Subject: Coco'B's, 110 High Road NW10 - Application for a Premises Licence

Dear Sir/Madam

Licensing Act 2003
Coco B's, 110 High Road NW10 – Application for a Premises Licence

Thank you for your objection to the above application.

The applicant has agreed to reduce the hours of the application as follows:

Supply of Alcohol:

Sunday to Wednesday – 12:00hrs to 22:30hrs
Thursday to Saturday – 12:00hrs to 23:30hrs

Late Night Refreshment:

Sunday to Wednesday – None required as the premises closes at 23:00hrs
Thursday to Saturday – 12:00hrs to Midnight

Recorded Music:

Sunday to Wednesday – 08:00hrs to 23:00hrs
Thursday to Saturday – 08:00hrs to Midnight

Hours open to the Public:

Sunday to Wednesday – 08:00hrs to 23:00hrs
Thursday to Saturday – 08:00hrs to Midnight

The applicant has also agreed to the following conditions:

1. The playing of live, recorded or background music shall not be permitted in the rear external garden;
2. Customers/staff shall not be allowed access/use of the outside rear garden from 21:00hrs daily; and
3. All doors and windows shall be closed from 21:00hrs daily so as to prevent noise nuisance to residents (NB: With the exception of the main entrance located on High Road NW10, which must be closed only when not being used for access and egress into or from the premises.

Based on the above agreements, could you please let me know if you are prepared to withdraw your objection. If not, the application will proceed to be heard by the licensing committee on a date to be notified.

Could you please let me know your decision by **Thursday 24 November 2016**. If I do not hear from you by that date I will assume that you wish to continue with your objection.

Many thanks

Regards
Linda Legister
Licensing Applications Officer
Regulatory Services
Regeneration and Environmental Services
(020) 8937 5360

<http://www.brent.gov.uk/>

Resident Responses to reduction of hours:

Response from KS

Dear Linda

Thank you for outlining the concessions offered by the applicant.

I have to say that I don't feel reassured, because under these revised terms Churchill Road is still going to be adversely affected by the comings and goings of an increased number of people, well into the night, both during the week and at the weekend. This has implications for the personal safety and well-being of residents, and will increase the volume of vehicles in an already heavily congested parking area.

The proposed premises opening and closing times are out of step with any similar premises nearby - eg, Poise, the Brazilian restaurant on the corner of nearby Sandringham Road closes by 10pm Wednesday to Saturday, and 9pm Sunday to Tuesday. A licence to serve alcohol until 22.30 Sunday to Wednesday and until 23.30 Thursday to Saturday will make Churchill Road a magnet for the congregation of undesirables and put the safety of residents, leaving and returning to their homes, at risk. At the very least closing times should be brought into line with similar premises in the vicinity.

The area already has problems with drug-pushing, prostitution and general crime and the availability of alcohol at this venue at unsociable hours only risks exacerbating these issues.

Response from LW

Linda,

Thank you for your message but I am still unhappy with the new proposal. I feel it does not fully address my original objections that extended hours are likely to lead to. Therefore, I am will unwilling to withdraw my objection until the drinking and music hours are reduced in line with similar establishments in the neighbourhood.

Response from FS

Thank you for the details regarding above.

I agree that some concessions have been made but not certainly not enough to satisfy my and numerous others' concerns.

But he proposed still late hours for the supply of alcohol and playing of any kind of music will not address my and others original protests. Note, also the possibility of live music has not been addressed.

Objections such as:

** Hours significantly later than similar local establishments e.g. The Brazilian cafe/restaurant - Poise.

** This late night venue will still be an attraction for drinking and partying with the certain associated problems for those living in residential Churchill Road. Already there is factual evidence of drug dealing and rowdy drunken behaviour in the area and this will no doubt add to an already intolerable situation.

** The parking situation for permit holders will be made more acute, particularly for those returning home late in the evening this further deteriorate especially on Friday, Saturday and Sunday when restrictions are lifted.

** I'm reluctant to call it a 'restaurant' because I still feel the emphasis will be on drinking and music rather than fine dining. The original application for 2pm closing is a strong indication of intentions.

· I will be willing to withdraw my objection if this 'establishment's' hours are in line with other similar establishments near by (around 10.30pm) but in the mean time I still have real concerns.

Response from LF

Dear Linda

Thank you for your email.

Please note that I do not want to withdraw my objection.

The times proposed for the supply of alcohol and music are far too late for a residential road and no other establishment close by has these same hours. I worry for the peace of the road which already has it's fair share of noise and can already be a thoroughfare attracting people you don't often - parking is already difficult & I would worry for my safety if I can't park close to my home as a single woman. I also worry about who the restaurant will attract - people leaving late and what this means for the residents on the street. Noise (unless the property has state of the art soundproofing which I doubt, the music will still be heard down the street - why should we even be subjected to noise up until 21.00?) and safety. I also worry about the effect this place will have on the ability to sell property this end of the street.

This establishment and hours proposed put a risk to myself and other residents. It is incredibly unfair.

Kind regards

Response from CM

Hello Linda,

I'm writing to let you know that I will withdraw my objection based on the licensing conditions outlined in your letter.

Many thanks for your consideration.

Best,

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Coco B's, 110 High Road NW10



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