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Sent: 10 January 2024 23:09
To: Business Licence <business.licence@brent.gov.uk>; Esther, Chan <Esther.Chan@brent.gov.uk>
Subject: Palm Island Lounge Application 30411

Hi Business Licensing Team

I wish to make a representation against 30411 on the basis of public nuisance. Whilst the application may on the face of it seem a straightforward restaurant, there are serious questions raised which the licensing committee should fully explore at hearing.

The premises previously operated as Vybz nightclub. The applicant Kingsley Obeng Acquah Adjei took out a lease on the premises knowing its operating potential as a club and previously applied for a late hours licence. Without planning permission he illegally built a large and dangerous rear garden extension in order to house the club, which he then had to remove following enforcement action. He has clearly invested a huge sum in the premises and expects to recoup that money. Can this really be achieved in a restaurant operating from 2pm to midnight? The committee needs to satisfy itself that the applicant won't maneuver into using the premises as a nightclub under the guise of a restaurant, exploiting the absence of stretched police resources at weekends.

The application says the property will hold up to 60-80 people but with no seating plan provided. This number seems far too high unless customers are vertical drinking which should not be permitted. It is noted that the licence for Vybz bar included condition 5. "The total number of people permitted on the premises **including staff** and performers shall not exceed 50". Since Vybz was a bar with some standing customers and Palm Island Lounge is seated only, it seems impossible to accommodate 60-80

The application says no children will be allowed on the premises and an ID machine will confirm ages and monitor people entering and leaving. These are the sort of measures used in a club or casino again begging the question, is Palm Island Lounge really intended to be a nightclub in disguise?

Planning approval 23/2664 which granted permission for the small extension included this report: "The Officer highlighted that there are residential flats above and it is important to ensure the seating area will not cause complaints due to the noise level. The Officer requested a restricted opening hour till 8pm every day and the agent confirmed that the suggested opening hour is acceptable." This has not been disclosed by the applicant yet he is requesting opening hours to midnight

Planning approval 06/3409 condition 5 for the same premises stipulates. "No music, public-address system or any other amplified sound shall be audible at the boundary or beyond the boundaries of the premises" This would include at the doors opening onto the pavement in front of the premises, so any music would need to be of a very modest level.

The application plan is somewhat unclear which area is covered, it seems to show the kitchen, the bar (but not the area in front of it) and the main room only

The request for Non-standard Times to include "... Summer months, ...Bank Holidays and Independence days" is too broad and vague and should not be permitted

Is Mr Adjei the right person to hold the DPS? He has already built a rear extension without planning permission and been subject to enforcement action to have it removed. He is currently subject to a second separate planning enforcement action E/23/0511 having made alterations to the building

frontage without permission. He parks his [REDACTED] on the pavement blocking the footway in front of the premises which is a parking contravention and breach of the Nuisance Vehicle PSPO as per photo attached. One of his companies [Palm Island Grill & Lounge](#) is in the process of being struck off

If the committee is minded to grant a licence it is hoped conditions would be added:

Fix a capacity below 50 including staff

Exclude the applicant as a DPS

Uphold the planning conditions already laid out so as not to create unnecessary regulatory conflict

Exclude the garden from the licensed area

