

[REDACTED]  
Station Parade  
London  
NW2 4NX

Regulatory Services  
Licensing  
Brent Civic Centre  
Engineers Way,  
Wembley  
HA9 0FJ

8<sup>th</sup> June 2016

Dear Sir or Madam,

**Re: Case Ref 223602318 | Just Deals Grocers and Winemarket Shop | 34 Station Parade  
NW2 4NX/ Premises Licence Review**

I write as the owner occupier of [REDACTED] Station Parade NW2 4NX since October 2003, regarding the above Premises Licence Review for 'Just Deals Grocers and Wine Market'.

**My comments relate to the following licensing objectives:**

- **Prevention of Crime and Disorder**
- **Prevention of Public Nuisance**
- **Public Safety**

Firstly, I would like to remind the Licensing Department that, at the outset, the license was not granted for 34 Station Parade according to correct policy & procedure. On 28<sup>th</sup> April 2010, I sent Brent Council a letter of objection to the alcohol license being granted for 34 Station Parade. I received acknowledgement of this in Brent Council's letter dated May 5<sup>th</sup> 2010, which informed me my objections were valid and that a hearing would be held.

However due to an 'administrative error' by Brent Council, the license was granted without the hearing being held and, as such, my right to have my objections listened to and, as a minimum, suitable conditions applied to the license, if it was granted at all, were denied. I complained to Brent Council about this but was informed that the decision to grant the license could not be revoked once it had been granted. Brent Council should have this correspondence on file, but I have attached scanned copies of my letter (page 1 only – I can provide a full copy if required) and Brent's letters of May 5<sup>th</sup> and 18<sup>th</sup> October 2010 as evidence of this. To make this error worse, all the matters I raised in my letter of objection have proved correct and have made life unpleasant for near neighbours for over 5 years.

Prior to the opening of the shop at 34 Station Parade, this part of Station Parade was quiet after the working day as the only premises were residential or offices which kept daytime business hours on Monday-Friday only. Therefore any disruption now caused outside of

normal office hours may be directly attributed to the opening/licensed hours of the shop from 6am-1am, 7 days a week.

Before the license was granted it was obvious that there would be a litter issue relating to the premises as it has no external space for litter bins, either for the shop's own use or customer use. My property, Cassandra Court is daily littered with empty bottles, broken bottles & food packets which people dispose of after leaving the shop. As the shop has nowhere to store bins, the street is frequently piled high with litter outside the shop (e.g. empty boxes), presumably awaiting collection – the only place for this is out on the street which negatively impacts on the street scene and promotes an environment of it being 'OK' to leave litter on the street. Additionally, at times we also find pallets flytipped in our bin store area, which we cannot prove are from the shop, but didn't used to be flytipped before the premises became a shop. I have attached a couple of photographs of example accumulated litter on my property.

For some reason the shop has become a magnet for people to 'hang out' and drink, take drugs and socialise. This is possibly because the shop always has its doors open, lights on brightly (at night) and plays loud music. People (usually groups of males) hang out in the street outside of the shop, in cars & motorbikes parked outside of the shop and spill onto my property. When walking home, most days I have to make my way through groups of males 'hanging out' in the street, in my car park and/or right on my doorstep. As a single female this is very intimidating. When there are trespassers actually on my property I have to ask them to leave before I can even enter/exit. The trespassers generally show an attitude of feeling entitled to be wherever they want and it can take a lot of firm persuasion to get them to leave. Not easy when it is one female against a whole group of drunk and/or drug taking males (I know they are taking drugs because the air stinks of cannabis) and I feel concerned for my own safety in having to tackle these people. I have also had to suffer being called a 'bitch' and other similar even less savoury names by the males I politely ask to leave my own property! Even when I just pop out to take rubbish to the bins or for recycling, I count it as unusual if I don't have to move someone on from the bins first. They hang out here, placing their cigarettes, paraphernalia, food and drink on top of the bins, so I can't do what I need to until I've moved them on. Sometimes people have refused to move at all and I have phoned the Police 101 ASB number to report them before they would move. Because they smoke cannabis in my entrance doorway, the smell of cannabis permeates inside the building as well, which is unacceptable.

These groups are very noisy and, at times, quite boisterous. This means we suffer from noise nuisance right outside our doors and windows from trespassers on our property and this is at all times of the day and night. When they are being boisterous, I worry about possible damage to our property and the cars in the car park and have to admit, I am sometimes too scared to deal with them in case they react by damaging cars/property.

The use of our property by shop customers is not at all hindered by the shopkeepers, in fact I have had to also ask the shopkeepers to leave our premises as they have tried to use it to take a 'cigarette break'. Full marks to them for upholding the law on not smoking in their own premises, but it is irresponsible of them to trespass on my property to do so and

indicates that they feel it is acceptable to make use of Cassandra Court rather than dissuading people from doing so.

Other issues experienced at Cassandra Court related to these people hanging out are urination, defecation and vomiting on my property. This is both unhygienic and causes extra cost to residents in terms of having to cleanse the areas affected. I have attached photographic evidence of this.

Graffiti is a further problem both at Cassandra Court & in Station Parade in the proximity of the shop - I have attached photographic evidence of this.

The anti-social behaviour issues relating to 34 Station Parade having become a licensed premises are having a daily negative impact on my quality of life and I am in fear of my own safety and that of my property every day. I therefore request that the alcohol license be revoked. As I mentioned in my original letter of objection in April 2010, there were, and still are, already more than enough '24 hour' premises available in the area around Willesden Green tube station to mean that there would still be plenty of 'late night' provision should this shop cease to be open.

Finally I would like to add that the notice of the license review was repeatedly taken down from the lamppost outside 34 Station Parade now on which it was displayed. It was replaced a couple of times but has not been on display since Friday 3<sup>rd</sup> June – this means in effect the public have not had the full notice they should have had regarding this review. Could local residents be written to individually in a similar way to Planning notifications in order to give the full opportunity for responses on this matter?

Yours sincerely,

A black rectangular redaction box covering the signature area.