

Alcohol and Entertainment Licensing Sub-Committee

Thursday 24 September 2020 at 10.00 am

This will be held as an online virtual Meeting

Details on how to access the link in order to view the meeting will be made available online via the following link: [HERE](#)

Membership:

Members

Councillors:

Long (Chair)
Chohan
Hylton

Substitute Members

Councillors:

Ahmed, Denselow, Hector, Kennelly, McLeish, and
Shahzad, Maurice

For further information contact: Devbai Bhanji, Governance Assistant
Tel: 020 8937 6841; Email: devbai.bhanji@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:

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The press and public are welcome to attend this meeting as an online virtual meeting. The link to view the meeting will be made available via the following link: [HERE](#)

Notes for Members - Declarations of Interest:

If a Member is aware they have a Disclosable Pecuniary Interest* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest** in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also significant enough to affect your judgement of a public interest and either it affects a financial position or relates to a regulatory matter then after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

***Disclosable Pecuniary Interests:**

- (a) **Employment, etc.** - Any employment, office, trade, profession or vocation carried on for profit gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect of expenses in carrying out duties as a member, or of election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences**- Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

****Personal Interests:**

The business relates to or affects:

- (a) Anybody of which you are a member or in a position of general control or management, and:
 - To which you are appointed by the council;
 - which exercises functions of a public nature;
 - which is directed is to charitable purposes;
 - whose principal purposes include the influence of public opinion or policy (including a political party or trade union).
- (b) The interests a of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who is the subject of a registrable personal interest.

Agenda

Introductions, if appropriate.

Item	Page
1 Apologies for absence and clarification of alternate members	
2 Declarations of Interests	
Members are invited to declare at this stage of the meeting, the nature and existence of any relevant disclosable pecuniary or personal interests in the items on this agenda and to specify the item(s) to which they relate.	
3 Application for a Variation to a Premises Licence by Blue Ginger Bar and Restaurant Ltd for the premises known as Blue Zenzer, 280 Watford Road, Harrow, HA1 3TZ, pursuant to the provisions of the Licensing Act 2003	1 - 102
4 Application for a Variation to a Premises Licence by Kamika Samuel for the premises known as Vybz Bar, 1 Craven Park Road, NW10 8SE, pursuant to the provisions of the Licensing Act 2003	103 - 196

Date of the next meeting: Date Not Specified



Please remember to **SWITCH OFF** your mobile phone during the meeting.

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LICENSING ACT 2003

Application for a Variation to a Premises Licence

1. The Application

Name of Applicant:	Blue Ginger Bar and Restaurant Ltd
Name & Address of Premises:	Blue Zenzer, 280 Watford Road, Harrow, HA1 3TZ
Applicants Agent:	Joshua Simons & Associates Ltd

1. Application

The application is to vary the licence as follows:

- To accommodate changes to the layout on the Lower Ground Floor and the Upper Ground Floor; and
- Reduce the hours for Regulated Entertainment, Late Night Refreshment and the Sale of Alcohol to 11:00hrs to 00:00hrs Monday to Sunday and to remain open from 11:00hrs to 00:30hrs Monday to Sunday.

2. Background

The premises are currently licensed for Regulated Entertainment, Late Night Refreshment and the Sale of Alcohol from 07:30hrs to 00:00hrs Monday to Thursday and from 07:30hrs to 02:00hrs Friday to Sunday.

3. Promotion of the Licensing Objectives

See page 19-20 of the application

4. Relevant Representations

Representations were received and withdrawn from the Licensing Officer. Representations remain outstanding from the Ward Councillor and local residents. There are 9 additional residents representations with exactly the same wording as Councillor Perrin, they have been acknowledged and will be taken into account by the committee but are not included in the papers for the purposes of efficiency.

5. Interested Parties

None

6. Policy Considerations

Policy 1 – Process for Applications

Conditions on the licence, additional to those voluntarily sought/agreed by the applicant, may be considered. Conditions will focus on matters which are within the control of individual licensee and which relate to the premises or areas being used for licensable activities, the potential impact of the resulting activities in the vicinity. If situations arise where the licensing objectives may be undermined but cannot be dealt with by the use of appropriate conditions the Licensing Authority will consider whether it is appropriate for a licence to be granted or continue to operate.

7. Associated Papers

- A. Copy of Application Form & plan
- B. Copy of Licensing Representation & withdrawal
- C. Copy of Councillor Perrin Representation
- D. Copy of Resident Objections
- E. Copy of Current Licence
- F. OS Map

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Blue Ginger Bar & Restaurant Limited t/a Blue Zenzer

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number

152252

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
Blue Ginger Bar and Restaurant Ltd t/a Blue Zenzer 280 Watford Road Northwick Park			
Post town	Harrow	Postcode	HA1 3TZ

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£144,000

Part 2 – Applicant details

Daytime contact telephone number			
E-mail address (optional)			
Current postal address if different from premises address			
Post town		Postcode	

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? Yes No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) Yes No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

Background to the Application for a variation to the existing premises licence - The site is set out over two floors upper and lower. Since the previous variation there have been a number of changes to the layout on the lower ground floor as previously the area was only used as a function hall and changes to the layout of the upper ground floor with a new bar area.

All of these changes are now included on a revised and updated attached site plan marked with reference 17034-WATFORDRD-BLUEZENZER-101 Revision C.

For ease of reference there are two companies involved in managing and operating the labelled areas on the upper and lower ground floors and these are:

- (i) Blue Ginger Bar and Restaurant Ltd who manage and oversee both Lower and Upper grounds floors.
- (ii) Paul Lawrence Management Ltd who trade as Putt Crazy Golf and operate areas A&H subleasing from Blue Ginger Bar and Restaurant Ltd.

Note: All retail sales of alcohol are to be managed by Blue Ginger Bar and Restaurant Ltd trading as Blue Zenzer.

Full details of variations to the layout are listed:

The Layout of the Lower ground floor

Area A - a themed Putt Crazy golf with seating areas
Area J - a new bar area and storage kitchen areas
Area H - a new party room to allow childrens parties,
Area C - an external golf driving range area

Areas to be closed and not accessible to the public on the lower ground floor

Areas B & K as shown on the lower ground floor plan are to be closed to the public with no access or licensable activities.

The Operation and Management of the Lower ground floor

Area A to be operated by Paul Lawrence Management Ltd trading as Putt Crazy Golf
Area H is to be operated by Paul Lawrence Management Ltd trading as Putt Crazy Golf
Area C is to be operated and managed by Blue Ginger Bar and Restaurant Ltd t/a Blue Zenzer to permit the retail sale of alcohol
Area J is to be operated and managed by Blue Ginger Bar and Restaurant Ltd t/a Blue Zenzer for the retail sale of alcohol from the bar area.

Although areas A and H are to be operated by Paul Lawrence Management Ltd as a sub tenant the whole of the lower ground floor shall be managed and overseen by Blue Ginger Bar and Restaurant Ltd t/a Blue Zenzer.

Full details of how the lower ground floor shall be operated and managed by Blue Giber Bar and Restaurant Ltd t/a Blue Zenzer and the sub tenant Paul Lawrence Management Ltd is set out in the operations policy document a copy of which can be provided on request.

Operation and Management of the Upper ground floor

All areas as set out on the plan of the upper ground floor are to be managed and operated by Blue Ginger Bar and Restaurant Ltd t/a Blue Zenzer.

Area D is the restaurant operated and managed by Blue Ginger Bar and Restaurant Ltd t/a Blue Zenzer.

Area E, N & G shall be operated and managed by Blue Ginger Bar and Restaurant Ltd t/a Blue Zenzer.

Area L is to remain as a bar in the restaurant and shall be operated and managed by Blue Ginger Bar and Restaurant Ltd t/a Blue Zenzer.

Area M is to operate as the external balcony area by Blue Ginger Bar and Restaurant Ltd t/a as Blue Zenzer.

Areas to be closed and not accessible on the upper ground floor

Area F is not proposed to be in service or accessible to the public with no licensable activities.

What happens if the applicant decides to bring closed areas into operation

Prior to any of the current vacant areas on either the lower or upper ground floors being bought into operation for licensable activities (in the future) the licensing authority would be notified by the licence holder Blue Ginger Bar and Restaurant Ltd as is required under provisions of the licensing act 2003.

Revision to existing Licensable Activities – Days and Timings

All timings for existing licensable activities under the current premises licence as set out in this application form from Sections A – L shall commence at 11:00 and end at 00:00 on any day including New Years Day.

Closing Times

There shall be an additional 30 minutes closing up time (until 00:30) added on to the terminal time for any licensable activities.

Areas demarcated for licensable activities

Display and Storage of Alcohol

Lower & Upper Ground Floors- Alcohol is to be displayed and retailed from the Bar areas marked J, L, N (alcohol shall also be stored in these areas).

Outside of licensable timings all alcohol stored and displayed in Bar area N shall be locked to prevent access by staff or customers.

Retail Provision of Alcohol

Lower and Upper Ground Floors - Alcohol shall be retailed from mobile ordering devices (smartphone or tablet) to allow waiter/waitresses to take orders from guests at or near their tables throughout the lower ground floor in areas A, C and on the upper ground floor in areas E, G, D & N.

The areas for the consumption of alcohol

The consumption of alcohol shall take place in the following areas M,D,L,E,G,C,J,A & H & N.

Regulated Entertainment

To take place on Lower ground floor in Areas A, H.

To take place on upper ground floor in Areas E,L,D, N.

Late Night Refreshment

To take place on Lower ground floor in Areas A, H.

To take place on upper ground floor in Areas E,L,D,N.

Additional Licensing Conditions

The applicant recognises that further to concerns raised in relation to the shared access on the lower ground floor, and supervision of customers between both the floors that there is a requirement for additional control measures to promote the 4 licensing objectives and a series of additional conditions are provided under the operating schedule section M in this application.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

N/A

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please see guidance note 3) Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			<u>Will the performance of a play take place indoors or outdoors or both — please tick (please read guidance note 4)</u>	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here (please read guidance note 5)</u> _____		
Mon	_____	_____			
	-----	-----			
Tue	_____	_____			
	-----	-----	<u>State any seasonal variations for performing plays (please read guidance note 6)</u> _____		
Wed	_____	_____			
	-----	-----			
Thur	_____	_____			
	-----	-----	<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 7)</u> _____		
Fri	_____	_____			
	-----	-----			
Sat	_____	_____			
	-----	-----			
Sun	_____	_____			
	-----	-----			

B

Films Standard days and timings (please read guidance note 8)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	11:00	00:00	<u>Please give further details here</u> (please read guidance note 5) The commencement timings for films are to be reduced to commence at 11:00 and end at 00:00 on each day of the week. Films shall be shown in Areas A, H, E, L, D		
Tue	11.00	00:00			
Wed	11.00	00:00	<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6) None		
Thur	11:00	00:00			
Fri	11:00	00:00	<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 7) None		
Sat	11:00	00:00			
Sun	11:00	00:00			

€

Indoor sporting events Standard days and timings (please read guidance note 8)			<u>Please give further details (please read guidance note 5)</u> _____
Day	Start	Finish	
Mon	_____ ----- _____	_____ ----- _____	<u>State any seasonal variations for indoor sporting events (please read guidance note 6)</u> _____
Tue	_____ ----- _____	_____ ----- _____	
Wed	_____ ----- _____	_____ ----- _____	<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 7)</u> _____
Thur	_____ ----- _____	_____ ----- _____	
Fri	_____ ----- _____	_____ ----- _____	
Sat	_____ ----- _____	_____ ----- _____	
Sun	_____ ----- _____	_____ ----- _____	

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both — please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here (please read guidance note 5)</u> _____ _____		
Mon	_____	_____			
	-----	-----	<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6) _____ _____		
Tue	_____	_____			
	-----	-----	<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 7)</u> _____ _____		
Wed	_____	_____			
	-----	-----			
Thur	_____	_____			
	-----	-----			
Fri	_____	_____			
	-----	-----			
Sat	_____	_____			
	-----	-----			
Sun	_____	_____			
	-----	-----			

E

Live music Standard days and timings (please read guidance note 8)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5) The commencement timings for live music are to be reduced to commence at 11:00 and end at 00:00 on each day of the week. Live music shall be provided on lower ground floor in Areas A, H, J. and on upper ground floor in Areas E,D, L,N. <u>State any seasonal variations for the performance of live music</u> (please read guidance note 6) None <u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 7) None		
Mon	11:00	00:00			
Tue	11:00	00:00			
Wed	11:00	00:00			
Thur	11:00	00:00			
Fri	11:00	00:00			
Sat	11:00	00:00			
Sun	11:00	00:00			

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon	11:00	00:00	<p>Please give further details here (please read guidance note 5)</p> <p>The commencement timings for recorded music are to be reduced to commence at 11:00 and end at 00:00 on each day of the week. Recorded music shall be provided on Lower ground floor in Areas A, H J and on upper ground floor in Areas E,D, L,N including the restaurant areas.</p> <p><u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 6)</p> <p>None</p> <p><u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)</p> <p>None</p>		
Tue	11:00	00:00			
Wed	11:00	00:00			
Thur	11:00	00:00			
Fri	11:00	00:00			
Sat	11:00	00:00			
Sun	11:00	00:00			

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	11:00	00:00	<u>Please give further details here</u> (please read guidance note 5) The commencement timings for performance of dance are to be reduced to commence at 11:00 and end at 00:00 on each day of the week Performance of dance shall be provided on Lower ground floor in Areas A, H and on upper ground floor in Areas E, and the restaurant area. <u>State any seasonal variations for the performance of dance</u> (please read guidance note 6) None <u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 7) None		
Tue	11:00	00:00			
Wed	11:00	00:00			
Thur	11:00	00:00			
Fri	11:00	00:00			
Sat	11:00	00:00			
Sun	11:00	00:00			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
Mon	11:00	00:00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	11:00	00:00	<u>Please give further details here</u> (please read guidance note 5) The commencement timings for Anything of a similar description to that falling within (e), (f) or (g) are to be reduced to commence at 11:00 and end at 00:00 on each day of the week		
Wed	11:00	00:00			
			Anything of a similar description to that falling within (e), (f) or (g) shall be provided on the Lower ground floor in Areas A, H and on upper ground floor in Areas E,D		
Thur	11:00	00:00	<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6) None		
Fri	11:00	00:00			
Sat	11:00	00:00	<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7) None		
Sun	11:00	00:00			

Late night refreshment Standard days and timings (please read guidance note 8)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	23:00	00:00	<u>Please give further details here</u> (please read guidance note 5) Late night refreshment to be from 23:00 until 00:00 on each day of the week.		
Tue	23:00	00:00		Late Night Refreshment will take place on Lower ground floor in Areas A, H and on the Upper ground floor in Areas E,D	
Wed	23:00	00:00	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 6) None		
Thur	23:00	00:00			
Fri	23:00	00:00	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 7) None		
Sat	23:00	00:00			
Sun	23:00	00:00			

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9) Lower & Upper Ground Floors- Alcohol to be retailed from the Bar areas marked J L, N (alcohol shall also be displayed and stored in these areas). Lower and Upper Ground Floors - Alcohol shall also be retailed from mobile ordering devices throughout the lower ground floor in areas A, C and on the upper ground floor in areas E, G, D,N	On the premises	<input checked="" type="checkbox"/>
Day	Start	Finish		Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	11:00	00:00	State any seasonal variations for the supply of alcohol (please read guidance note 6) None		
Tue	11:00	00:00			
Wed	11:00	00:00			
Thur	11:00	00:00	Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 7) None		
Fri	11:00	00:00			
Sat	11:00	00:00			
Sun	11:00	00:00			

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10).

In relation to the retail sale of alcohol on the lower ground and upper ground floors there shall be control measures implemented to prevent children from accessing alcohol. Details of these control measures are set out in the applicant's operations management policy handbook and under Section M in the operating schedule to this application.

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variations (please read guidance note 6) None
Day	Start	Finish	
Mon	11:00	00:30	
Tue	11:00	00:30	
Wed	11:00	00:30	
Thur	11:00	00:30	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 7) None
Fri	11:00	00:30	
Sat	11:00	00:30	
Sun	11:00	00:30	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

- CCTV
- Management of all areas where alcohol is retailed
- Challenge 25 verification sales policy.
- Operations and management policy

b) The prevention of crime and disorder

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.

A CCTV camera shall be installed to cover the entrance of the premises.

CCTV shall cover areas A, H, J, C on the lower ground floors

CCTV shall cover areas E,L,D.M,G,N on the upper ground floor for the detection and prevention of crime and disorder.

In relation to Area N (on the upper ground floor) outside of the hours authorised for the sale of alcohol, all alcohol within Area N the trading area is to be secured behind locked fridge or cabinet doors so as to prevent access to the alcohol by customers or staff.

c) Public safety

Fully trained Blue Ginger staff shall manage the lower and upper ground floors proactively with regular patrols to supervise customers.

The nominated dps or authorised manager shall inspect and test that the CCTV is operational and working correctly on a weekly basis. A signed and dated record of the CCTV examination and any findings shall be kept on the premises and made available to the police and authorised officers of the Local Authority on request.

The provision of alcohol shall be provided by waiter or waitress service from the Bar areas marked J and L,N and from mobile ordering devices throughout the lower and upper floors.

All bars areas where alcohol is retailed from shall be monitored by Blue Ginger staff.

If areas B & F are sublet to a third party then details of such arrangements would be submitted to the licensing authority prior to any licensable activities being conducted or the area being occupied.

An operations management policy document shall provide full details of how the premises on both the lower and upper ground floors shall be operated and managed by Blue Zenzer and the sub tenant. This policy shall be updated if there is a change in the sub tenant or tenants.

An incident log shall be kept at the premises, and made available for inspection on request to an authorised officer of Brent Council or Brent 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) all seizures of drugs or offensive weapons
- (f) any faults in the CCTV system or searching equipment or scanning equipment
- (h) any visit by a relevant authority or emergency service.

d) The prevention of public nuisance

Doors and windows to the external driving range areas marked as C (lower ground floor) and G (upper ground floor) with exception of access and egress shall be kept closed to prevent the breakout of regulated entertainment.

There shall be a specified area for smoking (designated as area M the external area on the plan of the premises).

e) The protection of children from harm

To prevent children accessing alcohol in Area A, Blue Zenzer staff shall be responsible for regularly clearing glassware and bottles from this area.

To prevent children from accessing alcohol in any of the public areas on the Lower or Upper ground floors Blue Zenzer staff shall also be responsible for clearing glassware and bottles in these areas.

A challenge 25 policy shall be enforced and advertised at the Bar Area marked J, L, N and throughout Area A. This policy shall also be displayed throughout the premises.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee; or X
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I understand that I must now advertise my application. X
- I have enclosed the premises licence or relevant part of it or explanation. X
- I understand that if I do not comply with the above requirements my application will be rejected. X

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	<i>Joshua Simons & Associates</i>
Date	22 nd January 2020 (Revised application 26/05/2020)
Capacity	Duly Authorised Licensing Agents

~~Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent~~ (please read guidance note 14). ~~If signing on behalf of the applicant, please state in what capacity.~~

Signature	
Date	_____
Capacity	_____

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)

Joshua Simons & Associates, Duly Authorised Licensing Agents
Imperial Business Park,
Imperial Place,
Building 4
Maxwell Road,

Post town	Borehamwood	Post code	WD6 1JN
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Telephone number (if any)	0208 213 3163 or 07725418439
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If you would prefer us to correspond with you by e-mail, your e-mail address (optional)	jsimons@jsaal.co.uk
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Notes for Guidance

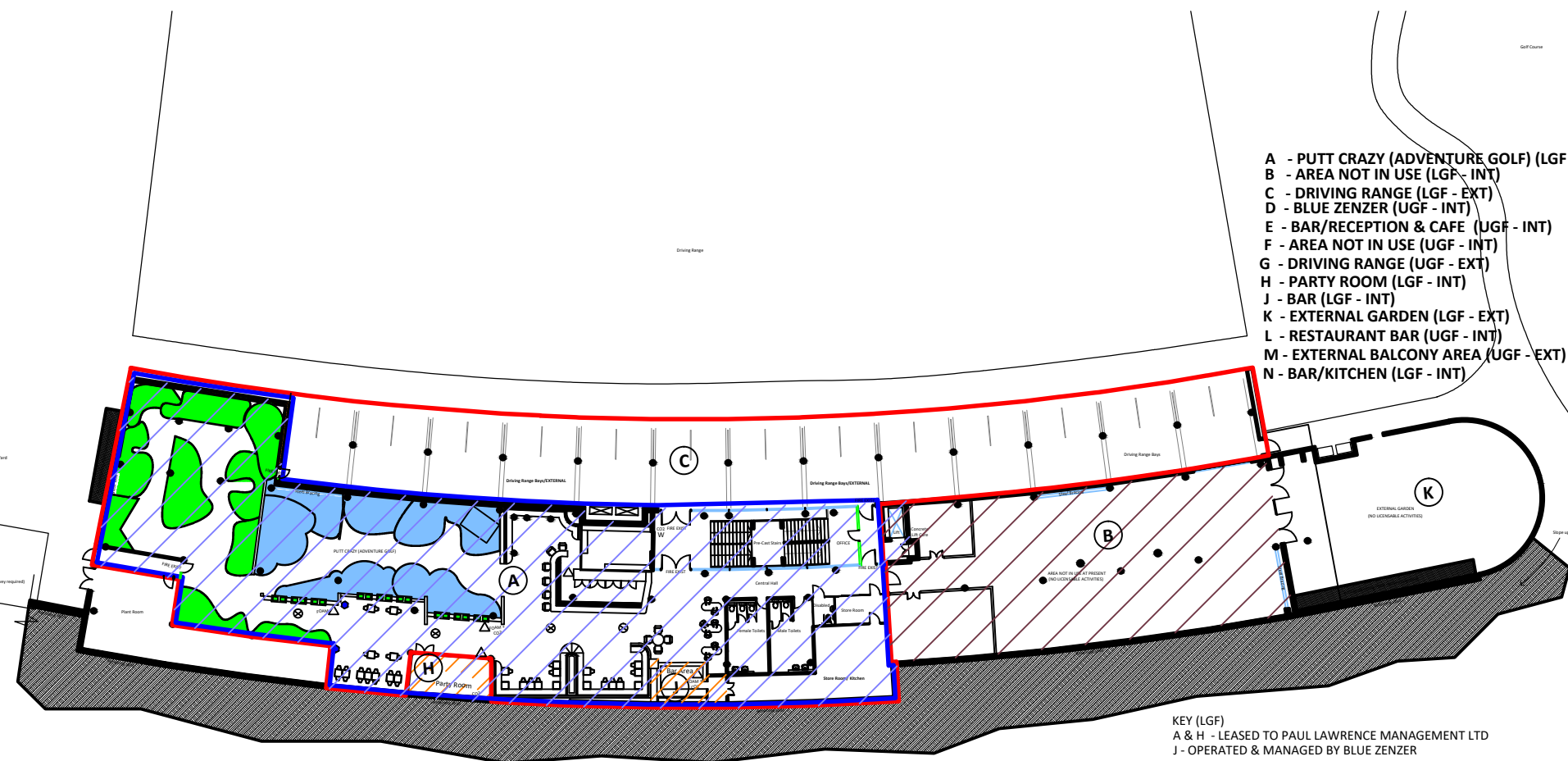
This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:

- Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.

- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 11. Please list here steps you will take to promote all four licensing objectives together.
 12. The application form must be signed.
 13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
 15. This is the address which we shall use to correspond with you about this application.

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- A - PUTT CRAZY (ADVENTURE GOLF) (LGF - INT)
- B - AREA NOT IN USE (LGF - INT)
- C - DRIVING RANGE (LGF - EXT)
- D - BLUE ZENZER (UGF - INT)
- E - BAR/RECEPTION & CAFE (UGF - INT)
- F - AREA NOT IN USE (UGF - INT)
- G - DRIVING RANGE (UGF - EXT)
- H - PARTY ROOM (LGF - INT)
- J - BAR (LGF - INT)
- K - EXTERNAL GARDEN (LGF - EXT)
- L - RESTAURANT BAR (UGF - INT)
- M - EXTERNAL BALCONY AREA (UGF - EXT)
- N - BAR/KITCHEN (LGF - INT)

KEY

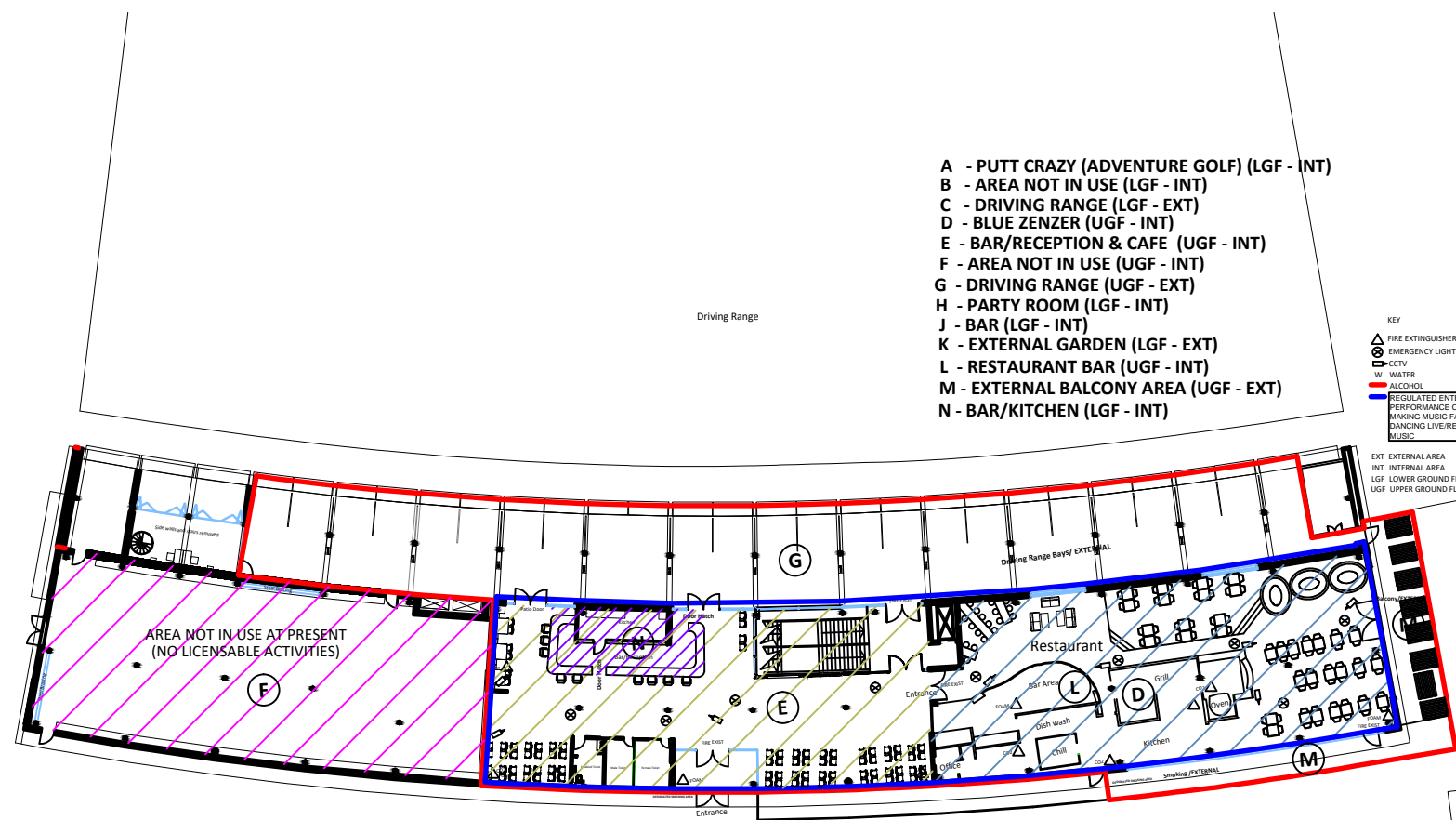
- △ FIRE EXTINGUISHER
- ⊕ EMERGENCY LIGHT
- ⊞ CCTV
- W WATER
- ALCOHOL
- REGULATED ENTERTAINMENT PERFORMANCE OF DANCE MAKING MUSIC FACILITIES FOR DANCING LIVE/RECORDED MUSIC

EXT EXTERNAL AREA
INT INTERNAL AREA
LGF LOWER GROUND FLOOR
UGF UPPER GROUND FLOOR

KEY (LGF)
A & H - LEASED TO PAUL LAWRENCE MANAGEMENT LTD
J - OPERATED & MANAGED BY BLUE ZENZER

THESE LAYOUTS ARE ONLY SCHEMATIC AND FOR GENERAL IDENTIFICATION OF AREAS

LOWER GROUND FLOOR



- A - PUTT CRAZY (ADVENTURE GOLF) (LGF - INT)
- B - AREA NOT IN USE (LGF - INT)
- C - DRIVING RANGE (LGF - EXT)
- D - BLUE ZENZER (UGF - INT)
- E - BAR/RECEPTION & CAFE (UGF - INT)
- F - AREA NOT IN USE (UGF - INT)
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- H - PARTY ROOM (LGF - INT)
- J - BAR (LGF - INT)
- K - EXTERNAL GARDEN (LGF - EXT)
- L - RESTAURANT BAR (UGF - INT)
- M - EXTERNAL BALCONY AREA (UGF - EXT)
- N - BAR/KITCHEN (LGF - INT)

KEY

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EXT EXTERNAL AREA
INT INTERNAL AREA
LGF LOWER GROUND FLOOR
UGF UPPER GROUND FLOOR

UPPER GROUND FLOOR

Eleph
Design & Build

Planning & Designing of All Types of Building Works
14 Mersham Drive, London NW9 9PN
Tel/Fax: 020-83578365

REV	DATES	COMMENTS
C	13/08/20	FOR CLIENTS REVIEW
B	12/03/20	FOR CLIENTS REVIEW
A	05/01/20	FOR CLIENTS REVIEW

CLIENT
MR N POPAT
BLUE ZENZER
PLAYGOLF
NORTHWICK PARK,
WATFORD ROAD,
HARROW
HA1 3TZ

PROJECT/TITLE
EXTENSION AND INTERNAL
ALTERATIONS TO PLAYGOLF,
NORTHWICK PARK, WATFORD ROAD,
HARROW HA1 3TZ

SCALE: 1:500@A3 DRG NO: 17034-WATFORDRD-BLUEZENZER-101

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Licensing Department.
London Borough of Brent.
Civic Centre
Engineer's Way.
Wembley,
HA9 0FJ

23rd June 2020

Licensing Application: 19080
Licence Number: 152252
Premises Licence Variation - Blue Ginger Bar & Restaurant Limited
280 Watford Road
Harrow
Brent
HA1 3TZ

I am responding and objecting (in part) to this variation of the Premises for 280 Watford Road, HA1 3TZ as the Councillor for Northwick Park and also a close neighbour.

Introduction

A planning application was granted in circa 2003 for a golf course & driving range on Metropolitan Open Land (MOL) under exceptional circumstances (for a building with uses ostensibly coming within the limited exceptions for building on MOL). These included – as **ancillary** - uses such as a golf shop, offices and a cafe'. The operators opened a bar / restaurant (where the current Blue Zenzer Restaurant currently operates) without planning permission but were granted permission via a retrospective planning application, following what was essentially a direction by one of the many Planning Committees which considered the breaches of planning consent by the golf centre operator from commencement of construction. They also later opened a gym and conference facilities on the lower ground floor without consent.

The operations of the golf centre should have been controlled via its lease from Brent Council which specifies that the operator must comply with all planning regulations and consents.

As the golf centre sits on MOL, there are also (via the planning consents) parking restrictions in place that limit the car parking capacity to that needed for the (planning) authorised uses, that is the parking to the frontage, and an authorised overflow car park plus a 'Special Events Area') to the side (North) of the centre building. However, the planning consent for this parking has **lapsed** because the conditions imposed on its use were never fully complied with, however, the overflow car park continues to be used and sometimes the special events area which has no consent for car parking and should remain green space.

As the restaurant operator (prior to their recent takeover of the site) would not open early for golf course and driving range users, the golf centre operator applied for planning permission to change the use of the reception area into a dual use reception and cafe - areas E & N.

This planning consent was granted with conditions that:

- 1 the area would not supply alcohol or allow it to be consumed in the area; &
- 2 that the roadways around the golf centre building be adapted, by the use of railway sleepers in the centre of the roadway and the installation of posts along both sides of

the roadways to restrict the onsite parking to comply with Planning Conditions, NPPF, London and Borough Plan with regards to MOL.

Obviously legislation is in place to protect MOL from inappropriate development such as non-sport or recreational pursuits and the lease mirrors these, however, licensing appears to give a possibility of circumventing the legislation and planning.

There were also conditions set in the original planning consents that prohibited use of the outside areas for loud speakers, and that the restaurant /bar use be confined within the footprint of the original allowed restaurant/bar (allowed via a retrospective application, passed against officer recommendation and an Enforcement Order). Obviously, the planners recognised the MOL restrictions as well as the nuisance that allowing speakers and drinking outside the premises would have: the adverse affect - a public nuisance - on surrounding properties. This nuisance would be more dominant than at many other licensed sites because of its raised position above the highway amid open fields and there being no close building or trees to block the music and loud babble from inebriated revellers.

Based on experience in the early days of the golf centre, before the Council stepped in as both landowner and Planning Authority (when neighbours suffered badly from disturbed nights), it was found that indeed, the use of external speakers, discos, karaoke nights and outside diners/drinkers did in fact create a nuisance to surrounding properties; it was also found that using the restaurant/bar area for live music also created a substantive nuisance for surrounding properties.

The effect of this was severely exacerbated, when the music went on long past the authorised hours of operation, which are (supposed to be) restricted through the lease and planning consents and this licensing application subverts. The council as freeholder eventually convinced the then site operator to curtail these activities.

Again, I must emphasise that noise from the site - be it ostensibly generated externally or internally - travels a substantial distance across the open parkland and agricultural fields that surround most of the site. To one of those sides is Northwick Park Hospital and its ward blocks - only a little over 200 yards distant from proposed licensed areas driving range bays.

I note that these area are for alcohol only – combined with driving range with powerful clubs aimed towards a public footpath, inadequately protected by damaged netting for which Brent Council itself as freeholder will bear a public liability if any harm comes to public footpath users. It should also be noted that the hospital's car parks are in proven range of the range golf balls.

Some of the outdoor facilities such as the Adventure Golf and Baseball Batting Cage already create much noise disturbance across the surrounding rural and residential area - just in normal use. These were not originally granted planning permission and were enforced against as inappropriate use and were finally approved by one of the many retrospective consents and appeal to the Planning Inspectorate on the grounds that they could be considered ancillary.

Furthermore, the balcony area and “smoking area” frontage and side have been used in breach of the lease and planning consents over the years and have cause much distress by reason of noise disturbance to surrounding areas.

Area K has also been used in the past as an overflow for the restaurant/bar and also caused much distress to surrounding properties including the nearby church of St Cuthbert's and the residents of Harrow School Farm.

The Four Licensing Objectives

1) The prevention of crime and disorder

- a) With there being so many corners, nooks and crannies throughout the site, how will the operator ensure that illegal activities do not take place on the site? I give as an example the drug dealing that takes place in the surrounding areas such as Northwick Park Pavilion, Northwick Park Village and surrounding residential areas.
- b) The golf centre is supposedly a family venue. However, the baseball batting cage, Adventure Golf was recently used to advertise as a **Stag Night venue**. Then there's the new Putt Crazy - I quote from the Putt Crazy website "*Putt Crazy for wild nights*" - "*Bring your friends, grab a drink and putt*". This Putt Crazy facility website purports to be for families but uses words more emphasising the "wild nights" with drink.
- c) Crime and disorder, mainly disorder go hand in hand with alcohol, to have such a large fully licensed establishment operational during extensive town centre type hours is asking for a problems to happen - conversely keeping to sporting use, with an ancillary 150 seat restaurant/bar (with a granted capacity of 350 is close to excessive for an out of town location) would probably avoid any for of regular disorder and crime. To expand the licensing further would require regular monitoring by Police especially as so many children could be present. Furthermore the likelihood of the local drug taking and dealing would see this as an ideal location away from the stares of the Police or an escape route from the hospital and university housing, plus Northwick Park Pavilion hot spots where they can blend in with customers who would be hard pressed to notice newcomers.
- d) See also below paragraph b) of **The prevention of public nuisance**

2) The prevention of public nuisance

- a) Using the outside areas such as C, G or M for eating and drinking will allow noise pollution to permeate the surrounding areas of some 200 homes along Pebworth Road and Norval Road which are between 300 and 900 metres away, the Hospital Ward Blocks at 200- 300 metres, Harrow School Farm and the Multiple Sclerosis Centre at 200 metres and St Cuthbert's Church and Community Hall also just 300 metres away.
- b) As I pointed out in my Introduction, the parking capacity of the site is already at its Planning Consent limit for the Golf Course and Driving Range, plus the current Restaurant/Bar; the Baseball Batting and Adventure Golf were additions that did not attract extra parking spaces being provided as they were thought to be "ancillary". No overall assessment of the total uses on site to date has since been undertaken from a highways/parking/public order perspective. It is unlikely that any extension of paved areas for parking would be allowed on MOL.

Having allowed the introduction of the Putt Crazy planning in itself may not appear to increase the requirement for parking – as it may "look" ancillary. However, it being licensed will make it more of a draw.

Also by Increasing the licensed areas to the reception/cafe area on the upper ground floor which was to be an unlicensed (by planning condition) area meant for the golfers not accommodated by the original restaurant which refused to open up & serve breakfast to the early golfers) makes this additional area into a **replicant of the current restaurant/bar**. The original restaurant/bar is known to consume the majority of parking spaces (testament of the previous owners). Consequently to increase the licensed areas will attract yet more vehicles that cannot be parked on site - this is why large licensed premises should be located in town centre locations with good public PAL ratings and obvious policing to safeguard users and the general public - this will not be the case at this hidden location.

The licensing of the Putt Crazy area will no doubt attract many more users to the site. So, leaving aside every other consideration, the Putt Crazy, especially fully licensed till midnight in the week and 2 am at weekends through to Sunday - will not be ancillary users to the site but use specific – and alone ensure that the car parking capacity of the site is exceeded and parking will be on adjoining roads until the early hours of the morning. With "free-standing" drinking till those hours. It simply does not bear thinking about for my residents. Also we must not ignore the potential for the site's increased parking requirement to stop traffic movements along Watford Road - which is one of the Borough's most polluted roadways, being sited under a flight path, alongside two diesel railways and the roadway itself carrying substantial amounts of traffic in excess of 20,000 per day.

It is this over requirement for parking and the sheer extended use of the golf centre as an out of town entertainment centre, which will be enabled by the addition of:

- (a) licensing of external areas; &
- (b) the current alcohol free cafe turning into a standalone bar;
- (c) Putt Crazy and adjoining bar areas till 12 midnight /2 m

That will all surely create a public nuisance. An example of the probable consequences of this over requirement (as experienced a number of years ago when they had some special events) was to create traffic queues along the single carriageways of Watford Road. There is no chance of avoiding this, because of a central reservation at the site entrance which was

placed there as a result of the original development - and as this location has always been an accident hot spot - from the site to the North and across Northwick Park Roundabout.

- c) Northwick Park Hospital's Emergency Department could easily become inaccessible when the golf centre is busy, if this application succeeds.
- d) The church car park suffered from overflow parking as well as some acts that I would wish not to repeat which occur in their car park. I am not saying that these are generated by the existing use of the golf centre – just that it is a local problem and potentially exacerbated if the “golf centre” becomes a destination of choice for late night drinking and entertainment with free parking and access to fields on which goodness only knows what public nuisance might take place.
- e) As a consequence OF PREVIOUS PROBLEMS, the church has had to install gates at their entrance, though this is not 100% infallible.
- f) Overflow parking is also experienced on the local roads; yellow lines are no deterrence outside regulated hours, and are parked on to the frustration and disadvantage of local residents.
- g) Rumours abound that the drivers who are partaking of alcohol in the golf centre often park on the surrounding streets to avoid (drink driving) being seen leaving the licensed site.
- h) Harrow School Farm's yard and car park is often used for U turns (almost certainly from the golf centre), to the danger of those living in and using the area where also the local multiple sclerosis centre is located - numbers in excess of 20 vehicles an hour have been recorded entering the farm yard. Also the junction of Watford Road and Pebworth Road, who experience impeded in their access to and egress from Watford Road because of people doing U turns on Watford Road. These people must be in an awful hurry as there is a roundabout (towards Wembley) only 2-300 metres further on.

It may be that the majority of these U turns in the farm yard and Pebworth junction and on Watford Road itself late at night (NB there is a U turn prohibition in force) may well be being performed by drivers having partaken of the consumption of alcohol.

- i) Certainly take away motor scooters/motorbikes are now frequently performing U turns and illegal right turns having exited the golf course onto Watford.
Perhaps this item b. should also have been included under: **1. Prevention of Crime and Disorder.**

Please note that, as a local Councillor & resident of some 30+ years, since development of the golf centre, I have received the complaints of local residents and attempted to raise them with the Council as freeholder and in possession of the rights (& responsibility (for its residents) to do something) sadly so far without a great deal of result. At one point we employed the use of the Camera cars which led to the issuing of hundreds of PCN, however, it is impossible to use this technology when there is only artificial light. Consequently evenings and nights become a real nuisance to local residents. This massive extension of use and licensing totally changing the nature of what was intended to be a golf course and outdoor sporting area in a park is just too much to take for the residents - it cannot be denied that many locals use the facility - and may not have recognised the associated dangers.

- j) The hours of operation, i.e. after 23:00 hours would be completely exceptional for any licensed premises in the Northwick Park Ward - indeed, I should imagine if this application is granted, it could adversely affect other hostelryes/restaurants/bars in the ward, and surrounding areas.
- k) Normally only town centre locations have such extensive licensing hours such as these. It is notable that when the first planning for the golf centre sought extensive licensing hours Harrow Council objected most vehemently because they feared it would become an out of town entertainment centre affecting their own town centre locations. Has anyone asked Harrow Council on this occasion?
- l) This site, if granted post 23:00 hours bar licensing may well attract late night, town centre style drinking along with the disturbances that such extended licensing attracts. I cannot see how this can be managed by the applicant, nor is it an area patrolled by our limited Police resources - with the proposed increase it would surely require some of our scarce police resources.
- m) Even now, once 23:00 hours passes, various locations in the surrounding area such as Northwick Park Pavilion, Vale Farm Allotment Car Park and Vale Farm Sports Centre Car Park, The Pimple, Elms Lane Open Space experience regular disturbances. These are mainly from "motorised" youths intent on enjoying themselves to the full. This can be seen from the piles of canisters (legal highs), beer tins and bottles, black lines in the car parks from vehicles being used to perform doughnuts and burn outs. All these locations are known locations for drug taking and trading. Unfortunately, this phenomenon has also recently crept onto the local streets.
- n) In the first few years of operation the Blue Zenzer Restaurant/Bar was used for live music, Karaoke and disco type events. These events caused so much local noise nuisance and complaints from Greens Cottages, Pebworth Road, Norval Road, The Green and Carlton Avenue West (I was aware of the complains and nuisance as Chair of the Residents' Association at the time and my own personal experience), that the practice was stopped, I believe that this was done primarily by action of the Council, enforcing the terms of the lease.
- o) Regarding noise nuisance - other than recorded background music - no other licensable activities are allowed on either floor unless all doors are kept shut or are self closing double doors, which are kept under physical control such a silent alarms audible to management, if either set of doors or windows are retained in an open position.
- p) The premises lease does not allow restaurant/bar use outside of the building envelope and also requires that the door from the restaurant/bar to the balcony area is kept locked and only facilitates emergency evacuation. I would ask that the licensing takes this into account so that the outside areas are not used other than for sporting activities because of the intense noise nuisance that these areas have caused in the past and as recognise by the leaseholder (Brent Council).

3) Public safety

- a) There appears to be a reliance on the use of CCTV to safeguard and regulate the premises. However, who will – in the time of austerity & limited officer resource time – enforce this? Who will enforce it at all?
- b) In addition, there are many areas of the building that do not have daylight illumination and we all know how poor CCTV is in artificial light. I do not believe that CCTV is sufficient for regulation and public safety within the building where there is little or no daylight, obviously during the hours of darkness CCTV is of little use.

There are no physical gatekeeping methods. Matters will be made worse by the fact of three parties involved in the “management” of the areas: Playgolf London Ltd, which has the Lease of the whole building from the council; Blue Ginger (the licensee who has a sublease from Playgolf London Ltd of part of the ground floor and a tiny area on edge lower ground floor which I cannot tie up with any of the areas marked on the licensing application plan; Paul Lawrence who apparently is intended to have a sublease coming out of the Blue Ginger sublease (neither of which is currently in existence and so there is no means of DIRECT effective control by either Playgolf, the Council’s tenant – or Blue Ginger which makes the application). This may seem to be a point outside licensing Committee remit but if there are no legal documents in place on the custodianship of the premises, obligations to the Council as freeholder or – as far as can be seen from the documents produced by the applicant even between Blue Ginger & Paul Lawrence – what hope is there of proper enforcement of licensing conditions?

- c) As the premises will become more like a 'nightclub' between say 8:30 and closing time (NB midnight Monday till Thursday, and 2:30a.m. Friday through Sunday (into Monday), should we not be introducing safeguarding procedures utilised in 'nightclub' type premises. Would you allow your children to wonder around a nightclub with loud music and clientele who are being attracted by advertising lines such as "*Putt Crazy for wild nights*" - "*Bring your friends, grab a drink and putt*"? But is this a suitable use for an area of public park, MOL and owned by Brent Council who imposed STRICT obligations under the Lease to protect the Park status and the local amenity of the neighbourhood?
- d) If the balcony area is allowed to be licensed it will no doubt block one of the two fire exits - interestingly, the alternate fire exit would require customers to pass the kitchens and grill area to access the fire exit! This is a massive public safety issue and therefore the balcony must not be licensed or used for dining and be kept clear at all times as a fire exit.

4) Protection of children from harm.

- a) It is quite obvious that the operator is trying to change the premises into primarily a hostelry (by having the vast majority of the in use space as licensed areas and operating to late hour) and therefore I believe that this would be an unsuitable environment for children. May I remind you of the website quotes regarding the Putt Crazy "*Putt Crazy for wild nights*" - "*Bring your friends, grab a drink and putt*". It may even become through these applications an A4 use – pub.
- b) The 2003 Act, refers to not only physical harm but also to psychological and moral harm, it can be interpreted in the widest possible sense. I believe that allowing the licensing of areas supposedly for the use of children such as the Putt Crazy, while advertising as adult use will teach children that alcohol and sport go together as normal practice. Also, the licensing of the entire operational areas of the site will show children that alcohol is a normal pastime.

In summary, I believe it is morally wrong to allow the licensing of the entire operational area of the site, primarily the reception area and Putt Crazy would be a grave mistake. Having a distinctly separate area such as the current Blue Zenzer Bar/Restaurant is an appropriate licensing maximum for a sporting facility which is trying to attract families with children. I ask, is this a licensed, all day, entertainment centre or as should be, a golf centre with ancillary uses on MOL which requires sporting and recreation uses not large licensed premises for which no one would get planning permission.

- c) As the licensing application hours extend to 00:30, and 2:30 am at weekends, it is possible that children could be on site in a drinking establishment for thirteen/fifteen and a half hours. Is this acceptable? Is it possible to regulate? As the premises are large and with many secluded areas, how will children be protected? We all know that CCTV does not work well in artificial lighting
- d) How will children be protected in any meaningful way by staff collecting glasses and bottles? One look at the configuration of the lower ground floor shows how children will be “embedded” into the licensed premises, they will be attracted there by the Monster Claws area, and the “children’s parties” dedicated room (which will also be licensed”!!)
- e) If CCTV is to be relied upon for regulating the accessibility of licensed areas & alcohol to children, I note all the operator offer is an “operations policy”, which is not visible on the Licensing website, a Challenge 25 policy which does not really deal with children, and a glass & bottle collection. This is right on top of an area for “family parties” and a dedicated room for “children’s parties”. Who will manage this effectively? Will there have to be daily inspections of CCTV to check on compliance?
- f) Would you allow your children to wonder around the equivalent of a nightclub with loud music and clientele who are being attracted by advertising lines such as "*Putt Crazy for wild nights*" - "*Bring your friends, grab a drink and putt*"? Also, is this a suitable use for an area of public parkland - would it be accepted in Gladstone Park? This MOL and owned by Brent Council who imposed STRICT obligations under the Lease to protect the park status and the local amenity of the neighbourhood? This licensing would put this and therefore child safety in jeopardy.

Other

The following are some of the Conditions which were apparently in force in relation to the 2012 Premises License Application. No notice was given to local residents of this application; I do not know if it was given to local Councillors. If it was, it was not drawn to the attention of the local Residents Association, SCRA – of which I was Chair at the relevant time.

Even though now in place, I think it worthwhile commenting on those conditions which worry me (previous responses by Brent Council are shown in red):-

1 CCTV shall be installed and maintained in a working condition.

CCTV in artificially lit areas is normally of very poor quality. I believe security staff would have to be used if the site moves towards being an evening entertainment venue with food and, more specifically, alcohol, particularly as a “main attraction”. It would become part of the 'night time economy' – particularly with its outside space in these post-COVID days. This indeed- becoming part of the night time economy – is obviously the intention here. Again, it is important to remember that this facility is situated on MOL - and, coming as a new application for the use of the building as per this application - would never be granted planning permission for this use. It is in a public park, with protected green space, surrounded by a hospital and residential property and with a busy arterial road leading to a primary A&E major hospital.

4 The maximum number of persons permitted in the Bar Area & Restaurant shall not exceed 350.

I believe this capacity is far in excess of the safe level of occupation of a 150 seat restaurant, I believe 200 maybe 250 would be more appropriate and safe, especially as there are only two exits, and only one if the doors to reception are unusable. There is no record of fire safety checks on the site.

7 Where the function room is to be used for pre-booked events and where the event is to take place beyond midnight, the licence holder/DPS/management shall liaise with the Police as to whether door supervisors are to be deployed.

Interestingly, the previous application conditions mirror my concerns about the lower ground floor. Obviously, the Police believed at that time _ against a much less wide-ranging application - that late evening events can be troublesome. For this reason I believe that the alcohol licence for any part of the premises should be limited to 23:00. This is also in accordance with the premises lease and the granted planning consents. So, the Police and Council (the freehold owner) believe that the licensing activities should be curtailed and kept to 23:00 at the latest.

8 Customers shall not be permitted to take open glass containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority.

I would hope that alcohol in any container would not be allowed outside the building envelope in compliance with the lease, the terms of which were set to protect the local area from disturbance in this inappropriate location on Metropolitan Open Space. Moreover, the application asks that tables are set in the golf driving range bays, served by waiting staff with mobile devices that go to these essentially private bays – 50+ of them. Similarly, this would have an adverse effect on the MOL setting close to residential properties. I also ask, does alcohol fit with a driving range where members of the are public in range - the entire Playgolf site sits within Public open Space which is open to the public to roam freely also, the hospital car park is proven to be in range of the range balls

9 The use of the garden shall cease at 23:00 hours after this time it can be used for smoking only, no open drinking vessels shall be taken outside and a maximum of 20 persons shall be allowed out at a time.

This condition must be applied even taking account of no alcohol to be taken outside. I would recommend that the group numbers should be much lower due to the noise nuisance that would be caused to surrounding residential properties and the local church. This type of activity and the numbers might be acceptable in town centre locations, but not in this rural location on the edge of a large residential area.

11 On major event days at Wembley Stadium the following shall apply:

- **Customers shall not be allowed to congregate outside the premises.**
- **No glass bottles shall be handed over the bar but decanted into toughened glass or plastic vessels.**

This condition is essential - interestingly, if the premises do indeed attract Wembley Event Day users, how will they operator prevent the car park filling and causing grid lock on Watford Road with its potentially catastrophic consequences to Northwick Park Hospital if the roadway use is denied. I believe this is a major area of concern, and is reason enough not to grant this licence, the maximum licensed area should be the current Blue Zenzer restaurant/bar. This type of road blockage would be possible on any day if the licensed property is allow to expand as substantially as proposed.

12 The Licensee shall undertake a risk assessment of any significant promotion or event, using the Metropolitan Police Service Promotion/Event Risk Assessment Form (Form 696) or an equivalent and provide a copy to the Metropolitan Police and Brent Council's Licensing Unit not less than 14 days before the event is due to take place.

Agreed and retain. NB "ANY" significant promotion or event" – however, this application will make the site a thirteen and half hour Licensed Destination. Surely this merits very close examination.

13 Where an event has taken place the licensee shall complete a Debrief Risk Assessment Form (Form 696A) and submit this to the Metropolitan Police and Brent Council's Licensing Unit within 3 days of the conclusion of the event.

Agreed and retain. Interestingly, if one was to walk the entire site, one would find rubbish throughout the site especially in the unauthorised wasted area (it is supposed to be in the northern compound according to the lease and planning consent. Has a debrief EVER taken place?

14 The licensee shall keep an incident book which shall be made available to the Police and Licensing Authority.

Interestingly, over the years of operation I have only heard of one event when perhaps the Police should have been called (and weren't). Has the operator at any time had to make records in the incident book? Not to have would seem very unusual in such a busy licensed operation. Has this log been submitted as evidence to the Licensing Committee? Over what period?

15 Toilets shall be checked every two hour(s) for the use of drugs and other illegal activities.

I beg to differ on the need for this operation, in that its frequency should be increased substantially – drug users can be observed in several very close locations even at all times of the day.

The entire ward is permeated by the use of drugs at multiple locations, some very close to this site. Unfortunately this is currently seen as "low level crime" but residents do not agree. In addition, it is increasing, with substantial numbers of suppliers in the area - the Bakerloo and Metropolitan Lines give easy access and escape. Will this extensively licensed site, if this variation is granted, bring even more drug use and trade to the area - having spoken to the Safer Neighbourhood Team and the Borough's SNT Acting Inspector - this site is rarely visited as crime and ASB is rarely reported. This

can easily be checked on the MPS website for Northwick Park. The lack of reports from such a licensed site is surely unusual? Meanwhile there are multiple reports every month to either side of the site including the hospital and university.

The monitoring must also extend to all the outside areas, including the car parks. The number of small canisters to be found around the site confirms this need.

The driving bays should also be monitored all the time, as there is a Public Right of Way crossing the Driving Range. It has been reported to me - and I have experienced – users of the driving range bays - being aimed at while using the footpath. The frequency of such increases the later in the day it gets. Is this because people have been drinking and their inhibitions are reduced? I know that it is quite frightening when golf balls start following you across the driving range and beyond. Also, golf balls can regularly be found in the hospital car parks - perhaps again by relaxations of inhibitions.

In Brent Council's position as freeholder and because of the statutory position on residual liability if there is a public liability, Brent could also be held to account of there is an accident from ordinary residents using the public right of way. The netting put up to protect footpath users is not in good condition in any event.

I would ask that before the granting of any changes to the premises license, that the footpath protections and walking surface are improved substantially, and that users of the driving range are monitored at all times, and not by CCTV, and those aiming at walkers – and using too powerful cubs (ostensibly prohibited but obviously not currently monitored sufficiently, according to anecdotal evidence of users of the footpath) are ejected. The combination of alcohol and driving range clubs, and teh "targets" of walkers appearing across teh path (which may be illuminated by floodlights" is a bad accident waiting to happen.

18 Notices requesting customers to leave quietly shall be displayed at each exit.

Very necessary. Interestingly, the planning consent (and therefore the lease provisions which separately require the Council's tenant to comply with any planning consent) specified substantial planting in front of the car park. This was to reduce noise and light nuisance to nearby properties. Unfortunately an Adventure Golf Facility was introduced high up on the frontage, and most of the remaining required shrubbery along the frontage of the car park was removed; this has allowed the noise from the site to be more obvious and therefore a nuisance.

19 Photographic proof of age shall be required from all persons appearing to be under 21

Is this sufficient? I could forge a proof of age quite easily. Is it possible to beef this up? In any event, 21 year olds and close are not the issue.

21 No children under 16 shall be admitted unless accompanied by a responsible adult.

This condition should apply to the entire site. But that goes against teh theme of teh new Putt Crazy & Children's party room "offer".

With further reference to the conditions under the 2012 licence, I have previously enquired about their enforcement and monitoring.

These are some of the responses I got from Licensing. Maybe a little surprising and disappointing?

Have the above conditions been checked for compliance? **We cannot go and check compliance unless we have intelligence to do so. In the case of this premises we have never had a complaint. As this place has been operating as a standard restaurant, it is not a high risk premises. However, in**

2015 we did visit because enquiries were made regarding having a licence for a café area. At the time of our visits we did not identify any breaches. It was an informal visit.

Does Licensing take any note of the Lease to the Operator from the Council or Panning Consent and Conditions? – No as the licensing regime is a separate regime.

Do you believe that the current Licence allows for 'off sales' of alcohol (especially such as Deliveroo)? Will the variation allow for the same? – Yes because the initial application was for both on and off licence in 2005.

NB this current variation ONLY refers to on-sales. Will off-sales be permitted under the licence as varied, and if so what are the conditions for that? I have in mind the off-sale of alcohol with people leaving the premises, wandering onto the park, out onto the nearby highway etc in the early hours?

Finally, item 21 above "No children under 16 shall be admitted unless accompanied by a responsible adult" If as the current application states, almost the entire site will be licensed, how will this condition be applied? I believe it is almost impossible and I often see children obviously under the age of 16 wandering about unescorted. I know several of my neighbours' under 16 children use the premises on their own. – If any of the responsible authorities feel that this condition should remain and is fair and proportionate as well as enforceable it can be applied.

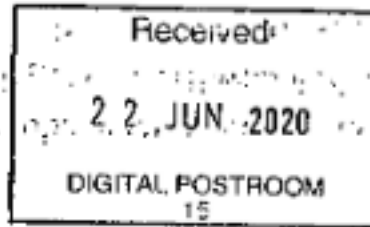
I believe, and visual evidence proves it is almost impossible to police this condition 21: I often see children, obviously under the age of 16 wandering about unescorted – but this whole application is founded on a "family" use. How will children be protected? And NB, the family area is away from visibility on the lower ground floor, serviced by a separate bar area, and driving range bays closed off.

Conclusions

- No outdoor area should be licensed for the consumption of alcohol or other licensable activity.
- Where alcohol is consumed or music or any other loud activities take place, then double sets of self closing doors should be in place (with silent alarms audible to management if anyone attempts to prop open/opens both sets). It should be impossible to leave both sets of doors open at the same time. I would ask that the upper ground floor has no licensable activities other than for the restaurant/bar with recorded background music only.
- The planning conditions relating to car parking should be complied with. Should this license be granted and the site attracts far larger numbers by car (as would be expected by such a large licensed site with entertainment), then something must be done to prevent more vehicles arriving than the site can handle or was designed for (circa 150). If the car park and overflow car park do fill to capacity, then it is certain that queues will form on Watford Road and **block** the local traffic, most worryingly and perhaps catastrophically traffic to and from Northwick Park Hospital and its A&E department. Grid lock will occur as it is impossible to avoid a southbound queue as Watford Road is only a two lane road with a lengthy central reservation (installed for road safety as this was previously an accident black spot until the island was introduced, even now the junction with the Playgolf site is problematical). The removal of the central reservation would be wrong as it would most likely to result in the return of accidents, especially as right turns out of the centre could become the norm. It should be noted that Watford Road carries over 20,000 cars per day and is hardly ever quiet. At night, it is a fast road, with a dangerous bend and rise as one approaches from the north.
- Areas where children have access, other than the current restaurant/bar, should be alcohol free, so as not to teach children that sport and alcohol go hand in hand – and because there will be no way of safeguarding them from the dangers of licensed premises, particularly on the invisible lower ground floor - and to protect children from over exuberant and uninhibited drinkers, who are also using the driving range with golf clubs potentially having consumed alcohol at their serviced driving bay. The nature of the premises means that children may potentially stay in licensed premises for long hours of the day.
- The cafe area E & N should definitely remain an alcohol free area. Otherwise the impression will be given that the entire site is there for the consumption of alcohol, which in particular will influence the children drawn to the site by Putt Crazy etc.
- One could say that the operation of the site should be regulated via the lease; unfortunately the Council has not always been able to do so, perhaps because of lack of resources or lack of understanding of the reason the covenants were imposed (the officers who dealt originally long having left the Council's employ). So applications to the Council to enforce have proved inadequate and cumbersome to the Council. The lease holder (in the past) has ignored the lease requirements until threat of civil action is taken. However, by regulating via Licensing, it becomes easily enforceable via the licensing Authority and the Police who can determine the Licence at any time if breaches occur.
- If any further areas other than the current Blue Zenzer restaurant/bar are licensed for alcohol, I would recommend that all these other areas be safeguarded **at all times** by obvious specific monitoring staff. The alternative CCTV solution is inadequate for monitoring large areas which are lit by artificial light. I suspect that the number of people who would be

required to sufficiently monitor a CCTV system covering this multiplicity of areas and may well be the same or more than required to monitor directly by staff. This is very important because of the large numbers of children who may be attracted to this potentially substantially licensed establishment. If the areas attracting children were not licensed then this requirement would be lessened substantially.

- Finally the hours requested up till 12 or 2am, with closing times of half an hour later will render the lives of nearby residents intolerable and fundamentally change the nature of the area, which is parkland. The Licensing Authority should be encouraging sporting uses within the park, and not an out of town entertainment venue. The applicant has previously sought permission for a banqueting hall – refused by the Planners – but who is to say if this application is successful and, over the years, the driving range and golf course use become ancillary to the licensed premises that the applicant will not seek to abandon the golf/sporting uses? For which this site for the benefit of the health of the population and in an area of shortage of green space is positioned.



15th June 2020-06-15

Dear Vanesha Haulkhory,

Licence application 152252 Blue Zenzer Playgolf Northwick Park 280 Watford road HA1 3TZ

We understand that you are now looking after the application by Blue Zenzer for an extension to their current licence for music and dancing and the sale of alcohol to 2.30am for the basement at Northwick Park Golf Club. They also seek to include the open air service of drinks alongside a children's play facility, presumably this will operate in daylight hours.

Please find attached our earlier letter of objection dated 22.2.2020. We are most concerned that this development is rapidly turning into a nightclub on a site where young people may well be put at risk of molestation with so much open land around.

Driving cars out on to the main road by drivers in the early hours, possibly the worse for drink is a public safety hazard for all road users.

Lighting and noise from the site is currently a problem for nearby residents who have every right to peace and quiet in the early hours. It also impinges on Northwick Park Hospital which overlooks the site and where people need rest, not distraction from light and noise. Though they cannot speak up for themselves, the birds and bats and other wildlife that the original plan for the site sought to encourage will be affected too by noise and light pollution.

We received, just before lockdown, a circular advertising the children's attraction as if it was already open, apparently pre-empting any enquiry! We do urge more effective oversight by the Council of the situation when the site re-opens.

Please bring all our objections to the notice of the relevant committee.

Yours sincerely,

[Redacted signature]

[Redacted signature]

[Redacted text]

[Redacted text]

[Redacted]

22.02.2020

Dear Mr Patel,

Licensing Act 2003 – Premises Variation application

Re. Blue Zenzer Playgolf Northwick Park – 280 Watford road, HA1 3TZ Reference 18388
Application to extend the current licence No 1276

We have been interested in activities at the driving range since the early days of its development. It does seem that with this application the original plan for food and drink to be ancillary to the golf course has been overlooked.

We understand that Blue Zenzer, the current owners of the Driving Range and Visitor Centre at Northwick Park have applied for an extension to their licence for music and dancing and the sale of alcohol. They appear to wish to extend the basement area covered by this licence and to include outdoor areas, as well as extending their hours of operation to 2.30am.

Such extensions would appear to develop the site into a nightclub. It is not clear to us how these activities are ancillary to golf. Rather than attracting the sporting community this nightclub would attract a very different clientele.

Many of the users of the golf club facility quite properly arrive by car. However, the licence extension proposed might well involve drivers leaving in the early hours the worse for drink, driving out on to a main road which always carries a great deal of traffic.

Furthermore, it is a matter of concern that the terms of the present lease are not currently properly complied with by the management. We would urge greater supervision by Brent Council to ensure compliance with the terms of the present lease before even considering any extension.

A nightclub on a site with much open land around it presents a risky environment for young people seeking an evening out.

Local residents will also to be adversely affected by the noise and light pollution which result from such late night activities.

We strongly oppose this application and urge Brent Council not only to reject it but also to actively supervise compliance with the terms of the present lease.

Yours sincerely,

[Redacted]

[Redacted]

From:
Sent: 24 June 2020 21:25
To: Business Licence <business.licence@brent.gov.uk>
Subject: Licensing Application: 19080

Licensing Application: 19080

Licence
Number:
152252

Premises
Licence Variation
Blue Ginger Bar & Restaurant Limited

Please take account of our views as follows:

1. No outdoor area should be licensed for the consumption of alcohol or other licensable activity.
2. Where alcohol is consumed or music or any other loud activities take place, then double sets of self closing doors should be in place. It should be impossible to leave both sets of doors open at the same time. The upper ground floor has no licensable activities other than for the restaurant/bar with recorded background music only.
3. The planning conditions relating to car parking should be complied with. Should this license be granted and the site attracts far larger numbers by car then something must be done to prevent more vehicles arriving than the site can handle or was designed for (circa 150). If the car park and overflow car park do fill to capacity, then it is certain that queues will form on Watford Road and block the local traffic, most worryingly and perhaps catastrophically traffic to and from Northwick Park Hospital and its A&E department.
4. Areas where children have access, other than the current restaurant/bar, should be alcohol free, so as not to teach children that sport and alcohol go hand in hand and because there will be no way of safeguarding them from the dangers of licensed premises, particularly on the invisible lower ground floor, and to protect children from over exuberant and uninhibited drinkers, who are also using the driving range with golf clubs potentially having consumed alcohol at their serviced driving bay. The nature of the premises means that children may potentially stay in licensed premises for long hours of the day.
5. The cafe area E & N should definitely remain an alcohol free area. Otherwise the impression will be given that the entire site is there for the consumption of alcohol, which in particular will influence the children drawn to the site by Putt Crazy etc.
6. One could say that the operation of the site should be regulated via the lease; unfortunately the Council has not always been able to do so, perhaps because of lack of resources or lack of understanding of the reason the covenants were imposed (the officers who dealt originally long having left the Council's employ). So applications to the Council to enforce have proved inadequate and cumbersome to the Council. The lease holder (in the past) has ignored the lease requirements until threat of civil action is taken. However, by regulating via Licensing,

it becomes easily enforceable via the licensing Authority and the Police who can determine the Licence at any time if breaches occur.

7. If any further areas other than the current Blue Zenzer restaurant/bar are licensed for alcohol, I would recommend that all these other areas be safeguarded at all times by obvious specific monitoring staff. The alternative CCTV solution is inadequate for monitoring large areas which are lit by artificial light. I suspect that the number of people who would be 13 required to sufficiently monitor a CCTV system covering this multiplicity of areas and may well be the same or more than required to monitor directly by staff. This is very important because of the large numbers of children who may be attracted to this potentially substantially licensed establishment. If the areas attracting children were not licensed then this requirement would be lessened substantially.

8. Finally the hours requested up till 12 or 2am, with closing times of half an hour later will render the lives of nearby residents intolerable and fundamentally change the nature of the area, which is parkland. The Licensing Authority should be encouraging sporting uses within the park, and not an out of town entertainment venue. The applicant has previously sought permission for a banqueting hall which was refused by the Planners but who is to say if this application is successful and, over the years, the driving range and golf course use become ancillary to the licensed premises that the applicant will not seek to abandon the golf/sporting uses? For which this site for the benefit of the health of the population and in an area of shortage of green space is positioned.

Thank you.

Rgds

Licensing Department.
London Borough of Brent.
Civic Centre
Engineer's Way.
Wembley,
HA9 0FJ

By email : business.licence@brent.gov.uk

June 24 2020

Dear Sirs,

**Premises Licence number 152252 dated 1 September 2012 - Application to vary numbered 19080
280 Watford Road Harrow HA1 3TZ Blue Ginger Restaurant & Bar Ltd ("BGRB")**

1 **the name of the premises:** (as copied from the Licensing Application) Blue Ginger Bar and Restaurant Limited t/a Blue Zenzer, 280 Watford Road, Northwick Park, HA1 3TZ

2 **my name and address:** [REDACTED]
(resident approximately 450 yards away from the premises)

3 I wish to make a representation, and objection to the above Application to vary numbered 19080 on the grounds set out below.

By way of background, I note that a previous application to vary the above Premises Licence 152252 in substantially similar terms was made on January 23rd 2020 (although that application described the premises as " *Blue Zenzer -Parkgolf Northwick Park, 280 Watford Road, Harrow, HA1 3TZ*"). I objected to that variation by letter of February 11th 2020, and, for completeness (setting out, as it does, the background to the construction and authorised/appropriate use) - and as part of my objection, I enclose a copy of that February 11th letter.

4. The grounds on which I am are relying are:

A Prevention of Public Nuisance

My first objection is on the basis of the likely effect that this application will have on my life, and that of my neighbours, by reason of Public Nuisance in various forms arising from :

- (i) the activities licensed - music live & recorded, dance, films and the sale of alcohol throughout a substantial part of the building (& the possibility of more to follow flagged up); and
- (ii) the extensive hours of such licensing from 11 am; and
- (iii) the physical location and construction of the building, in Northwick Park (MOL and public open space), abutting Watford Road, and the open fields of Harrow School Farm; and
- (iv) alcohol being served in driving range bays, when a public footpath crosses the driving range with (inadequate)" protective" netting constantly in disrepair through which walkers can be seen, and which walkers - from personal experience - are seen by some driving range users as fair game for target practice.

My home backs onto the Farm fields and, at night-time, with little traffic and the acoustic across open space, noise from what will become an out-of-town entertainment centre will easily carry and

be a disturbance of sleep, completely changing the (precious and rare residual agricultural and outdoor sporting) green space character of the area. I give more detail below of the types of public nuisance of which I have had experience .

Although the application states that licensing relates to indoor areas only, the driving range bays, smoking area and balcony are all marked as "*external*" on the Application plan - but are within the red edging for alcohol licensing.

The proposed licensing with **standalone bars** till midnight Monday to Thursday, and 2 am Friday through Sunday **with closing times half an hour later** will be a cause of disturbance not capable of control by enforcement and cause real damage to the sleep and quality of life for residents.

This is not a centre of town location. Standalone bars will not be functionally linked with the golf uses, and will attract a new clientele in the late evening.

Harrow Council objected to the original planning consent on the basis that they feared it would become an out of town entertainment centre. **How right and prescient Harrow Council was.**

My concerns relate to the **generation of noise, and other effects likely to arise from very substantially sized prominent licensed premises - licensed till midnight/ 2 a m for music (live & recorded, dance, music/dance films , restaurant and sale of alcohol (including on outside areas).**

The current uses have not been without problems and the operator has over the years of operation pushed the boundaries of what was originally approved by the Council as landowner and through planning - and intended to be tightly controlled.

Northwick Park was and is a park, a piece of public open space, largely used for outdoor recreation. Brent Council is the freeholder, and it is relevant and important to set out what Brent council as landowner authorised when it granted the Lease in 2009 which is now vested in Playgolf London Limited.

The authorised user under the lease from Brent Council to the tenant is for "*a golf course of at least 6 holes and golf driving range with at least 57 bays for use by the public during normal playing hours and ancillary leisure facility for the public and for all purposes reasonably ancillary thereto, and to the provision of a baseball batting cage.*" (My emphasis added). This authorised use has not been extended by the Council.

In addition, Brent Council's lease to Playgolf London prohibits "*anything which may be or become a nuisance annoyance or cause damage or inconvenience to ... occupiers of any Neighbouring Property or the public.*"

I set the above out to illustrate that the premises were built on an out of town site. Northwick Park is designated as Metropolitan Open Land ("MOL") with all the protections on use which that designation attracts, which were reflected in the Lease from Brent Council and all the planning decisions.

It is also a large area of public open space in an area with a shortage of open space; it is in a park. Such a location was never intended for large, prominent premises licensed for music, dancing, "musicdance", films, restaurant use, standalone bars premises, alongside outdoor sports areas

where there is a risk of drink spilling out into those areas at night - together with all the attendant noise, nuisance, traffic, highway danger & parking problems.

It was intended to have a use (essentially linked to outdoor sport), and one appropriate and sympathetic to the context and close proximity of not only a major hospital and a Church & church hall - but also large residential estates not buffered (for sound, etc) by buildings in between.

All these properties' amenity might reasonably be expected to be affected by an extension of use, beyond activities reasonably expected to take place within the confines of a golf course, golf club, golf driving range, a park used for outdoor leisure and recreation/ sport.

I specify below the type of public nuisance which will arise from this licence and the variation if granted. For this purpose, I set out some history - both to show what has been considered by the Council's legal and planning departments in the past and against what assumed uses, and to set out some part of a **history of non-compliance with Lease and planning consent conditions**. These will illustrate existing issues of non-compliance, and indicate a basis for my **concern for compliance in the future**.

A.1 Nuisance in terms of effect on protected local amenity and fundamental link to golf centre use

A.1.1 The premises, the subject of the application, were constructed in the early 2000s on Northwick Park - a park, an area of public open space and Metropolitan Open Land (MOL). The freehold of the land is vested in Brent Council. The construction was as a golf course, golf driving range, an ancillary cafe, golf centre administrative offices and ancillary areas (e.g., golf washing areas) facilitating a golf club and driving range.

A.1.2 The original planning applications were contentious, and the 1999 consent only obtained after a previous application was called in and directed to be refused by the Mayor. The consent once granted was for a building - and tightly controlled uses - both appropriate under the planning regime for buildings on MOL, essentially for outdoor sports.

A.1.3 In the event, the building actually constructed was bigger, higher and different from that authorised by the 1999 consent, and the uses more extensive.

A.1.4 Planning Consents for additional uses were added over the years, in the initial years retrospectively, one after an appeal to PINS, and in each case opposed by many residents.

A.1.5 All of the relevant additional use planning consents (whether retrospective or not) have contained conditions. "*Not to damage the amenity of the area.*"; "*Not to damage the local amenity*"; "*to remain functionally linked to the primary use as a golf centre*"; "*to control the use of the restaurant activities and their potential impact on the Metropolitan Open Land*". A further condition was to prohibit "*private functions that exclude members of the public or any golf Centre user or require purchase of ticket to enter*".

A.1.6 The effect of the application if granted will be to damage the amenity of the area, the use will not be functionally linked to the primary use as a golf centre and private functions will exclude members of the public and require tickets to be bought

A.2 Nuisance in terms of Noise

A.2.1 I have lived at my home since 1989. As per my February 11 letter, I am fully familiar with the noise nuisance, which occurred when the Centre first opened - then (largely) unlicensed for alcohol. Residents suffered from the noise of parties, discos, karaoke and the sounds of external drinking both during the day but particularly late at night. Complaints were made vociferously to the Council, as freeholder, and action was - eventually - taken to curtail the activities.

A.2.2 The point is that we already know how noise escapes from the premises and how it affects. Please note however that - at **that time** - **there was no question of the licensed use of the external areas formed by the 50+ golf driving range bays for drinking (including late night)**

A.2.3 Noise did escape from the premises generally - the construction has too many exterior openings to be of sound-proofed construction. However, the actual use for drinking etc was then "only" in the "bear garden" (so marked on the existing 2008 plan & January variation plan) - Area K, and the external upper ground floor balcony area to the south of the existing restaurant.

A.2.4 This application - although it states the licensing is **indoor only** - will license the use of the individual driving range bays, all along the eastern perimeter of the building - together with the smoking area at the front (western perimeter), and the balcony to the south of the current restaurant. **These are all external and so marked on the application plan.**

A.2.5 As the applicant itself anticipates, there will be a risk of the "*breakout of regulated entertainment*" via the doors & windows to the driving range bays referred to in Schedule M, to which I refer in A.2.7 ff below.

There will inevitably be noise from exterior drinking into the early hours along the whole extent of open area on the lower ground and upper ground floors on the west side of the building - **approximately 50 bays for individual "parties", serviced by mobile waiting on staff coming to the bays, without any need for those parties to break up to go to the bar.**

A.2.6 as above, there is the issue of noise, which will travel over the open fields. The Centre as a whole was never constructed with an eye to soundproofing, as a user as an out-of-town late-night entertainment centre was not envisaged. Waiting on staff will bring drinks to the tables; even if the weather is not clement, the 50+ driving range bays will be sheltered. We can envisage drinking parties in substantial numbers up to 2 a.m at weekends including Sunday nights.

A.2.7 As a golf driving range, the physical construction of the bays has extensive areas open to the outside. This is appreciated by the applicant, who says, in Schedule M, "*doors and windows to the external driving range areas marked as C (lower ground floor) and G. (upper ground floor) with exception of access and egress shall be kept closed to prevent the breakout of regulated entertainment*" (my emphasis added). There is no indication how these will be "kept closed" by default/physical means, or by any form of "management", or what will happen, if there are breakouts of noise nuisance from the "*regulated entertainment*".

A.2.9 there is further opportunity for "*breakout of regulated entertainment*" at the door to the balcony area on the upper ground floor, which is used in conjunction with the restaurant. There is no indication of any similar measures proposed to be taken "*to prevent the breakout of regulated entertainment*" through those balcony doors.

A.2.10 in any event, there will also be the noise from exterior drinking into the early hours on that balcony area - i.e., for along the whole extent of the south wall on the upper ground floor of the premises (8 tables shown), and also along the "*smoking area*" (Area M), along part of the Eastern

wall of the premises by the entrance to the centre. All this up until midnight or 2 AM, and setting a context to the entrance of the centre as a licensed premises - a very large pub.

A.2.11 Although this application does not indicate that Area K is included in the current licensing application to vary, this is a large external area – on this plan marked as "external garden" - but on the 2008 plan, and indeed the January 2020 variation application plan, this area was again marked as "Bear Garden", with 11 tables.

This application indicates that, should this area be required for licensable activities, " *the licensing authority would be notified by the licence holder...*". That is not very reassuring, since it would indicate that the applicant has a view to extending the licensed areas on site even further.

This "bear garden" area has in the past been used for external drinking, and precipitated complaints. This was the case that when the Centre first opened, it was extensively used for parties, discos and karaoke events with a very great deal of noise nuisance for residents.

At the very least, if the application is granted, as above, "gatekeeping methods" to ensure that the doors to the "bear garden" area **cannot be opened** (e.g. appropriate locks and alarms going off audible to "management")

A.2.12 If these feared noise nuisances did take place, it would be late at night, sporadic but making for cumulative and anticipatory anxiety for residents, with no possibility of intervention by residents/the hospital/ any form of Council environmental noise nuisance enforcement, leaving no alternative but for residents, et cetera to await renewals of licences, and an opportunity to oppose. In any event, with the severe cuts suffered to Local authority environmental teams, there are unlikely to be any resources available to deal. Environmental was frequently contacted in the early days of the golf centre on the issue of noise, and light.

A.2.13 The areas of the driving range bays– **whether or not the licence variation is granted – should be completely excluded from licensing for the sale of alcohol and should be closed off, with appropriate "gatekeeping methods" to ensure that the doors cannot be opened (e.g. appropriate locks and alarms going off audible to "management")**

Similar consideration should be given to the balcony area, in the light of noise generated and the risk of the "break out of regulated entertainment."

A.2.14 the application includes two standalone bar areas, independent from the restaurant (and therefore at least a link with eating meals.) What is to stop the premises from becoming a late night destination of choice simply for drinking?

The attraction of an independent bar area will be **enhanced** by the "*late night refreshment*" aspect, for the period from 11 until midnight.

A.2.15 This leads to the issue of noise for those attending the premises **on entering and exiting** - particularly during the period after pubs and restaurants close - which arrivals can be envisaged as at varying times after 11. It will also encourage driving to the premises, the prospective patrons possibly having already had drink.

A.2.16 This entry and exit will go on until final exit after **closing time (12:30 - Monday to Thursday, and 2:30 am Friday through Sunday)**. There may be stragglers. People will have been drinking - these are standalone bars for the late night licensing. It does not bear thinking about.

A.3 Nuisance in terms of Traffic generation, dangers, and overflow parking concerns

A.3.1 The same point about **experience** from the opening of the Centre applies to my concern re the likelihood of nuisance from additional traffic, danger on the busy Watford Road from illegal U-turns and parking problems for residents on nearby estates roads being generated.

A.3.2 I have referred just above to the new risks of a **well advertised late night licensed property in a prominent location**. Experience in neighbouring streets at present is that existing patrons (wishing to avoid being seen leaving the existing licensed restaurant in a car) park on nearby streets and return on foot, so as to avoid immediate attention.

A.3.3 On U-turns around the traffic island by patrons

A.3.3.1 As set out in the Officer's report to planning application 12/0316 (for the restaurant (areas D & L) eight years ago, Highways Department had received reports over the years of unlawful U-turns exiting the property and turning right into Watford Road, sweeping out to get round the traffic island.

The island was installed when the centre was developed to stop dangerous right turns across Watford Road - a major route, and a previous accident black spot especially at night, when traffic can travel quickly - and featuring a hazardous bend and rise coming from the Hospital.

A.3.3.2 Over at least the last 12 months, we have witnessed - and other residents have complained of - exacerbated problems in that takeaway services are operating from the restaurant, and the delivery motorbike drivers regularly at speed unlawfully turn right and around the traffic island, creating traffic dangers.

A.3.4 Traffic surveys/analyses for the premises in the past

A.3.4.1 The **only** traffic analysis/ survey ever undertaken was in 2000 - by HMV for the then tenant. **At that point, only an ancillary cafe was envisaged with "an average of 20 users"; the traffic analysis therefore focused on the number of golfers who would come to the golf course, and users of the driving range bays.**

A.3.4.2 There are around 150 spaces on site: approximately 100 spaces at the front of the building.

A.3.4.3 The remainder come from an "overflow car park" to the North of the building. Separate from that - fenced off and gated - is a "*special events*" area. These areas are together the subject of a separate retrospective planning consent, with conditions. **When thinking about all this, and at the risk of being boring, it must be remembered that this site is MOL and subject to particular planning policies and requirements which set the context for every application on this site.**

A.3.4.4 The special events area is **not** a car park, save on very restricted occasions. Both the "overflow" car park (to the North of the building) and the special events area were "conditioned" not even to be brought into use until a "*management plan*" was approved and implemented. This has **never been submitted - let alone approved. This goes back over around 13 years.**

A.3.4.5 In 2012, the then Planning Committee **required** that a **retrospective** application for a consent be made by the then tenant to authorise the Blue Ginger restaurant on site, as it was deemed not to have been authorised by the original planning consent.

The Blue Ginger restaurant authorised by that consent is (as far as I can tell) in Areas D and L on the upper ground floor -together, possibly, with a very small area on the lower ground floor which I believe is Area H.**[Those areas (D & L and the small lower ground floor area) are certainly the only ones sublet to BGRB by the tenant Playgolf London Limited, and therefore BGRB's right to control. I return to this below (A.4)]**

A.3.4.6 The 2012 planning consent was granted for a **150 seat restaurant**. Despite strong residents' representations at the time -and remembering that the restaurant had already been in operation for some years - no further analysis of traffic to be generated on site was required or undertaken as part of the process for that retrospective restaurant consent. Officers **may have relied on the tight conditions on use of the car parking areas (see below)**.

A.3.5 Parking spillage onto adjoining roads, and noise nuisance as patrons return to their cars - see lack of availability on site as existing, which will be exacerbated by the intensified use

A.3.5.1 The parking aspect of the original development was looked at **strictly** - this was a building on MOL and adherence to the Council's (& London Plan) planning policies were taken seriously.

A.3.5.2 In addition, the traffic surveys and report furnished by the then tenant as part of the initial application envisaged very little traffic (see above A.3.4.1).

A.3.5.3 There was again contention over the later **separate retrospective planning consent for the car parking**. There are around 150 authorised spaces on site

A.3.5.4 There are approximately 100 spaces at the front of the building; there is then an overflow car park to the North of the building. Separate from that - fenced off and gated - is a "special events" area. **The special events area is not a car park for general use, hence its fencing and gating.** It was consented for use on very restricted occasions.

A.3.5.5 Both the overflow car park to the North and the special events area were conditioned not to be brought into use until a "*management plan*" was approved and implemented.

A.3.5.6 This management plan **has never been submitted - let alone approved. This goes back over around 13 years.**

A.3.5.7 Subsequent problems of parking on the centre's **internal access roads** arose. These were to have been dealt with by the construction of bollards and the laying of railway sleepers to prevent parking on the centre's access road pavements. This was imposed as a condition on the **planning consent for the (unlicensed) cafe-bar (in Areas E & N)**. **The installation of the bollards was not complied with.**

A.3.5.8 With the extreme intensification of use implicit in this application and the current uses **already** implemented for the lower ground floor, we fear use of our adjoining residential roads, which have no parking restrictions on them.

A.3.5.9 The attractions will bring parties and family outings, which the Centre's parking will not be able to accommodate.

A.3.5.10 At night , there will be the risk of parking by patrons arriving and leaving late ,parking away from the Centre on our residential streets to avoid attention on leaving licensed premises in cars, especially in the early hours of the morning.

It will quite simply attract much more traffic, and parking.

A.4 Nuisance by floodlighting and potential danger to walkers on the footpath crossing the driving range

A.4.1 I refer above to the licensing of the 50+ driving range bays, and the risk of break-out of regulated entertainment through the doors and windows to the bays. To use the driving range bays across the open fields beyond, once it is dusk, requires floodlighting.

A.4.2 the premises also abut Northwick Park Hospital, and ward blocks. The Hospital drew attention to the nuisance **caused to those ward blocks by the floodlights from the golf driving range**, and the disturbance to patients. There was a history of dispute about the floodlighting and its light spill, and failures to extinguish the lights at the specified time. This has largely been problem-free of recent years. **At present, the floodlights are extinguished at 10 PM.**

A.4.3 The application, however, specifically states that the driving range bays will have tables within them and that waiting on staff will take orders from the bays (Areas C - lower ground floor & G - upper ground floor) for both drinks and late night refreshment up until the closing time of midnight/2AM. **This would indicate the bays would be in use, and therefore presumably accompanied by the floodlights, until the end of the licensing hours or even closing time, in each case a half hour later (Midnight 30/2.30 am)**

A.4.4 This will cause extensive nuisance, even further afield, as the lights are visible from Barn Hill (for which ward of the Borough, I am one of the councillors). If the driving range bays are not to be used for the purposes of driving on the range (requiring floodlights), why are they to be used at all , and the individual bays actually licensed for the sale of alcohol?

A.4.5 As a user of the footpath which crosses the driving range, where the protective nets are already substantially damaged, I can testify from personal experience that some users of the driving range appear actually to be targeting walkers across the footpath. An inspection of the state of the "protective netting" intended to secure the safety of the footpath (but long fallen into dangerous disrepair) would make the potential danger to public safety apparent.

A.4.6 In previous years, the use of powerful "drivers" - which were prohibited under the rules for the driving range - became prevalent. This was apparent when the length of drive of golf balls landed them in the Hospital car parks outside the boundaries of the golf course.

I do not like to think of the effect of having alcohol in the driving range bays with the use of powerful clubs available.

Those using the driving range should not have direct access to alcohol and the bays areas should not be included in any premises licence for reasons of public safety.(Brent Council as landowner has residual public liability for public safety on the footpaths by virtue of the Lease obligations and statute law).

A.5 How will the control required to ensure no public nuisance be effected?

A.5.1 Who has the legal right of possession to operate and control the Licensed premises?

A.5.1.1 **Playgolf London Limited has a Lease of the whole premises from Brent Council , and therefore in legal control either in its own right, or via subleases it has granted.** Playgolf London sublets part to BGRB; I attach the Land registry filed plan for this sublease, showing the extent sublet to BGRB.

A.5.1.2 **Playgolf London Limited currently is the only party which has legal possession of the areas of the Premises the subject of the application - apart from D & L on the upper ground floor and H on the lower ground floor.**

A.5.1.3 **BGRB as subtenant has legal possession only of areas approximating to Areas D & L on the upper ground floor (edged red & coloured blue), and H on the lower ground floor (edged red only).**

A.5.1.4 BGRB does not have a sublease of the cafe bar (Areas E &N), notwithstanding that it has operated it for some years - nor of any area on the lower ground floor other than H.

A.5.1.5 It is said in the application that Paul Lawrence Management Limited (PLML) will have a sub-lease (actually a sub-underlease) of Areas A& H; BGRB will have to be granted a sub-lease of Area A first.

A.5.2 Who is the Licensee, responsible for control and the performance of the licensing objectives - and legally able to do so?

A.5.2.1 This application for variation of the 2012 Licence is by BGRB as current licensee. However, it envisages two separate operators: BGRB, and PLML but with management control for licensing purposes only by BGRB.

A.5.2.2 **These will not be easy premises for Licensing to ensure control for various reasons:**

(a) **from the point of view of lawful occupation and legal possession,** BGRB has only a right to Areas D, L & H under its sublease.

Brent Council's Lease to Playgolf London **prohibits** its parting with possession of its leased premises, save by way of a Council approved sublease. (For one of many good reasons - the Council takes a ten per cent share of the rent of sublet premises, sublet at full open market rent with 5 yearly reviews .)

So Playgolf London is the only party entitled to **legal possession** of the areas **other than D,L & H** (including where CCTV would be installed). There is no reference to that in the application.

Brent Council as landlord could require its tenant Playgolf London Limited to seek possession from BGRB and PLML.

(b) according to the application, **the whole of the lower ground floor is to be managed and overseen by BGRB, even though PLML are operating Areas A & H under a (proposed) sub-underlease.(The premises are in operation , or were prior to lockdown).**

(c) This joint operation is to be regulated by an "*operations policy document*", which is apparently available on request:" *Full details of how the lower ground floor shall be operated and managed by Blue Giber Bar and Restaurant Ltd t/a Blue Zenzer and the sub tenant Paul Lawrence*

Management Ltd is set out in the **operations policy document** a copy of which can be provided on request."

However, I requested a copy for the purpose of assessing my representation but Business Licence did not have one to supply.

Apparently, I can see it when it gets added to the website - after expiry of the time for putting in representations. Then, if I have further issues, apparently I can make further representations - which makes little sense (particularly - as will be apparent - this is a complex matter, needing holistic consideration, and takes a very long time to consider and write about)!

(d) So I have not seen this "*operations policy document*", and can only comment on the **principle** of a complex management arrangement between two operators of areas which may not be physically separated - to be used by children - purely by a "*policy document*" but:

(i) **any policy document or operating plan can be changed at any point.** How will the Licensing Committee be satisfied with such a "*moveable feast*" of a document? Will the core principles approved as effective from the "*policy document*" to protect the four licensing objectives be set in stone and embodied in licensing conditions, which can be monitored? Once the Licence is granted, where are the guarantees of how anything will be enforced?

(ii) whose "*operations policy document*" will it be - BGRB/Playgolf London/PLML's? Where is the document between these various parties, which will enable BGRB as Licensee to enforce in the various areas in the legal possession (currently) of Playgolf London & BGRB (& PLML once the sub-underlease to PLML is granted). Specific contractual provisions will be needed, with a right of enforcement?

(iii) we are talking here about **mixed areas for use by children and adults** - and very different kinds of use. Putt Crazy operation is advertised as both for family events and adult use - Putt Crazy Kids and Putt Crazy Adults <https://www.hillingdontimes.co.uk/news/18235912.new-1-5m-crazy-golf-course-opens-harrow-today/> <https://puttcrazy.com/> -

PLML will be the operator of the two areas to which children will be "attracted" : Areas A & H.

Area A - Putt Crazy golf with seating areas. This includes "Monster Claw" (dinosaurs).

Area H - "a new room to allow children's parties" (so may be used for other functions; it will be licensed). There appears to be little in the way of physical separation of Area A from the standalone bar and tables where drinks will be taken.

There is further "muddying of the waters" because Putt Crazy operation is advertised as both for family events and adult use - **Putt Crazy Kids** and **Putt Crazy Adults**, as above .

The Adult use refers to "*wild nights*" and "*bookable private areas*".

(iv) However, the Licensing application plan for this application set out does not clearly demarcate (by way of edging lines) the precise extent of Area A.

In addition, presumably Area H was an existing enclosed space - as it is sublet to BGRB already. However, there is some confusion as it is referred to as a "*a new room to allow children's parties*" . Understanding where these mixed areas are is important in terms of the exercise of control.

(v) Relying on a policy document which can be produced on request (but so far hasn't been , or isn't public) means that those considering this complex application to vary, and considering the representations they may wish to make **have no document** to see how these areas of a substantially sized licensed premises, available to children and families and adults (including on "wild nights") will be **rigorously controlled**. The **"only on request" provision of an important part of the licensing enforcement seems rather casual**. These numerous licensed areas need enforceable and monitored gatekeeping methods, if granted as per the application

(e) **I note, however, that the applicant recognises " concerns raised in relation to the shared access on the lower ground floor, and supervision of customers between both the floors that there is a requirement for additional control measures to promote the 4 licensing objectives and a series of additional conditions are provided under the operating schedule section M in this application"**

(f) These concerns therefore go further than "just" the operating policies between BGBR and PLML, and extend to the **" supervision of customers between both the floors"**

(g) It is very important to note that - **from a visibility point of view - this is an enclosed centre**. It was designed as a golf course building and a driving range not extensive licensed premises. The applicant itself **"foresees problems of supervision of customers between both the floors"**

(h) Areas A & H - for use by children - are on the lower ground floor within that enclosed centre, **not visible to the general public**. A very great deal will depend on the "management" of these areas to achieve the licensing objectives.

A.5.3 All the "tenant parties" in this - Playgolf London, BGBR and PLML appear connected , through common directorships and/ or as fellow subsidiaries/group companies but that does not give legal possession to the Licensee, or result in control that can be seen by the Licensing Committee as enforceable. Any party can change. For example, Playgolf London has a mortgage; it could assign its lease; it could pass into different hands. Similarly BGBR and/or PLML.

B On the grounds of prevention of Crime and Disorder

B.1 I have raised above (paragraph A.3.3) issues of illegal traffic manoeuvres on Watford Road, and the dangers of drinking and driving. The premises will be accessed by vehicle; public transport - apart from night buses - will not be available at the later hours.

B2 We locally have problems of drug user and drug dealing in quieter areas, such as the end of Pebworth Road, where I live - and there are particular and persistent problems on Northwick park by the Pavilion. Policing this is not easy over open fields and parkland.

B.3 St Cuthbert's car park suffers unfortunately from sexual activity in the car park, which is thought by the SNT police and the Church to be linked to prostitution.

B.4 Late night drinking every night from standalone bars , out of the eye of town centre policing with plenty of avenues of escape, is potentially a risk, and a draw for potentially unlawful activity, and/or fighting.

I should be glad to know if our local SNT police have a view; problems are ongoing and persistent but this extension of licensed late night use must have the potential to render the problems greater.

Our estate already has a professional security patrol at night-time from 8pm to 4 am (with varied additional hours outside those core times).

C Protection of Children from harm

C.1 I have discussed this above in context of the control measures within the building - paragraph A.5.2.2 (c).

My concerns increase, when considering the safeguarding of children, which - with this use - goes far beyond the use of **Challenge 25** in the needs for protection, or removal of glasses and bottles from tables - when you cannot tell from the application plan or the Putt Crazy websites if there is any physical separation, especially with children and areas for drinking and the bar.

Presumably the room available for children's parties (Area H) will be separate; the pictures on the websites show little physical demarcation. Again even that children's parties room is to be covered by the licensing application.

C.2 The applicant itself notes the situation will be difficult, including between the upper ground and lower ground floors. This is an enclosed centre, with little exterior glazing at the front. There is little public visibility. There are many different discrete, enclosed areas within the building - the applicant mentions supervision of patrons between floors. What does the applicant have in mind/fear?

C.3 I do not know how the toilet areas are "policed"; there is nothing about this in the application. Clearly CCTV would be inappropriate per se in the toilets but some serious thinking needs to be done to protect children in a large mixed use and fully licensed premises. The applicant does not appear seriously to have approached this from a safeguarding point of view. Which body would provide the safeguarding?

C.4 the use as a family destination, combined with an adult twin use, seems inherently risky.

C.5 There is for example no curfew time for children to leave - before, e.g., the "wild parties".

C.6 The applicant's Schedule M conditions seem inadequate. It mentions CCTV - a most unreliable means of tracking unlawful activity and easily (I am told by friends, e.g. in educational and indeed public house environments) avoided by those who wish to do harm.

C.7 Challenge 25 - though helpful for young people who might get into trouble - is of no application in context of the "protection of children from harm."

C.8 The clearance of glasses and bottles from tables is no more than would be expected for a well-managed and busy bar (including for a healthy public order preventive purpose of not having loose glassware and bottles about).

However, beyond stopping children draining those glasses/bottles of left over alcohol, it does not seem a very potent tool to protect children from harm, when their activities in the areas will be embedded amongst standalone bar premises and tables - and, of course 20+ driving bays on the lower ground floor potentially full of drinking parties.

C9 There is a real danger of under-age drinking. Children of residents on our estate attend the premises on their own.

D Public Safety

D.1 I am concerned by the prospect of Northwick Park becoming a destination of choice for late night drinking.

D.2 Northwick park Hospital is near by. It has an A& E department, and the all night buses travel along Watford Road. Pedestrians do walk Watford Road late at night. The bus stop at Carlton Avenue, the Green is well used. I have referred above to what happens in St Cuthbert's Church car park, which adjoins. There is a public footway which goes on a dogleg along the side of the Church towards the fields; this is not lit at night, and the Church and vicarage suffer from nuisance.

D3 I do not happily envisage the complete change in the character of the area which will come about if this application is granted.

If the operations policy document is supplied, I should be glad to be informed in case I wish to make further representations. In the light of the comment received from Business Licence to which I refer at paragraph A.5.2.2 (c) , I assume I would then have extended time to comment.

I hope that this application will be rejected, and the whole position on licensing of these premises examined, in light of the history outlined above.

Thank you.

Yours faithfully,

[Redacted signature block]

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

From:

Sent: 25 June 2020 19:08

To: Business Licence <business.licence@brent.gov.uk>

Cc: Perrin, Councillor Keith <Cllr.Keith.Perrin@brent.gov.uk>; Patel, Yogini <Yogini.Patel@brent.gov.uk>

Subject: Licensing Act 2003 – Premises Licence Variation Application Re: Blue Zenzer – Playgolf Northwick Park, 280, Watford Road, HA1 3TZ Ref: 18388

As a local resident I am writing with regards to the application for an extension and changes to the current licence with regards to the sale of alcohol and outdoor entertainment. I am concerned that the proposed changes will increase nuisance and harm to residents and also any children using the site, as a result of the increased hours of operation, the extension to selling alcohol in outdoor areas and other 'regulated activities' (music dancing, stag dos?) The golfing facility has been built on Metropolitan Open Land and as such all other activities at Blue Zenzer are required to be ancillary to the golf. Any increase in noise, traffic, rowdiness, light, litter and possibly drug dealing which these proposals will encourage will negatively impact on local residents. In my opinion the imposition of basically town centre activities at Blue Zenzer in what is essentially a residential location is inappropriate.
Yours

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From:

Sent: 25 June 2020 20:57

To: Business Licence <business.licence@brent.gov.uk>

Subject: Proposed works at the Golf Club on Watford ROADoad

I have only just been made aware of this proposed development.

As objections need to be made by midnight tonight I have not had time to read all the proposals. I just want to add my name to all those that are objecting.. As will the extra noise of the traffic on the whole of the estate. where a lot of elderly and disabled residents live. The Watford Road already struggles with The traffic is bad enough now without this awful addition. Please strongly reconsider carrying on with this application.

Thank you. Surely the local residents should have been made aware of this before now.. There should be a duty of care to all of us who live on this lovely estate which companies are trying to ruin with their far fetched ideas.

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From:

Sent: 25 June 2020 22:05

To: Business Licence <business.licence@brent.gov.uk>

Subject: Re: Blue Zenzer. Northwick Park

We are stunned to hear of the application for changes to the licensing at Blue Zenzer. To think you would even consider allowing drinking and partying until 2.30am is totally beyond us. What about the residents' rights to a peaceful night. By the time people leave the venue with all the noise that brings and the time it takes to clear the venue you are talking 3 / 3.30.

Please register our objection to this absurd request.

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

From: >

Sent: 25 June 2020 23:13

To: Business Licence <business.licence@brent.gov.uk>

Subject: Licensing Application: 19080 License Number: 152252

Licensing Application: 19080

License Number: 152252

Premises License Variation - Blue Ginger Bar & Restaurant Limited

280 Watford Road

Harrow

Brent HA1 3TZ

I am responding and objecting to this variation of the Premises for 280 Watford Road, HA1 3TZ as a close neighbour, residing on Pebworth Estate.

The Club was allowed to be built on MOL under special condition which would be violated if this permission was to be granted. From my perspective, our residential area would be subjected to noise pollution and late nights and would attract vagrants. As a rate payer to Brent Council, I strongly object to this application on all counts.

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From:

Sent: 25 June 2020 23:18

To: Business Licence <business.licence@brent.gov.uk>

Subject: Licensing Application: 19080 License Number: 152252

Licensing Application: 19080

License Number: 152252

Premises License Variation - Blue Ginger Bar & Restaurant Limited

[280 Watford Road](#)

[Harrow](#)

[Brent HA1 3TZ](#)

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From:

Sent: 25 June 2020 23:18

To: Business Licence <business.licence@brent.gov.uk>

Subject: Licensing Application: 19080 License Number: 152252

Licensing Application: 19080

License Number: 152252

Premises License Variation - Blue Ginger Bar & Restaurant Limited

280 Watford Road

Harrow

Brent HA1 3TZ

I am responding and objecting to this variation of the Premises for 280 Watford Road, HA1 3TZ as a close neighbour, residing on Pebworth Estate.

The Club was allowed to be built on MOL under a special condition which would be violated if this permission was to be granted. From my perspective, our residential area would be subjected to noise pollution and late-night openings and would attract too many people. I strongly object to this application on all counts.

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The Club was allowed to be built on MOL under a special condition which would be violated if this permission was to be granted. From my perspective, our residential area would be subjected to noise pollution and late-night openings and would attract too many people. I strongly object to this application on all counts.

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From:

Sent: 25 June 2020 23:20

To: Business Licence <business.licence@brent.gov.uk>

Subject: Licensing Application: 19080 License Number: 152252

Licensing Application: 19080

License Number: 152252

Premises License Variation - Blue Ginger Bar & Restaurant Limited

[280 Watford Road](#)

[Harrow](#)

[Brent HA1 3TZ](#)

I am responding and objecting to this variation of the Premises for [280 Watford Road, HA1 3TZ](#) as a close neighbour, residing on Pebworth Estate.

The Club was allowed to be built on MOL under special condition which would be violated if this permission was to be granted. From my perspective, our residential area would be subjected to noise pollution and late nights and would attract vagrants. As a rate payer to Brent Council, I strongly object to this application on all counts.

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From:

Sent: 25 June 2020 15:26

To: Business Licence <business.licence@brent.gov.uk>

Subject: Objection to Extension of licensing for northwick park blue zenzer

I understand there has been an application to extend opening and licensing hours for the northwick park golf club/blue zenzer.

We are property owners on Norval Road and would like to lodge an objection to this due to a potential increase in security risk to local residents.

We have concerns about possible crime/illegal activities particularly with open grounds behind the area which we don't believe is monitored.

If there is other means of lodging our objection please advise so we can proceed accordingly.

Thank you.

Regards

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Blue Ginger Bar & Restaurant Limited
Blue Zenzer – Playgolf
280 Watford Road
Harrow
HA1 3TZ

13 August 2020

Licensing Representation to the Application for a variation application to the Premises Licence for Blue Zenzer – Playgolf, 280 Watford Road, Harrow, HA1 3TZ

I certify that I have considered the application shown above and I wish to make a representation.

An officer of the Licensing Authority, 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 variation to a premises licence under section 34 of the Act.

The Licensing Authority representations are primarily concerned with the four licensing objectives;

- the prevention of crime and disorder;
- public safety;
- the prevention of public nuisance; and
- the protection of children from harm.

Please find a list of attached conditions as agreed in our previous email exchange. Please see the note at the bottom of this document to send in an amended plan if required, in relation to the children’s party room.

Conditions Proposed by the Applicant

- 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
- A CCTV camera shall be installed to cover the entrance of the premises.
- CCTV shall cover areas A, H, J, C on the lower ground floors
- CCTV shall cover areas E,L,D.M,G,N on the upper ground floor for the detection and prevention of crime and disorder

- In relation to Area N (on the upper ground floor) and Area J (on the lower ground floor) outside of the hours authorised for the sale of alcohol, all alcohol within Area N and Area J the trading area is to be secured behind locked fridge or cabinet doors so as to prevent access to the alcohol by customers or staff
- Fully trained Blue Ginger staff shall manage the lower and upper ground floors proactively with regular patrols to supervise customers
- The nominated DPS or authorised manager shall inspect and test that the CCTV is operational and working correctly on a weekly basis. A signed and dated record of the CCTV examination and any findings shall be kept on the premises and made available to the police and authorised officers of the Local Authority on request
- The provision of alcohol shall be provided by waiter or waitress service from the Bar areas marked J and L,N and from mobile ordering devices throughout the lower and upper floors
- All bars areas where alcohol is retailed from shall be monitored by Blue Ginger staff
- If areas B & F are sublet to a third party then details of such arrangements would be submitted to the licensing authority prior to any licensable activities being conducted or the area being occupied
- An operations management policy document shall provide full details of how the premises on both the lower and upper ground floors shall be operated and managed by Blue Zenzer and the sub tenant. This policy shall be updated if there is a change in the sub tenant or tenants
- An incident log shall be kept at the premises, and made available for inspection on request to an authorised officer of Brent Council or Brent 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) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system or searching equipment or scanning equipment
 - (h) any visit by a relevant authority or emergency service
- Doors and windows to the external driving range areas marked as C (lower ground floor) and G (upper ground floor) with exception of access and egress shall be kept closed to prevent the breakout of regulated entertainment
- There shall be a specified area for smoking (designated as area M the external area on the plan of the premises)

- To prevent children accessing alcohol in Area A, Blue Zenzer staff shall be responsible for regularly clearing glassware and bottles from this area
- To prevent children from accessing alcohol in any of the public areas on the Lower or Upper ground floors Blue Zenzer staff shall also be responsible for clearing glassware and bottles in these areas
- A challenge 25 policy shall be enforced and advertised at the Bar Area marked J, L, N and throughout Area A. This policy shall also be displayed throughout the premises.

Conditions Proposed based on the Variation Description

- Areas F, B & K as shown on the lower ground floor plan are to be closed to members of the public with no access or licensable activities. Should any of these areas be brought back into operation, the Licensing Authority will be notified by the licence holder to ensure this does not have an effect on the existing licensable activities being carried out.
- Whether Areas A and H are operated by a sub tenant, the entire lower ground floor shall be managed and overseen by the licenceholder.
- All areas as set out on the plan of the upper ground floor are to be managed and operated by the licence holder
- All retail sales of alcohol are to be managed by the licence holder.

Further Conditions Proposed by the Licensing Authority

- A notice shall be placed on the party room door stating 'Strictly no alcohol beyond this point'
- The CCTV system shall be capable of obtaining clear facial recognition images and a clear head and shoulders image of every person entering or leaving the premises
- A 'Challenge 25' policy shall be adopted and adhered to
- Any staff directly involved in selling alcohol for retail to consumers and staff who provide training including managers shall undergo regular training of the Licensing Act 2003 legislation (at least every 12 months). The training shall be documented and signed off by the DPS and the member of staff receiving the training. This training log shall be kept on the premises and made available for inspection by police and relevant authorities upon request

Existing Conditions on Premises Licence

The existing premises licence conditions shall still apply with the exception of condition 19 (Challenge 21), to be replaced by Challenge 25.

Children's Part Room – Area H

It has been agreed by the applicant that the children's party room located in Area H will not be used for the consumption of alcohol. **An updated plan should be sent to the Licensing Authority to demonstrate this if the plan shows consumption.**

Operations Policy Document

Finally we are awaiting a copy of the Management & Operational policy document, prior to this representation being withdrawn.

We await your contact.

Yours sincerely



Susana Figueiredo
Licensing Inspector
Regulatory Services

From: Susana, Figueiredo
Sent: 02 September 2020 10:49
To: Joshua Simons ; Business Licence <business.licence@brent.gov.uk>
Cc: Nalu Papat
Subject: **PRE-LIC-VAR-PLAYGOLF-MAY-20** Re: CONSULT: Variation - Blue Zenzer, 280
Watford Road, HA1 3TZ - 19080

Dear Joshua,

Thank you for sending through the updated plan, the business licence team will upload this to the case file.

Having read through the Operational Management Policy, I am satisfied that the Licensing objectives will be upheld.

Together with all of the agreed conditions, the Licensing Authority are now in a position to withdraw their representation and have no further comments to make.

Kind regards

Susana Figueiredo
Licensing Enforcement Officer
Regulatory Services
Brent Council

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**Blue Ginger Bar Restaurant LTD
(Trading as Blue Zenzer)**

**280 Watford Road
Harrow
HA1 3TZ**

Operational Site Management Plan

Background

As premises licence holder, we are required to ensure that we are following all aspects of the license requirements that are in place. This policy sets out how we will ensure compliance whilst delivering our respective services to customers using our facilities.

We want our venue to be a family focussed venue where our customers have the opportunity to enjoy good food and drinks alongside the golfing activities that they are taking part in we are inclusive to all.

We are required to follow the 4 licensing objectives detailed below:

1. The prevention of crime and disorder;
2. Public safety;
3. The prevention of public nuisance and;
4. The protection of children from harm.

As Landlords, we will be working with the collective (detailed below) to ensure that all of these objectives are met:

- Blue Ginger Bar Restaurant LTD trading as Blue Zenzer (the 4 Directors are: Ajaykumar Patel, Narendra Popat, Ketan Mandalia and Yashwant Hindocha);
- Paul Lawrence Management Ltd trading as Putt Crazy (Director: Ali Saud);
- Area F: Not currently occupied; conditions to be agreed when area is put to use.
- Area B: Not currently occupied; conditions to be agreed when area is put to use.

NB: All areas of the site are owned by the 4 Directors listed above apart from the area leased to Paul Lawrence Management Ltd – Putt Crazy. Playgolf London and Blue Zenzer are owned and managed by the same 4 Directors (listed above).

As a collective, we will act in the following ways to deliver the licensing objectives which will be overseen and monitored by our Designated Premise Supervisor: - Ketan Mandalia, who will ensure that licensing conditions are correctly followed and enforced in the spirit of our



organisational aims. We are also arranging for an additional DPS to be approved to support Ketan with this responsibility due to the importance of this role.

1. The prevention of crime and disorder

- a. An integrated CCTV system will be in operation across the whole site which will meet Home Office standards and recordings will be held for at least 31 days. All site managers will be trained to access the CCTV and will be able to provide footage to the Police or other approved agencies.
- b. All toilets will be checked every hour when any part the site is open - checks will be carried out by the site reception team.
- c. All customer facing staff will be trained in the conditions of the sale of alcohol and will be aware of our policies in place around managing consumption. Staff will be trained by Catapult Services LTD on an annual basis.
- d. A Site Manager (or their deputy) will be responsible for ensuring staff are carrying out regular checks of the whole site to ensure that all empty glasses are collected.
- e. As a large percentage of customers to the site will travel by car, we will have clear signage and a proactive approach to discourage driving once alcohol has been consumed.

2. Public safety;

- a. We will have an active car park management plan in place which will include hourly car park checks and additional measures in place when there are large scale events taking place at Wembley Stadium.
- b. We will ensure full compliance with our fire risk assessment for the site and designated staff will receive approved training provided by our designated training provider. This will enable them to act as Fire Wardens and ensure compliance of the recommendations detailed in the fire risk assessments.
- c. We will have designated first aid trained staff on site at all times. We will have suitable first aid equipment located at the site – this will be detailed in our first aid policy and provided by our designated training provider.
- d. We will take positive action to prevent customers consuming or waiting in key exit routes (for example, sitting on the stairs or consuming alcohol in the stairwells).

3. The prevention of public nuisance;

- a. Alcohol will only be consumed in the designated areas on the site. CCTV will be used to prevent alcohol being consumed in any car park areas or being removed from site.
- b. We will have clear signage advising the following: consideration to our neighbours and signage indicating the approved smoking area(s) for the site.



- c. Staff will ensure all external doors are closed to contain the noise levels and ensure our neighbours are not disturbed.
- d. CCTV will be a key tool used to deliver the above requirements.

4. The protection of children from harm;

- a. Challenge 25 policy in place, which will include staff training for all staff on site.
 - b. Regular clearing of glasses in all areas of the site, which will be overseen by the Site Manager (or deputy).
 - c. All front facing staff will be trained to identify adults purchasing alcohol for minors. We will ensure staff are also aware of the law surrounding the service of alcohol with a table meal.
 - d. CCTV will be in place as per above.
5. As an organisation, we believe in having modern systems in place to deliver our business operation and this is key to our success. We also recognise the importance of having real people delivering good customer service. To support this, we will have a high number of staff on duty each day delivering the services offered. This will also allow us to remain fully compliant with the licensing objective detailed above.
6. There will be a duty Site Manager (or deputy) on site at all times to ensure full compliance with this policy in the absence of the DPS.
7. We will have clear systems and policies in place to ensure that the sale of alcohol is carried out correctly and in full compliance with the licensing objectives:
1. Good security to all areas where alcohol is stored
 2. All staff to receive appropriate training in the sale of alcohol (further details listed in the DPS policy).
8. We have the following company policies to underpin this Operational Site Management Plan which are held onsite:
1. CCTV policy; - detailing the specifics of the system and key system information;
 2. First Aid policy;
 3. Lone Worker policy;
 4. Fire Safety policy (including Fire Risk Assessment);
 5. Customer removal policy;
 6. Dealing with incidents policy and;
 7. DPS policy (which will detail alcohol training provided annually).



The above policies underpin this operational delivery plan and allow us to ensure we are providing a safe and well managed venue for our customers.

9. *All site safety, Fire Training and First Aid training will be provided by our appointed training provider and supplier Catapult Services LTD.*

Dear Joshua,
Many thanks for your response.
This is adequate for the change in wording on the Licence.
P.S : Licensing Team, please take note.

Regards,
Temitayo Olatunji
Nuisance Control Officer
Regeneration and Environment Services
Temitayo.Olatunji@brent.gov.uk
www.brent.gov.uk

From: Joshua Simons <jsimons@jsaal.co.uk>
Sent: 24 June 2020 15:19
To: Business Licence <business.licence@brent.gov.uk>; Olatunji, Temitayo <Temitayo.Olatunji@brent.gov.uk>
Subject: **PRE-LIC-VAR-PLAYGOLF-MAY-20** Re: CONSULT: Variation - Blue Zenzer, 280 Watford Road, HA1 3TZ - 19080

Dear Temitayo Olatunji,

With reference to your letter please see our response and trust it is constructive in addressing your comment:

I can confirm that my client would be in agreement to the alteration that you propose to the wording under the nuisance aspect (section c) so that the condition would include noise at the end of the condition:

“Doors and windows to the external driving range areas marked as C (lower ground floor) and G (upper ground floor) with exception of access and egress shall be kept closed to prevent the breakout of noise”

Please advise if this is acceptable.

Yours truly

[Joshua Simons](#)

Joshua Simons

Principal Licensing Agent

Joshua Simons & Associates Ltd

(Mobile: 07725418439

È Fax: 020 8 213 3001

: Email: jsimons@jsaal.co.uk

*Address: Imperial Place, 4 Maxwell Road, Borehamwood, Hertfordshire, WD6 1JN.

Registered in England & Wales under company number: 8030680.

From: Olatunji, Temitayo
Sent: 23 June 2020 10:41
To: Business Licence
Subject: RE: CONSULT: Variation - Blue Zenzer, 280 Watford Road, HA1 3TZ - 19080
Dear Licensing Team,
Re: CONSULT: Variation - Blue Zenzer, 280 Watford Road, HA1 3TZ - 19080

Proposal for changes .

The site is set out over two floors upper and lower. Since the previous variation there have been a number of changes to the layout on the lower ground floor as previously the area was only used as a function hall and changes to the layout of the upper ground floor with a new bar area.

Background/Locational setting.

Plan shown with all detailed proposed alterations to use and conversions with the designated areas of activity while the changes are put in place on the grounds of the premises.

This premises is within a significantly residential area.

Use of Premises

The premises is run as a bar with multipurpose activity ranging from the use for cinema to playing music.

Considerations.

The restrictions of COVID-19 notwithstanding, the main activity within the premises is not seen as detrimental in terms of environmental impact on the residents within the immediate vicinity. Despite the requested extension on the hours of operation in this premises (00.00 hrs -00.30 hrs) there are no anticipated negative noise impacts either.

I suggest a slight alteration to the wording under the nuisance aspect (section c) :
“Doors and windows to the external driving range areas marked as C (lower ground floor) and G (upper ground floor) with exception of access and egress shall be kept closed to prevent the breakout of regulated entertainment”

For clarification purposes and in order to meet this objective, the above should include the word “noise” at the tail end of sentence to highlight the aspect under consideration.

Comments Submission.

While no objections are made against the variation proposal, I suggest the above alteration is carried out on the license document to reflect probity.

Regards,

Temitayo Olatunji
Nuisance Control Officer
Regeneration and Environment Services
Brent Council
020 8937 5252

Temitayo.Olatunji@brent.gov.uk

www.brent.gov.uk

@Brent_Council

London Borough of Brent

Premises Licence

PART A

*This Premises Licence Summary was granted by Brent Council, Licensing Authority for the area of the Borough of Brent under the **Licensing Act 2003**.*

Signed.....
Director of Environment and Neighbourhood

Date: 5 September 2012

Licence number 152252

Licence start date: 24/11/2005

Premises Details

BLUE ZENZER - PLAYGOLF NORTHWICK PARK, 280 Watford Road, Harrow, HA1 3TZ

Licensable activities and the times authorised by this licence

Films:

Day	Start Time	End Time
Monday	07:30	00:00
Tuesday	07:30	00:00
Wednesday	07:30	00:00
Thursday	07:30	00:00
Friday	07:30	02:00
Saturday	07:30	02:00
Sunday	07:00	02:00

Non-standard timings: From the end of the sale of alcohol on the 31st December until the start of the sales of alcohol on the following day

Live music:

Day	Start Time	End Time
Monday	07:30	00:00
Tuesday	07:30	00:00
Wednesday	07:30	00:00
Thursday	07:30	00:00
Friday	07:30	02:00
Saturday	07:30	02:00
Sunday	07:30	02:00

Non-standard timings: From the end of the sale of alcohol on the 31st December until the start of the sales of alcohol on the following day

Recorded music:"

Day	Start Time	End Time
Monday	07:30	00:00
Tuesday	07:30	00:00
Wednesday	07:30	00:00
Thursday	07:30	00:00
Friday	07:30	02:00
Saturday	07:30	02:00
Sunday	07:30	02:00

Non-standard timings: From the end of the sale of alcohol on the 31st December until the start of the sales of alcohol on the following day

Performance of dance:"

Day	Start Time	End Time
Monday	07:30	00:00
Tuesday	07:30	00:00
Wednesday	07:30	00:00
Thursday	07:30	00:00
Friday	07:30	02:00
Saturday	07:30	02:00
Sunday	07:30	02:00

Non-standard timings: From the end of the sale of alcohol on the 31st December until the start of the sales of alcohol on the following day

Anything Similar to Performance of Live/Recorded Music or Dance:

Day	Start Time	End Time
Monday	07:30	00:00
Tuesday	07:30	00:00
Wednesday	07:30	00:00
Thursday	07:30	00:00
Friday	07:30	02:00
Saturday	07:30	02:00
Sunday	07:30	02:00

Non-standard timings: From the end of the sale of alcohol on the 31st December until the start of the sales of alcohol on the following day

Provision of Entertainment Facilities for Making Music:

Day	Start Time	End Time
Monday	07:30	00:00
Tuesday	07:30	00:00
Wednesday	07:30	00:00
Thursday	07:30	00:00
Friday	07:30	02:00
Saturday	07:30	02:00
Sunday	07:30	02:00

Non-standard timings: From the end of the sale of alcohol on the 31st December until the start of the sales of alcohol on the following day

Provision of Entertainment Facilities for Dancing:

Day	Start Time	End Time
Monday	07:30	00:00
Tuesday	07:30	00:00
Wednesday	07:30	00:00
Thursday	07:30	00:00
Friday	07:30	02:00
Saturday	07:30	02:00
Sunday	07:30	02:00

Non-standard timings: From the end of the sale of alcohol on the 31st December until the start of the sales of alcohol on the following day

Provision of Facilities for Entertainment of a Similar Description to Making Music or Dancing:

Day	Start Time	End Time
Monday	07:30	00:00
Tuesday	07:30	00:00
Wednesday	07:30	00:00
Thursday	07:30	00:00
Friday	07:30	02:00
Saturday	07:30	02:00
Sunday	07:30	02:00

Non-standard timings: From the end of the sale of alcohol on the 31st December until the start of the sales of alcohol on the following day

Provision of Late Night Refreshment:

Day	Start Time	End Time
Monday	23:00	00:00
Tuesday	23:00	00:00
Wednesday	23:00	00:00
Thursday	23:00	00:00
Friday	23:00	02:00
Saturday	23:00	02:00
Sunday	23:00	02:00

Non-standard timings: From the end of the sale of alcohol on the 31st December until the start of the sales of alcohol on the following day

Supply of Alcohol:

Day	Start Time	End Time
Monday	07:30	00:00
Tuesday	07:30	00:00
Wednesday	07:30	00:00
Thursday	07:30	00:00
Friday	07:30	02:00
Saturday	07:30	02:00
Sunday	07:30	02:00

Non standard timings: From the end of the sale of alcohol on the 31st December until the start of the sales of alcohol on the following day.

Whether alcohol is authorised to be supplied on or off the premises: **Both**

The Opening Hours of the Premises:

Day	Start Time	End Time
Monday	07:30	00:30
Tuesday	07:30	00:30
Wednesday	07:30	00:30
Thursday	07:30	00:30
Friday	07:30	02:30
Saturday	07:30	02:30
Sunday	07:30	02:30

Non-standard timings: From the end of the sale of alcohol on the 31st December until the start of the sales of alcohol on the following day

Part 2

Details of Holder of Premises Licence:

Name: Blue Ginger Bar & Restaurant Limited
Address: 34 Queensbury Station Parade, Edgware, MIDDLESEX, HA8 5NN
Registered Address: 34 Queensbury Station Parade, Edgware, MIDDLESEX, HA8 5NN
Registered Number: 05024839

Details of Designated Premises Supervisor:

Name: Ketan Mandalia

Address: [REDACTED]

Personal Licence Number: [REDACTED]

Issuing authority: [REDACTED]

Annexe 1 - Mandatory Conditions

- (a) No supply of alcohol may be made at a time when no designated premises supervisor has been specified in the licence or at a time when the designated premises supervisor does not hold a personal licence or his or her licence has been suspended.
- (b) Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
- (c) All persons present on the premises who are required to carry out a security activity must be licensed by the Security Industry Authority.
- (d) The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
- (e) The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
- (f) The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.
- (g) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

(h) The responsible person shall ensure that-

(i) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures-

- beer or cider: half pint;
- gin, rum, vodka or whisky: 25ml or 35ml; and
- still wine in a glass: 125ml; and

(ii) customers are made aware of the availability of these measures.

Embedded Conditions

Annexe 2 - Conditions Consistent With the Operating Schedule

- 1 CCTV shall be installed and maintained in a working condition.
- 2 All CCTV recordings shall be kept for 31 days and shall be made available to police and licensing officers if requested.
- 3 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.
- 4 The maximum number of persons permitted in the Bar Area & Restaurant shall not exceed **350**.
- 5 The maximum number of persons permitted in the Function Room shall not exceed **125**.
- 6 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).
- 7 Where the function room is to be used for pre-booked events and where the event is to take place beyond midnight, the licence holder/DPS/management shall liaise with the Police as to whether door supervisors are to be deployed.
- 8 Customers shall not be permitted to take open glass containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority.

- 9 The use of the garden shall cease at 23:00 hours after this time it can be used for smoking only, no open drinking vessels shall be taken outside and a maximum of 20 persons shall be allowed out at a time.
- 10 Substantial food and non-intoxicating beverages (including free drinking water) shall be available during the whole of licensed hours in all parts of the premises where intoxicants are provided.
- 11 On major event days at Wembley Stadium the following shall apply:
 - Customers shall not be allowed to congregate outside the premises.
 - No glass bottles shall be handed over the bar but decanted into toughened glass or plastic vessels.
- 12 The Licensee shall undertake a risk assessment of any significant promotion or event, using the Metropolitan Police Service Promotion/Event Risk Assessment Form (Form 696) or an equivalent and provide a copy to the Metropolitan Police and Brent Council's Licensing Unit not less than 14 days before the event is due to take place.
- 13 Where an event has taken place the licensee shall complete a Debrief Risk Assessment Form (Form 696A) and submit this to the Metropolitan Police and Brent Council's Licensing Unit within 3 days of the conclusion of the event.
- 14 The licensee shall keep an incident book which shall be made available to the Police and Licensing Authority.
- 15 Toilets shall be checked every two hour(s) for the use of drugs and other illegal activities.
- 16 Notices advertising the number of a local licensed taxi service shall be displayed in a prominent position.
- 17 Public transport information including night time travel options shall be made available.
- 18 Notices requesting customers to leave quietly shall be displayed at each exit.
- 19 Photographic proof of age shall be required from all persons appearing to be under the age of 21.
- 20 Nudity, striptease and other entertainment of an adult nature shall not be permitted on the premises.
- 21 No children under 16 shall be admitted unless accompanied by a responsible adult.

Annexe 3 - Conditions Attached After a Hearing by the Licensing Authority
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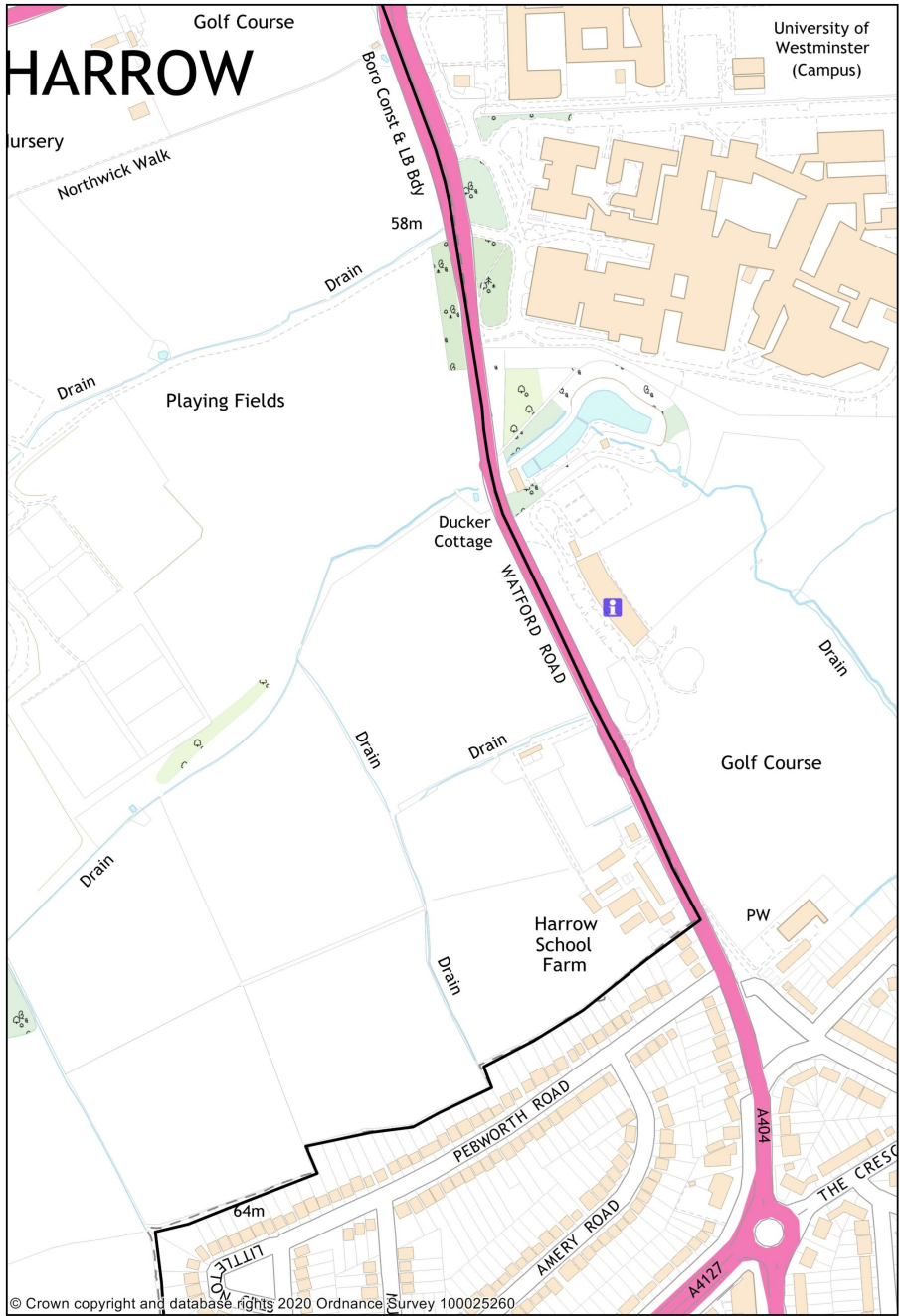
None

Annexe 4 - Plans

See attached sheet.

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Blue Zenzer 280 Watford Road



1:5000

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LICENSING ACT 2003

Application for a Variation to a Premises Licence

1. The Application

Name of Applicant:	Kamika Samuel
Name & Address of Premises:	Vybz Bar, 1 Craven Park Road, NW10 8SE
Applicants Agent:	

1. Application

The application is to vary the licence as follows:

- Increase the hours for Regulated Entertainment, Late Night Refreshment and to remain open from 10am to 3am Sunday to Thursday and from 1pm to 5am Friday & Saturday
- Increase the hours for the sale of alcohol until 4.30am Friday & Saturday.

2. Background

The premises are currently licensed for Regulated Entertainment, Late Night Refreshment, the Sale of Alcohol and to remain open from 11am to 3am Monday to Sunday.

3. Promotion of the Licensing Objectives

See page 11 of the application

4. Relevant Representations

Representations have been received from Licensing Officers, Trading Standards Officers and the Police.

5. Interested Parties

None

6. Policy Considerations

Policy 1 – Process for Applications

Conditions on the licence, additional to those voluntarily sought/agreed by the applicant, may be considered. Conditions will focus on matters which are within the control of individual licensee and which relate to the premises or areas being used for licensable activities, the potential impact of the resulting activities in the vicinity. If situations arise where the licensing objectives may be undermined but cannot be dealt with by the use of appropriate conditions the Licensing Authority will consider whether it is appropriate for a licence to be granted or continue to operate.

7. Associated Papers

- A. Copy of Application Form
- B. Copy of Licensing Representation
- C. Copy of Trading Standards Representation
- D. Copy of Police Objections
- E. Copy of Current Licence
- F. OS Map



Cheque £190 attached
SCL

APPLICATION TO VARY A PREMISES LICENCE

Application to vary a premises licence
under The Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.
If you are completing this form by hand please write legibly in **block capitals**. In all cases ensure that your answers are inside the boxes and written in **black ink**. Use additional sheets if necessary.
You may wish to keep a copy of the completed form for your records.

I/We..... KAMIKA (TATE) SAMUEL.....

..... [insert name of applicant(s)] being the
premises licence holder, apply to vary a premises licence under section 34 of the Licensing
Act 2003 for the premises described in Part 1 below

Premises licence number 318510

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description	
<u>1 CRAVEN PARK ROAD HARLESDEN</u>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> Received 30 JUL 2020 DIGITAL POSTROOM 12 </div>
Post Town <u>LONDON</u>	Post Code <u>NW10 8JE</u>

Telephone number at premises (if any) 0208965 3505

Non-domestic rateable value of premises £ 15,000

Part 2 - Applicant details

Daytime contact telephone number		[REDACTED]	
E-mail address (optional)		vybzbarlondon@gmail.com	
Current postal address if different from premises address		SAME AS PREMISES	
Post Town		Post Code	

Part 3 - Variation

Please tick Yes

Do you want the proposed variation to have effect as soon as possible?



Day Month Year

If not do you want the variation to take effect from

--	--	--	--	--	--	--	--

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1)

Yes No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

IN ORDER FOR THE BUSINESS TO OPERATE WE NEED TO EXTEND OUR HOURS TO DRIVE SALES AND ACCOMMODATE CUSTOMER REQUESTS FOR A LATER OPENING TIME. THE CORONA VIRUS PANDEMIC HAS HIT THE BUSINESS HARD AND IN ORDER TO MAKE UP FOR FUNDS LOST WE REQUIRE A LONGER PERIOD OF TIME TO OPERATE AS A SOCIAL SPACE. THE VIRUS HAS CHANGED EVERYTHING IN THE WORLD OF HOSPITALITY AND WE THEREFORE NEED TO ACCOMMODATE THIS CHANGE WITH MORE TIME TO ALLOW AN EASIER ROTATION OF VISITORS AS WE ARE CURRENTLY OPERATING ON STRICT SOCIAL DISTANCING NUMBERS ON NUMBERS POLICY WHICH MEANS WE ONLY ALLOW 45 PEOPLE IN THEN AS PEOPLE LEAVE WE ALLOW MORE PEOPLE IN. WITH FREQUENT TEMPERATURE CHECKS AND SANITIZING CUSTOMERS AS THEY ENTER AND WHILST ON PREMISES WE ARE FINDING WE NEED MORE TIME TO PERFORM TASKS IN ORDER TO

KEEP PEOPLE SAFE AS WELL AS TURN A PROFIT. SANITIZING TABLES & DOOR HANDLES TOILETS AND SURFACES IS ALSO A PRACTICE THAT HAS IMPACTED THE TIME WE HAVE TO OPERATE AS A BAR.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend

N/A

Part 4 – Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Please tick ✓ Yes

Provision of regulated entertainment (please see guidance note 3)

- | | |
|--|-------------------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input checked="" type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input checked="" type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input checked="" type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g)
(if ticking yes, fill in box H) | <input type="checkbox"/> |

Provision of late night refreshment (if ticking yes, fill in box I)

Sale by retail of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place indoors or outdoors or both – please tick [✓] (please read guidance note 4).	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 5)	Both		
Tue						
Wed				State any seasonal variations for performing plays (please read guidance note 6)		
Thur						
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 7)			
Sat						
Sun						

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors or outdoors or both – please tick [✓] (please read guidance note 4).	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 5)	Both		
Tue						
Wed				State any seasonal variations for the exhibition of films (please read guidance note 6)		
Thur						
Fri			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 7)			
Sat						
Sun						

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 6)
Tue			
Wed			
Thur			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 7)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick [✓] (please read guidance note 4).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 5)	Both	
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 6)		
Thur					
Fri					
Sat			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sun					

E

Live Music Standard days and timings (please read guidance note 8)			Will the performance of live music take place indoors or outdoors or both – please tick [✓] (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	
Mon	14:00		Please give further details here (please read guidance note 5) WE WISH TO PLAY RECORDED MUSIC UNAMPLIFIED WHERE PEOPLE WILL SIT WITH FRIENDS AND ENJOY THE ENVIRONMENT	Both	
Tue					
Wed				State any seasonal variations for the performance of live music (please read guidance note 6) N/A	
Thur					
Fri	13:00	05:00			
Sat	13:00	05:00		Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 7) WE ONLY WISH TO USE PREMISES FOR TIMINGS GIVEN	
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick [✓] (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 5) WE WISH TO PLAY UNAMPLIFIED MUSIC WHERE RECORDED SONGS PLAYED FROM A VIRTUAL DJ SOFTWARE CAN BE ENJOYED BY GUESTS	Both	
Tue					
Wed				State any seasonal variations for playing recorded music (please read guidance note 6) N/A	
Thur					
Fri	13:00	05:00			
Sat	13:00	05:00		Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 7) WE ONLY WISH TO USE PREMISES FOR TIMINGS GIVEN	
Sun					

G

Performances of dance Standard days and timings (please read guidance note 8)			Will the performance of dance take place indoors or outdoors or both – please tick [✓] (please read guidance note 4).	Indoors	✓	
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 5) THE PERFORMANCE OF DANCE WILL BE A SHOW PUT ON FOR GUESTS AS A FORM OF ENTERTAINMENT. IT WILL BE A CONTINUOUS ACTIVITY AND WILL TAKE PLACE INDOORS ON A PORTABLE PLATFORM	Both		
Tue						
Wed				State any seasonal variations for the performance of dance (please read guidance note 6) N/A		
Thur						
Fri	13:00	05:00		Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list (please read guidance note 7) WILL ONLY NEED TIMES LISTED ON THE LEFT		
Sat	13:00	05:00				
Sun						

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing	Indoors	✓
Day	Start	Finish		Outdoors	
			COMEDY SHOWS + KARAOKE NIGHTS	Both	
			Will this entertainment take place indoors or outdoors or both – please tick [✓] (please read guidance note 4).		
Mon			Please give further details here (please read guidance note 5) THERE WILL BE INTIMATE SHOWS OF AROUND 20-30 PEOPLE HOSTED BY A VARIETY OF DIFFERENT ENTERTAINERS & ARTISTS.		
Tue					
Wed			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 6) N/A		
Thur					
Fri	13:00	05:00	Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 7) ONLY HOURS TO THE LEFT WILL BE REQUIRED FOR THIS		
Sat	13:00	05:00			
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 8)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick [✓] (please read guidance note 4).	Indoors	✓	
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 5) WE PROVIDE PACKAGED SNACKS SUCH AS PEANUTS, BISCUITS, CRISPS, CHOCOLATE BARS, CAKES & OTHER CARB + HEAVY FOODS & ENJOYABLE SNACKS	Both		
Tue						
Wed				State any seasonal variations for the provision of late night refreshment (please read guidance note 6)		
Thur				N/A		
Fri	23:00	05:00		Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 7)		
Sat	23:00	05:00		TIMES TO THE LEFT ONLY		
Sun						

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption (Please tick box ✓) (please read guidance note 9)	On the premises	✓	
Day	Start	Finish		Off the premises		
Mon			State any seasonal variations for the supply of alcohol (please read guidance note 6)	Both		
Tue				N/A		
Wed				Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 7)		
Thur				ONLY REQUIRE TIMES TO THE LEFT		
Fri	13:00	04:30				
Sat	13:00	04:30				
Sun						

IN ALL CASES PLEASE COMPLETE K, L, & M BELOW

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10)

THERE ARE ~~AND~~ NONE OF THE ABOVE SERVICES THAT WILL GIVE RISE TO CONCERN IN RESPECT OF CHILDREN. THE PREMISES IS A BAR & FUNCTIONING SOCIAL SPACE MAINLY FOR ADULTS. CHILDRENS PARTIES ARE NOT HOSTED PAST 8 PM OF WHICH ARE ALL ACCOMPANIED BY ADULTS.

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variation (please read guidance note 6)
Day	Start	Finish	N/A
Mon	10:00	03:00	
Tue	10:00	03:00	
Wed	10:00	03:00	
Thur	10:00	03:00	
Fri	13:00	05:00	
Sat	13:00	05:00	
Sun	10:00	03:00	
			<p>Non-standard timings. Where you intend the premises to be open to the public at different times to those listed in the column on the left, please list (please read guidance note 7)</p> <p>ONLY TIMES TO THE LEFT WE INTEND TO BE OPEN TO PUBLIC</p>

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking

THERE ARE NO CONDITIONS CURRENTLY IMPOSED. WE WOULD ONLY REQUIRE AN ALTERATION OF OPENING & CLOSING TIMES ON FRIDAY & SATURDAY.

Please tick Yes

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence



If you have not ticked one of these boxes please fill in reasons for not including the licence, or part of it, below

Reasons why I have failed to enclose the premises licence or relevant part of premises licence

M Describe any additional steps that you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d, e) (please read guidance note 11)

TO PROMOTE CRIME & DISORDER PREVENTION WE SEEK TO INCREASE SECURITY, MONITOR CUSTOMER ALCOHOL CONSUMPTION, PROMOTE A SMART DRESSCODE AND HOLD EVENTS THAT WILL DRAW A SENSIBLE CROWD. WE WANT TO CHANGE THE NARRATIVE OF CERTAIN STEREOTYPES AND PROMOTE COMFORT, PEACE AND SAFETY IN THE COMMUNITY AND OF COURSE AMONGST OUR GUESTS. IN ORDER TO PROTECT THE PUBLIC'S SAFETY WE SEEK TO PETER OVERCROWDING ESPECIALLY BECAUSE OF COVID¹⁹ AND MAKE MOST EVENTS TICKETED OR GUEST LIST ONLY. WE SEEK TO ADDRESS ALL FIRE ISSUES & WORK WITH FIRE SERVICE TO ADHERE TO ALL REGULATIONS. WE HAVE A VARIETY OF ANTI SLIP AND ROLL GRIP MEASURES FOR SAFETY AS WELL AS THOROUGH CLEANING WITHIN THE PREMISES AND STATING VISITORS HANDS. WE SEEK TO PREVENT PUBLIC NUISANCE BY PROVIDING BINS AT DOORS FOR LITTER, MONITORING MUSIC BY EAR + BY MACHINE THAT SWITCHES OFF MUSIC IF IT GETS TOO LOUD (WHICH WE HAVE), ADVISE CUSTOMERS TO LEAVE QUIETLY OR THEY WE NO LONGER BE ALLOWED ON PREMISES IN FUTURE & LIMIT CUSTOMERS DRINKS IF OBVIOUSLY INTOXICATED. THE PROTECTION OF CHILDREN IS VERY IMPORTANT TO US AS PRINCIPLE WE INTEND ON UPHOLDING THIS BY ENSURING CHILDREN THAT VISIT PREMISES ARE ACCOMPANIED BY AN ADULT AND NO ALCOHOL IS ACCESSIBLE TO THEM. IT IS ALSO REQUIRED AT DOOR TO

b) The prevention of crime and disorder

WE SEEK TO USE THE EXTENDED HOURS TO WIND DOWN OUR GUESTS BEFORE ALLOWING THEM TO LEAVE PREMISES. SECURITY IS TIGHT AT THE DOOR AND PRESENT THROUGHOUT THE PREMISES FOR ALL EVENTS NO MATTER THE AMOUNT OF GUESTS NO LESS THAN 4 SECURITY NIGHT. WE MONITOR CUSTOMERS ALCOHOL INTAKE AND PROVIDE FREE TAP WATER FOR ALL. WITH CCTV INSTALLED THROUGHOUT BUILDING, MOOD LIGHTING & A SPACIOUS LAYOUT WE SEEK TO CREATE A RELAXED ATMOSPHERE FOR AN ENJOYABLE / PEACEFUL EXPERIENCE. OUR TARGET AUDIENCE ARE MATURE PEOPLE LESS LIKELY TO BE INAPPROPRIATE AND WE DON'T DO DRINK PROMOTIONS THAT COULD LEAD TO EXCESSIVE ALCOHOL CONSUMPTION. WE PLAY SOUL, RNB AND MOTOWN TO APPEASE THE MATURE CROWD AND PROMOTE A SOOTHING YET EXCITING ENVIRONMENT. WE INTENTIONALLY AVOID MUSIC GENRES THAT PROMOTE VIOLENCE AND WE PRACTICE OUR OWN INTERNAL GUEST FILTER FOR PEOPLE KNOWN TO BE BAD BEHAVIOUR TO BE DENIED ENTRY OR IF PERMITTED WATCHED CAREFULLY BY SECURITY (THESE PEOPLE ARE LIKELY TO HAVE CAUSED ISSUES AT THE BAR FACE).

c) Public safety

CROWD CONTROL, OVERCROWDING & SOCIAL DISTANCING HAVE BECOME PERSONAL GOALS OF THE BUSINESS ESPECIALLY BECAUSE OF COVID 19 WHICH HAS IMPACTED US ALL. STAFF ARE 1st AID TRAINED AND WE HAVE LICENSED SECURITY ON SITE FOR EVERY EVENT. WE USE CROWD CONTROL BARRIERS, ID MONITORING & CLICKCOUNT TO AVOID OVERCROWDING AND MAINTAIN CROWD CONTROL. FIRE EXITS ARE LOCATED AT THE FRONT OF THE PREMISES AND WE HAVE A CROWD CONTROL POOR FUNCTION AT THE ENTRANCE. OUR SILENT AND RELAXED ENVIRONMENT PROMOTES PEACE AND TRANQUILITY TO CALM AND RELAX PATRONS RESULTING IN POSITIVE BEHAVIOUR WE HANG SIGNAGE AROUND THE BAR REFERRING TO BEHAVIOUR EXPECTATION AND THE LICENSING ACT SOCS AS WELL AS NOISE POLLUTION REGULATIONS AS A REMINDER TO CUSTOMERS. WE COLLECT GLASS BOTTLES AND LITTER THROUGHOUT EVENTS & WE MOVE ATHLETIC OBLIVIOUS THAT MAY POSE A RISK DURING BUSY EVENTS WE HAVE A ZERO TOLERANCE POLICY TO DRUGS & WEAPONS WITH SIGNAGE THAT SAYS SO AND FREQUENTLY CARRY OUT RISK ASSESSMENTS ON APPLIANCES, FIRE TURRETS AND FOR EVENTS IN GENERAL.

d) The prevention of public nuisance

TO PREVENT PUBLIC NUISANCE WE HAVE EMPLOYED STRICT RULES AND REGULATIONS INVOLVING NOISE REDUCTION, LITTERING AND LIMITS ON ALCOHOL CONSUMPTION. WHEN NEARING CLOSING TIME (AN HOUR BEFORE) WE TRY TO RELAX THE CROWD WITH MUSIC TO CALM AND NELLAN PEOPLE OUT SO WHEN THEY LEAVE THEY ARE MORE LIKELY TO BEHAVE APPROPRIATELY. WE PROVIDE BINS UPON EXIT AND ADVISE PEOPLE TO BE MINDFUL OF NEIGHBOURS AND TO LEAVE IMMEDIATELY. WE WILL REFUSE ENTRY TO REPEAT OFFENDERS SHOULD THESE RULES NOT BE ADHERED TO. WE HAVE IMPLEMENTED A 1 HOUR WIND DOWN BEFORE CLOSING TO REDUCE THE RISK OF NOISE POLLUTION WHEN PATRONS LEAVE. WE HAVE ALSO SOUNDPROOFED CEILING & ENTRANCE OF BUILDING AND BOUGHT A NOISE DETECTION MACHINE WHICH CUTS OFF MUSIC IF IT GETS TOO LOUD AND SO EAR TESTS OUTSIDE OF BUILDING TO ENSURE MUSIC IS AT A REASONABLE LEVEL. WE USE A VIBRATING SEATERS. WE HAVE ALSO EMPLOYED NOISE CONSULTANTS TO ADVISE AND IMPLEMENT STRATEGIES TO MINIMISE NOISE POLLUTION E.G. Staff monitoring noise, noise cancelling materials and other adjustments.

e) The protection of children from harm

Safeguarding children as a Bar is a personal objective of the business although we do not have many children visiting the premises if we do we ensure we adhere to the following: ensuring all children on premises are accompanied by an adult, at all times (even if using the bathroom), we ensure all children are off the premises by 10pm latest, young teens are also included in this practice. We are particularly careful with litter and unattended beverages when children are around and if found are disposed of immediately. We also like to educate parents on safety regulations concerning the child being on the premises which are listed above and make sure parents regulate drinking to ensure the child's safety in their care. If we are booked for a child's party or baby shower on any event children will be present, we conduct risk assessments removing any hazardous furniture or ornaments, post additional child friendly signage, keep an incident log, ensure 1st Aid Kit is fully stocked and just keep a look out for obvious hazards.

Please tick ✓ Yes

- I have made or enclosed payment of the fee
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I understand that I must now advertise my application
- I have enclosed the premises licence or relevant part of it or explanation
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent. (Please read guidance note 13). **If signing on behalf of the applicant please state in what capacity.**

Signature *[Handwritten Signature]*

Date *28/07/2020*

Capacity *PREMISES LICENCE HOLDER & EVENTS MANAGER (DIRECTOR)*

Where the premises licence is jointly held signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent. (Please read guidance note 14). **If signing on behalf of the applicant please state in what capacity.**

Signature

Date

Capacity

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 15)	
<i>KAMUKA SAMUEL</i> [REDACTED]	
Post town [REDACTED]	Post code [REDACTED]
Telephone number [REDACTED]	
If you would prefer us to correspond with you by e-mail your e-mail address (optional)	
[REDACTED]	



TERRITORIAL POLICING

The Licensing Authority

*Brent Civic Centre
Engineers Way
Wembley
Middlesex
HA9 0FJ*

Your ref: 19499

Our ref: NW/263/20/2965

Brent Borough Licensing Department

*Harrow Police Station
74, Northolt Road
Harrow
Middlesex
HA2 0DN*

E-mail: Gary.L.R.Norton@met.police.uk

Web: www.met.police.uk

Date: 02/09/2020

Police Representations to a Variation of Premises Licence application for “Vybz Bar, 1 Craven Park Road, Harlesden, London, NW10 8SE”.

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 Council’s Licensing Objectives for the reasons indicated below.

**Police Officer: Gary Norton
Licensing Team PC 2965NW**

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 variation of premises licence under section 34 of the Licensing Act 2003.

Police licensing representations are primarily concerned with the four licensing objectives:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

Vybz Bar is a bar/Nightclub premises, referred to on social media as an “after party” venue, suggesting very late night operation. It consists of a dance floor area with a few tables and chairs close to the walls, overlooked by a Dj sound station. A small set of stairs lead up to the narrow bar galley. This in turn leads to two toilets and an outer area which does not form part of the licensable area. It is one of ways out of the venue in the event of a fire. However, this is now encumbered by a fire hazard outhouse wooden construction, seating and tables. This area of Harlesden is now recognised as a Cumulative Impact Zone (CIZ), which means new “off” licence applicants need to show they are going above and beyond to avoid negatively impacting on the existing issues of crime, disorder, public nuisance and associated issues. From a police licensing perspective, it underlines the issues that all existing licensed premises face in the densely packed residential and business area of Harlesden. However,

some of these issues are not helped by the existing premises. Sadly, Vybz has not only added to existing issues, such as disorder, public nuisance and public safety concerns (especially during the Covid crisis); but consciously ignored advice offered to rectify its non-compliance to its existing premises licence conditions.

Since Kamika (Tate) Samuel took over the role of DPS 3 years ago, the premises has consistently breached its licensing conditions. Despite both police and council licensing team's engagement during this time, the same issues and problems arise. Numerous complaints about ASB and public nuisance; licensable activities continuing beyond those agreed; ironically regulated entertainment, supply of alcohol and late night refreshments beyond the 0300hrs deadline, regularly going until 0500hrs and on occasion, 0700hrs. In 2017, Vybz bar took it upon themselves to build a wooden outbuilding without the required planning permission. They then used this area for licensable activities as well as inside the premises. This has led to continued regular complaints from local residents about late night noise and ASB. I do not solely blame the venue for all these complaints, but it is clear that a large number are specifically made in relation to the venue. What doesn't help is the continued operation of unlicensed activities beyond the 0300hrs closing time.

I visited the venue on Thursday 27th August 2020 with a colleague, PC Paul Scott. I met with Kamika Samuel and an employee, Jason, who was described as the CCTV engineer. My reason to visit was to obtain the 3 times requested CCTV, view other dates to check licensable activity and discuss the premises operation. The CCTV clip I specifically requested was now expired, but nor could they provide us with a viewing of any day/date or time.

During the meeting, I made Kamika aware of licensing concerns, but also the complete disregard for public safety; she had opened the premises as if COVID was no longer an issue, without taking on board government guidance. The only thing she was clear about was the opening date for pubs, bars and restaurants, but stated she was "fuzzy" about her responsibilities to ensuring the public's health and safety by putting in place measures to do so. I suggested she familiarise herself with them, and also stated the manner the premises should be open: Social distancing measures, reduced capacity, background music (so you can hold a conversation without raising your voice), cleaning stations, tables and chairs covering the dance floor areas, no nightclub style DJ sets, no communal dancing. She said she needed to get to grips with it, that I was right and gave reassurances it would be sorted out. I explained, the venue had adverts for nightclub style regulated entertainment over the August 2020 Bank Holiday weekend from Friday through until Monday and if it went ahead with the same format, I would have to consider taking further action. The message I gave was clear: public's health and safety takes precedence over profit. She said she understood. I had central licensing aid the next day and re-attended the venue quite early in the afternoon. Nothing had changed. Whilst the venue didn't have more than a few customers in due to the early hour, the venue layout, lighting and sound system were all the same. Essentially geared up for a nightclub style environment. I couldn't be heard when I spoke inside, even when I raised my voice. I went inside to speak with Kamika, who I was told was in and Jason came out and let me in, after I was initially told I couldn't go in by door staff. She was not there and I was told whilst I walked to the rear of the premises and could be heard that she must have popped out. I spoke with Jason outside and discussed the loudness of the music and he said he didn't think it was that loud. I reiterated the idea of background music but clearly discussing these things seems to get nowhere. He even stated he expected a crowd of 40 to 45, which clearly doesn't make sense if the maximum allowed under existing license conditions (including staff, is 50). Yet again, ignoring COVID concerns.

The licence conditions breached include:

1. CCTV shall be installed and maintained in a working condition.
(I requested a copy of CCTV for a GBH violent crime incident that took place in July 2020. I made the request on three separate occasions and even arranged a meeting to come in and view footage as someone would attend who could work it on 27th August 2020. The footage deleted due to the time that had past. Therefore, I requested to view the CCTV for the previous weekend to check the premises was adhering to its licensing conditions. I was told they didn't have the code to get in to view footage.)
2. All CCTV recordings shall be kept for 31 days and shall be made available to police and licensing officers if requested. *(I refer again to the three CCTV requests for the July footage that were made prior to its expiration from the hard drive. The same outcome has been experienced over the past three years by my colleagues and the Council.)*
3. 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.
4. Customers shall not be permitted to take open glass containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority. *(The rear patio area does not form part of the licensable area. It has been used by customers to smoke, drink alcohol and soft drinks in open glass containers, cook food via barbecue under a roofed illegally erected wooden structure that must be a fire hazard; and also impact on the evacuation of the building in the event of a fire.)*
5. The total number of people permitted on the premises including staff and performers shall not exceed 50. *(The premises does not have a counter system to check numbers going in and out and since re-opening following the loosening of COVID lockdown restrictions, has wholly ignored all government health and safety guidelines of how to open: no communal dancing, no loud music, no DJ/nightclub style regulated entertainment, no social distancing and no restriction on numbers to assist in social distancing.)*
8. The licensee or his/her deputy shall be a member of, and actively participate in the local pubwatch scheme. *(The DPS is not taking part in any Pubwatch scheme)*
9. No entry or re-entry shall be permitted after midnight. *(Council CCTV has shown the venue not only operates beyond its licensable hours, but it contravenes the entry/no re-entry policy. The advertising for the venue also reflects this. Please see the flyers at the bottom of this letter)*
10. The Licensee shall undertake a risk assessment of any significant promotion or event, using the Metropolitan Police Service Promotion/Event Risk Assessment Form (Form 696) or an equivalent and provide a copy to the Metropolitan Police and Brent Council's Licensing Unit not less than 14 days before the event is due to take place. *(Whilst the use of 696 is no longer relevant, no risk assessments are received by the Police licensing team with regards to the weekend events documented in the flyer advertising).*
11. Where an event has taken place the licensee shall complete a Debrief Risk Assessment Form (Form 696A) and submit this to the Metropolitan Police and Brent Council's Licensing Unit within 3 days of the conclusion of the event. *(I refer to previous comments).*

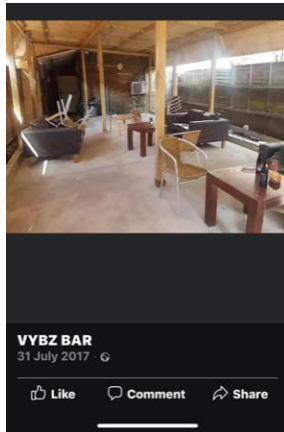


Photo of illegal structure in the unlicensed rear area of premises. Numerous residential flats and housing overlook this open sided area. The venue was ordered to take it down by the council, appealed the decision, but it was upheld and should have been taken down in February 2020. It's still there and still being used. Footage online shows a baby shower event in August 2020, as well as its continued use as an extension to unlicensed activity in the early hours.

FLYERS FOR UPCOMING/PREVIOUS EVENTS

12:44 | shoobs.com

Covid-19 Update: This event is currently set to go ahead. All ticket holders will be contacted if this changes. Stay safe and thanks for your continued support.

Clubbing
BTO
 @ Vybz Bar in London
 Saturday September 5th, 2020 from 11:00pm to Sunday September 6th, 2020 5:00am (BST)
 Genres: Hip Hop, R&B, All Urban.

Like 0 | Tweet

Ticket Type	Price	Quantity
BTO Limited	£5.00	0

Ends: 6th Sep

BUY TICKETS

Tickets will be reserved for 10 minutes

Restrictions:
 Age: 21+ | Last entry: 3:00am

Thank you for visiting Shoobs. By using the site you agree to our [privacy policy](#) and our use of cookies. **GOT IT**

VYBZ BAR ENTERTAINMENT PRESENTS

PINE & GINGER
 FRIDAY 22ND FEBRUARY 2019 11PM TILL LATE
 ON THE NIGHT YOU WILL BE ENTERTAINED BY LONDON'S FINEST:
 DJ SKINNY | DJ RODNEY
 DJ FIRE LERRY & CHAPPAZ - TWIN ELEMENTS
 SPECIAL GUESTS ALL THE WAY FROM NORTHAMPTON WHO HEAD THE VERY SUCCESSFUL YEARLY EVENT CALLED ST. ELIZABETH LINK UP
 TOORUDE AND TK SOUNDS
 A NIGHT NOT TO BE MISSED. IT'S GONNA BE A MOVIE
 £10 ENTRY FEE ALL NIGHT
 1ST 25 LADIES GET A FREE COCKTAIL UPON ENTRY B4 1AM
 TAKING PLACE @ VYBZ BAR, 1 CRAVEN PARK ROAD, LONDON NW10 6S

Please note entry time comments on the flyer adverts. The "BTO" event is one week after Licensing discussed the COVID crisis advice with the DPS.



These are just some of the events, which clearly indicate the ongoing licensing breaches and it is something that can no longer be accepted. It is ironic the DPS is bothering to apply for an extension to the licensable hours as she clearly hasn't adhered to license conditions since she took over in 2017.

To grant the variation would compound the issues already experienced by the residents in terms of disorder and public nuisance. The COVID crisis continues with no end in sight and each time the venue opens in the manner it has is risking the safety of the public, those that attend might spread the infection and pass on to others, including family members.

Police request this application be rejected and will also be taking further action as required to ensure the licensing objectives are upheld.

Yours Sincerely,

PC Gary Norton 2965NW
Barnet/Brent/Harrow Licensing
North West Partnership & Prevention

Gary.L.R.Norton@met.police.uk

Kamika Samuel
Vybz Bar
1 Craven Park Road
Harlesden
London
NW10 8SE

4 September 2020

Our Ref: 19499

Dear Kamika Samuel,

Licensing Representation to the Variation Application for the Premises Licence at Vybz Bar, 1 Craven Park Road, Harlesden, London, NW10 8SE

I certify that I have considered the application shown above and I wish to make a representation that the likely effect of the grant of the application is detrimental to the Licensing Objectives for the reasons indicated below.

An officer of the Licensing Authority, 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 variation application of a Premises Licence under section 34 of the Act.

The Licensing Authority representations are primarily concerned with the four licensing objectives;

- the prevention of crime and disorder;
- public safety;
- the prevention of public nuisance; and
- the protection of children from harm.

The Premises

The premises, namely Vybz Bar is located at 1 Craven Park Road, Harlesden, London, NW10 8SE.



Key: ● Premises location for Vybz Bar, 1 Craven Park Road, NW10 8SE

Premises Licence

The premises is currently permitted to carry out licensable activities including recorded music, live music, late night refreshment and supply of alcohol until 03.00hrs with a closing time of 03.00hrs to members of the public.

The current licence holder transferred the premises licence into their name in August 2017.

Complaints

A number of complaints have since been received in relation to the premises.

On 27th August 2018 a complaint was received which stated that the venue closed the shutters and stayed open until 7am. A request for CCTV was made in writing to the licence holder requesting the CCTV footage from the 26th, 27th and 28th August 2018 (sf000).

On 14th December 2018, a visit undertaken by a Licensing Inspector resulted in a warning letter regarding breaches of licence conditions and a rear patio area which was not included on the premises licence (sf001). Footage was viewed from the venue of 17th & 18th November 2018 which clearly showed the bar open to the public, alcohol sales, music and dancing after authorised hours of 0300 hours. The premises licence condition preventing no entry/re entry to the premises after midnight was being breached. The rear garden had also been used for licensable activities and smoking constituting further offences.

On 11th August 2019 a complaint was received to state the premises was opening until 05.30hrs on 10th and 11th August 2019. A warning letter was sent to the premises from the Licensing Police regarding this matter and CCTV footage was requested relating to the allegation (sf002).

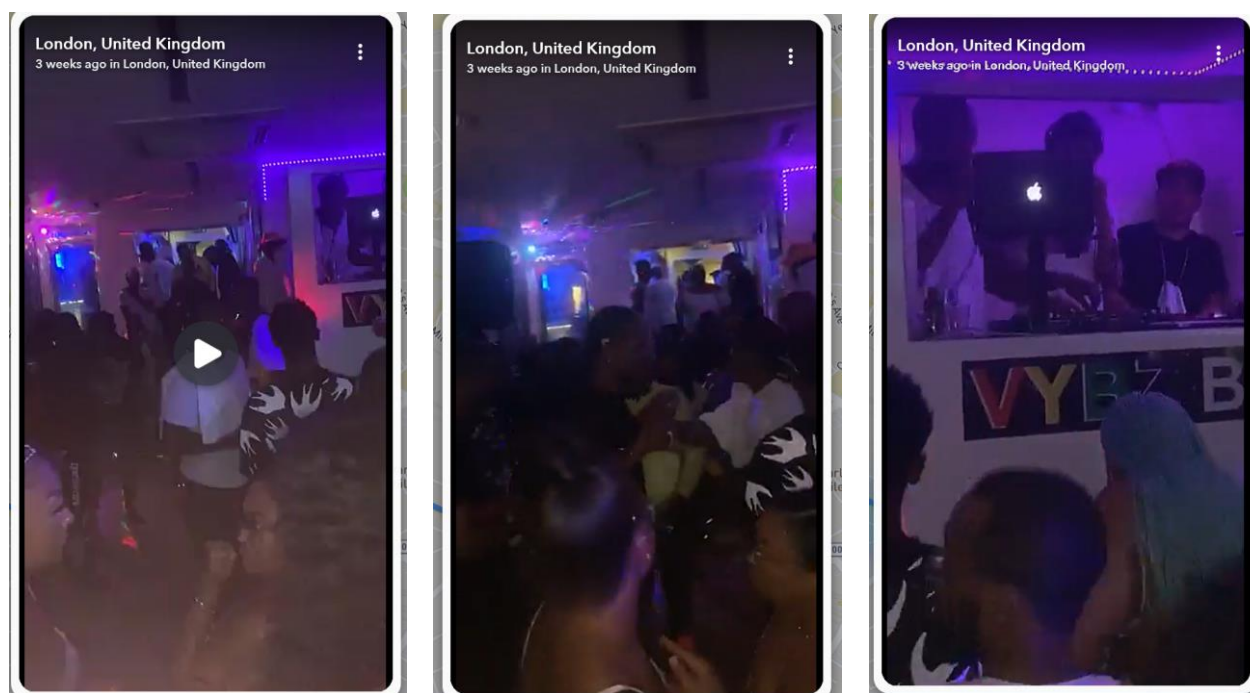
On 28th July 2020 a complaint was received to state the premises was opening until 05.00hrs on 26th July.

On 2nd August 2020 a complaint was received to state the premises had opened on Friday 31st and Saturday 1st August 2020. The premises' social media was advertising what appears to be a 'nightclub'. This would at the time, contravene government guidelines on the opening of such venues.

On 4th August 2020 a warning letter was sent to the premises regarding its operation as a nightclub and the exceeding of operating hours. This included adverts posted on social media for particular events (sf003 and sf004).

On 11th August 2020 a complaint was received that the premises had again been open on the weekend. A link was provided to a social media video from Snap Chat demonstrating that the premises is operating as a nightclub. Customers can be seen dancing and a DJ playing in the background. The link to this is provided below together with screenshots from the footage

https://map.snapchat.com/ttp/snap/W7_EDIXWTBiXAEEniNoMPwAAYuTjiK7mV-AikAXPV66FhAXPV658zAO1OAA/@51.538496,-0.255006,14.13z



On 15th August 2020, a prohibition notice was served on the premises regarding dancing and loud music.

On 3rd September 2020, CCTV footage was viewed in Brent Council's CCTV control room to ascertain whether there was any coverage of the premises over recent weekends. The attached log identifies some of the activities that took place and includes what appears to be the associated advertisements for some of the relevant events (sf005).

At the time of writing this representation on 4th September 2020, it was brought to the Licensing Team's attention that an event is to take place at the venue from 23.00hrs on Saturday 5th September 2020 until Sunday 6th September 2020 at 05.00hrs. A warning letter has today been hand delivered and sent via email to the licence holder regarding this (sf006). The extract from the website which permits the purchasing of tickers for the event is included in the warning letter.

Summary

The premises has failed to uphold the licensing objectives, has clearly breached licence conditions and has continued to allow access to customers after the permitted closing time.

I understand the premises has requested to increase their licensable activities and opening times until 05.00hrs. I am surprised that during the period of consultation to vary the premises licence, they have chosen to open until the later time of 05.00hrs without the relevant permission first being granted, therefore indicating non-compliance.

There isn't any current control over the patrons when they are exiting the premises, to the contrary many patrons remain outside for long periods of time, which is then affecting the neighbouring residents. Patrons have also been witnessed entering the premises after the no entry/re-entry time.

It is on this basis, that the Licensing Authority ask that the application for a variation of the premises licence is **refused** by the Licensing Sub-Committee.

The Licensing Authority reserve the right to include any further evidence, should this come to light up until the date of the hearing.

Yours faithfully



Susana Figueiredo
Licensing Inspector
Regulatory Services

Kamika Patrice Tate
Vybz Bar
1 Craven Park Road
London
NW10 8SE

20th September 2018

Our Ref: 0110

Dear Ms Tate

Licensing Act 2003 – Complaint

Re: Vybz Bar, 1 Craven Park Road, London, NW10 8SE

I am writing to inform you that we have received a complaint alleging you have been trading past your permitted hours.

As part of our investigation, you are requested to provide CCTV recordings of the above premise for the following dates and times:

Sunday 26th August 2018 from midnight to 08:00hrs
Monday 27th August 2018 from midnight to 08:00hrs
Tuesday 28th August 2018 from midnight to 08:00hrs

I will require the CCTV recordings by Friday 28th September 2018. Please contact me on 07960098200 or email once the footages are ready for collection.

I look forward to hearing from you.

Yours faithfully,



Esther Chan
Licensing Inspector
Planning, Transportation & Licensing

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Kamika Tate
[REDACTED]
[REDACTED]
[REDACTED]

27th December 2018

Our Ref: Premise Licence Number 318510

Dear Ms Tate,

Licensing Act 2003 – Breach of Premise Licence
Re: VYBZ BAR, 1 Craven Park Road, London, NW10 8SE

I am writing to confirm my visit with Brent Licensing Police Officer, PC Nicola McDonald on Friday 14th December 2018 in the presence of your husband Emmanuel.

During our visit, it has been noted the below conditions embedded on the premise licence were breached:

- CCTV shall be installed and maintained in a working condition.
- All CCTV recordings shall be kept for 31 days and shall be made available to police and licensing officers if requested.
- 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.
- Customers shall not be permitted to take open glass containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority.
- No entry or re-entry shall be permitted after midnight.
- The Licensee shall undertake a risk assessment of any significant promotion or event, using the Metropolitan Police Service Promotion/Event Risk Assessment Form (Form 696) or an equivalent and provide a copy to the Metropolitan Police and Brent Council's Licensing Unit not less than 14 days before the event is due to take place.
- Where an event has taken place the licensee shall complete a Debrief Risk Assessment Form (Form 696A) and submit this to the Metropolitan Police and Brent Council's Licensing Unit within 3 days of the conclusion of the event.

- Notices clearly explaining the licensee's drugs policy shall be displayed at the entrance and at suitable places throughout the premises.
- The front inward opening doors shall be locked back in the open position while the public are on the premises.
- The "Challenge 21" proof of age scheme or similar such scheme shall be adopted.

Please be aware that the rear patio area has not been approved by the Licensing Authority as part of the plan associated to the premise licence, therefore you must not provide licensable activities or permit customers to consume alcohol in this area.

Furthermore, it is evident that you are trading beyond your permitted hours. May I remind that it is your duty to ensure that the licensable activities and hours of operation are in accordance with those listed on your premises licence. You must also ensure that all the conditions attached to your premise licence are adhered to.

On this occasion, we will not institute legal proceedings or take any other formal action against you, but please take this letter as formal warning.

Please do not hesitate to contact me should you require any further advice or information.

Yours faithfully,



Esther Chan
Licensing Inspector
Planning, Transportation & Licensing



METROPOLITAN
POLICE

Working together for a safer London

TERRITORIAL POLICING

**NWCU - Brent Borough
Licensing Department**

Ms Kamika Tate
Vybz Bar
1 Craven Park Road
Harlesden
NW10 8SE

Wembley Police Station
603 Harrow Road
Wembley
HA0 2HH

Mobile : 07824868710
Email:

NWmailbox.licensingbrent@met.police.uk

19th August 2019

Dear Kamika

I write to formally address concerns observed from Vybz Bar 1 Craven Park Road, Harlesden, NW10 8SE. Licence number 318510. You are both the premises licence holder and the designated premises supervisor for this venue and therefore responsible for the day to day operation.

The premise is licensed for supply of alcohol, both live and recorded music from 1100 hours to 0300 hours daily. Late night refreshment can be provided from 2300hours to 0300hours daily. The premises must be closed to the public at 0300 hours.

Any licensable activities outside of the permitted hours constitutes an offence namely: 'Unauthorised licensable activity' under Section 136 Licensing Act 2003 which carries an unlimited fine and/or up to 6 months imprisonment.

I made contact with you in December 2018 both verbal and written, highlighting these offences and both myself and Esther Chan a licensing enforcement officer from Brent Council met with your partner [REDACTED] on 14th December 2018 to discuss and view CCTV footage. We viewed footage from your venue on 17th – 18th November 2018 which clearly showed the bar open to the public, alcohol sales, music and dancing after authorised hours of 0300 hours. The premises licence condition preventing no entry/re entry to the premises after midnight was being breached. The rear garden had also been used for licensable activities and smoking constituting further offences.

You were given a written formal warning (hand delivered to the bar and home addresses) and all parties including [REDACTED] (I understand your mother) who was at the venue on 11th December when I visited, were advised of the premises licence conditions and hours of operation.

Police are aware the bar has been regularly operating outside of the authorised hours and still been breaching the no entry/ re-entry condition of the licence. After seeing the number of persons leaving an event at Vybz Bar on 10th / 11th August 2019 I suspect you are also breaching a fire risk capacity. The operation of your premises is causing a nuisance to local residents and community.

This letter is a FINAL written warning. The Metropolitan Police as a Responsible Authority under the Licensing Act 2003 reserves the right to initiate a Review of your Premises License and take enforcement action with reference to the commission of offences under the 'Act'

Police will be conducting licensing inspections at VYBZ Bar. I am being transparent in order for you to make the necessary improvements in the operation.

YOU MUST OPERATE WITHIN THE AUTHORITY OF YOUR PREMISES LICENCE.

In addition, I am formally requesting CCTV footage from the Vybz Bar for all cameras from 0130hrs to 0600 hours on Sunday 11th August 2019. I would also like to see the fire risk assessment for the venue and information regarding any planning regulations or consent with regard to the rear yard.

Please contact me via email above when this footage is ready for collection, but in any case by 5th September 2019.

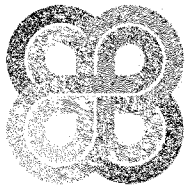
If you have any questions about this do not hesitate to contact me.

Yours sincerely

Nicola McDonald 2157NW

Licensing Constable Brent Police

SF003



Brent

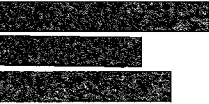
Brent Civic Centre
Engineers Way
Wembley
Middlesex HA9 0FJ

TEL 020 8937 5359

EMAIL business.licence@brent.gov.uk

WEB www.brent.gov.uk

Kamika Tate



4th August 2020

Our Ref: 0960

Dear Ms Tate,

Licensing Act 2003 – Breach of Premise Licence

The Health Protection (Coronavirus, Restrictions) (England) Regulations 2020 – Non Compliance

Re: VYBZ BAR, 1 Craven Park Road, London, NW10 8SE

It has come to our attention as the Licensing Authority that you may be operating in the capacity of a 'night club'. Please find attached advertising literature taken from your facebook and website.

May I take this opportunity to remind you that the premises is subject to closure under The Health Protection (Coronavirus, Restrictions) (England) Regulations 2020, Regulation 4(4).

Furthermore, we are aware that you have been operating outside your permitted hours. Should we find evidence that you are failing to uphold the licensing objectives by breaching the above legislations, we will consider further action in the form of a review of the premise licence or/and prosecution.

Please do not hesitate to contact us by quoting the above reference should you require any further advice or information.

Yours faithfully,

The Licensing Team
Regulatory Services

cc. Licensing Police

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facebook

Email or phone Password [Log In](#)

[Forgotten account?](#)

VYBZ BAR
@vybzbarlondon

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VYBZ BAR
Dance club & nightclub in London, United Kingdom
4.5 ★★★★★
[Open now](#)

Community [See all](#)

👍 261 people like this

👤 266 people follow this

📍 531 check-ins

About [See all](#)

📍 1 CRAVEN PARK ROAD, HARLESDEN NW10 8SE (10.03 km)
NW10 8SE London
[Get Directions](#)

Like Share ...

Call Now Send Message

Photos

Vybz Cuisine



VYBZ BAR ENTERTAINMENT

VYBZ

Reloaded

📅 **FRI. JULY 10TH**
🕒 **FROM 7PM TILL LATE**

MUSIC BY:

- JAH EYEZ
- LITTLE SAMPLE

@ VYBZ BAR
1, CRAVEN PARK ROAD, LONDON NW10 8SE

LADIES FREE BEFORE MIDNIGHT
£10 THEREAFTER MEN £5 BEFORE
MIDNIGHT AND £10 THEREAFTER

Dress Code: Strictly Smart Casual

Follow us on    @vybzbarlondon

MAD N CLEAN PROMOTION PRESENTS

NAILINDA COFFIN

NO SEARCH NO ENTRY

ADMISSION £5.00
ALL NIGHT SECURITY
TIGHT BUT POLITE

AFTER LOCKDOWN

Thursday 16th July 2020 8pm Till Late

WELCOME BACK SOUND LINK UP

EXORCIST, DICE, THE DUBBLES, IB, VSON, RIVERTON, SHOTZ, MOTORIOUS INC.

The event is sponsored by: [Logos for various sponsors]

Plus More

VYBZ BAR
HIGH STRETT HARLES DEN NW 10 8SE



-16 July · 🌐

#Repost @lbmovements

.....

Tonight @nailindacoffin presents sound man link up exhibition. @vybzbarlondon it's that time again.

#Duplates #juggling #culture #soundfidead

The New and Improved VYBZ BAR
Presents a night called:



SENSUAL

Saturdays

LADIES SEXY ATIRE

GENTS STEP OUT CLEAN

@ VYBZ BAR

1, CRAVEN PARK ROAD, LONDON NW10 8SE

 SAT. JULY 25TH

 FROM 8PM TILL LATE

On the night, you will
be entertained by:

DJ SKINNY

'The Untamed One'

Music Policy:

R & B, TRAP, BASHMENT
AND CLUB CLASSICS

LADIES £ 5 ENTRY BEFORE 12,
£ 10 AFTER GENTS £ 10 ALL NIGHT



VYBZ BAR ENTERTAINMENT
PRESENTS

FRI.
JULY
31ST

FROM
7PM
TILL LATE

VYBZ FRIDAYZ

@ VYBZ BAR
1, CRAVEN PARK ROAD, LONDON NW10 8SE

ON THE NIGHT YOU'LL BE ENTERTAINED BY:

- DJ SKINNY 'THE UNTAMED ONE'
- SKY BELLY 'JAVA NUCLEAR'
- DJ SPENG

LADIES £ 5 BEFORE MIDNIGHT
£10 AFTER MEN £ 5 BEFORE
MIDNIGHT AND £10 AFTER

Dress Code: Sexy Casual

Security Tight but Polite, Good Behaviour is a must
Space is limited to adhere to Social Distancing

Follow us on    @vybzbarlondon



VYBZ BAR Presents



VYBZ BAR

- 1 August -



LAVISH *all White*

SAT. AUG. 1ST

@ VYBZ BAR

1, CRAVEN PARK ROAD, LONDON NW10 8SE

FROM 7PM - LATE

Music Policy:
SCAMMER AND LOVERBRIDGE,
NICO AND BTO FAMILY
DJ LIKKLE SHAUN, DJ SKINNY,
PETER MENTAL



**FREE ENTRY BEFORE 10PM
AND £10 AFTERWARDS**

#tonight @vybzbarlondon

7pm-late

#lavish #allwhite

Saturday 15th August 2020

03.00hrs – Appears to be customers seen outside – ladies with handbags

03.53hrs – 2 x persons stood outside when 3 persons approach and all persons enter the premises

03.54hrs – 2 x persons approach the entrance to the premises. They appear to knock and kick the door and then leave when no one answers. They return when they look back and notice someone coming out of the entrance. They appear to be talking to a second male who does not allow them entry

04.02hrs – 2 x persons seen leaving the venue

04.04hrs – 1 x person seen leaving the venue

04.10hrs – 2 x persons seen leaving the venue

04.11hrs – 3 x persons seen leaving the venue

04.21hrs – At least 3 x persons standing directly outside of Vybz bar

04.23hrs – 2 x persons seen leaving venue

4.28hrs – 4 x persons seen leaving the venue

04.29hrs – 1 x person seen leaving the venue

04.36hrs – 2 x persons seen leaving the venue. 3 x persons approach the venue and greet whoever was already outside and then leave

04.37hrs – Appears to be an altercation between some males directly outside the entrance and what appears to be the SIA is stopping them

04.40hrs – 2 x persons seen leaving the venue

04.42hrs – 3 x persons seen leaving the venue

04.43hrs – 2 x persons seen leaving the venue

04.45hrs – 5 x persons seen leaving the venue, 2 of them dancing

04.49hrs – 2 x persons seen leaving the venue

04.50hrs – 3 x persons seen leaving the venue

04.51hrs – At least 9 x persons seen leaving the venue. At this point there are at least 20 x persons outside the venue sprawled down the road

04.52hrs – At least 7 x persons seen leaving the venue

04.53hrs – At least 9 x persons leave the venue

04.54hrs – At least 6 x persons leave the venue

04.55hrs – At least 6 x persons leave the venue. At least 30 x persons outside the venue sprawled down the road

04.57hrs – At least 5 x persons leave the venue

SF005

Vybz Bar, 1 Craven Park Road, NW10
CCTV Account

05.03hrs – At least 30 x persons outside of premises sprawled down the road

05.16hrs – At this point everyone has dispersed

05.19hrs – At this point the premises appears to be locked up

Below is what appears to be the associated advertisement for the footage above

Like Share ...

VYBZ BAR
14 August at 04:27 · 🌐

#Tonight
#Repost @vybzbarlondon
.....
SET GOOD FRIDAYZ @vybzbarlondon... See more

VYBZ BAR
@vybzbarlondon

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VYBZ BAR ENTERTAINMENT PRESENTS
SET GOOD FRIDAYZ
@ VYBZ BAR
1, CRAVEN PARK ROAD, LONDON NW10 8SE

FRI. AUG 14TH
FROM 7PM - LATE

ON THE NIGHT YOU'LL BE ENTERTAINED BY:
• DJ SKINNY 'THE UNTAMED ONE'
• SKY SPENG 'JAMAICA MOVEMENTS'

LADIES £ 5 BEFORE MIDNIGHT
£10 AFTER MEN £ 5 BEFORE
MIDNIGHT AND £10 AFTER

Dress Code: Sexy Casual
Follow us on 📷 📺 📱 @vybzbarlondon

Security Tight but Polite, Good Behaviour is a must
Space is limited to adhere to Social Distancing

Like Comment Share

Vybz Facebook page accessed on 4th September 2020

SF005

Vybz Bar, 1 Craven Park Road, NW10
CCTV Account

Saturday 22nd August 2020

Observations made from 03.00hrs to 05.30hrs – Crowds of up to 50 persons were seen outside the venue sprawled down the road. Most of these persons had left Vybz. Last person seen leaving venue at 5.15hrs.

Below is what appears to be the associated advertisement for the footage above



Vybz Facebook page accessed on 4th September 2020

Sunday 23rd August 2020

03.37hrs – 5 x persons seen entering venue

SF005

Vybz Bar, 1 Craven Park Road, NW10
CCTV Account

03.40hrs – 2 x person leave, 3 x persons enter

04.18hrs – 6 x persons seen leaving the premises

04.19hrs – 7 x persons seen leaving the premises

04.30hrs – last persons seen leaving the venue

Saturday 29th August 2020

03.58hrs – Last customers (at least 5) seen leaving the venue. Customers still congregating outside.

Sunday 30th August 2020

03.51hrs – At least 34 customers seen leaving the venue. Customers still congregating outside

The image is a screenshot of the Facebook page for Vybz Bar. At the top, there is a blue navigation bar with the Facebook logo, a 'Sign Up' button, and login fields for 'Email or phone' and 'Password', with a 'Log In' button and a link for 'Forgotten account?'. The main content area features a post from Vybz Bar dated 12 August at 08:26. The post text includes the hashtags #soca vs #bashment and #tickets on #shoobs. The main image is a promotional poster for the event, titled 'SOCA vs BASHMENT' in large, stylized, colorful letters. Below the title, it says '@ VYBZ BAR' and 'SAT. AUG 29TH 7PM - LATE'. The address '1, CRAVEN PARK ROAD, LONDON NW10 8SE' is listed. The music is credited to 'JAH EYEZ | DJ SKINNY' and 'GUEST DJS.ON ROTATION'. At the bottom of the poster, it says 'Security Tight but Polite, Limited Space is Available' and 'TICKETS ON: SHOBS.COM More at the Door'. To the right of the main post is a 'Recent post by Page' section showing three previous posts from Vybz Bar, all dated in August 2020, with their respective engagement metrics (likes, shares, comments).

Vybz Facebook page accessed on 4th September 2020

Monday 31st August 2020

SF005

Vybz Bar, 1 Craven Park Road, NW10
CCTV Account

03.49hrs – At least 10 x persons seen leaving the venue

03.52hrs – At least 7 x persons seen leaving the venue

03.54hrs – Groups of persons still standing outside of the venue

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Kamika Tate Samuel
Vybz Bar
1 Craven Park Road
Harlesden
London
NW10 8SE

4th September 2020

Our Ref: 0960

Dear Ms Samuel,

Licensing Act 2003 – Breach of Premise Licence
The Health Protection (Coronavirus, Restrictions) (England) Regulations 2020 – Non Compliance
Re: VYBZ BAR, 1 Craven Park Road, London, NW10 8SE

It has come to our attention that you will be holding an event at Vybz Bar, 1 Craven Park Road, NW10 8SE from 23.00hrs on Saturday 5th September 2020 until Sunday 6th September 2020 at 05.00hrs.

Please see below the option to purchase tickets for this event on the Shoobs website.

SHOOBS HOME EVENTS BLOG f t i [SELL YOUR TICKETS](#) [LOG IN](#) or [SIGN UP](#)

Covid-19 Update: This event is currently set to go ahead. All ticket holders will be contacted if this changes. Stay safe and thanks for your continued support.

Clubbing
BTO @ Vybz Bar in London
Saturday September 5th, 2020 from 11:00pm to Sunday September 6th, 2020 5:00am (BST)
Genres: Hip Hop, R&B, All Urban.

Ticket Type	Ends	Price	Quantity
BTO Limited	6th Sep	£5.00	0

[BUY TICKETS](#)
Tickets will be reserved for 10 minutes

Restrictions:
Age: 21+ Last entry: 3:00am Dress code: Smart Casual

BTO
SAT 5TH SEP 2020
@VYBZBAR
K SPECIAL / DJ ANONYMOUS / SUPAHYPE SOUND
ADMISSION: £10 ALL NIGHT / AS LIMITED TICKETS AVAILABLE ON SHOOBS.COM
DRESS CODE: SMART CASUAL... NO HATS OR HOODIES
SECURITY: PRESIDENTIAL STILES, NO SEARCH NO ENTRY 15PM
LADIES VYBZ 20% FRASER PARK RD, LONDON NW10 8SE
FOR MORE INFO (WHATSAPP) 07882813380
Sponsored by: CAZE AFFAIR & DISCREET PULSON

Operating as a Nightclub

May I take this opportunity to remind you that the premises is subject to closure under The Health Protection (Coronavirus, Restrictions) (England) Regulations 2020, Regulation 4(4), which prevents the premises from operating as a 'nightclub'.

Last Entry

I note from the above extract that the no entry time listed is 03.00hrs. May I remind you that your premises stipulates the following condition:-

- 9. No entry or re-entry shall be permitted after midnight.

Operating Beyond Permitted Hours

I also note from the above extract that the event is scheduled to finish at 05.00hrs. May I remind you that your premises should be closed to all members of the public beyond 03.00hrs.

Should we find evidence that you are failing to uphold the licensing objectives by breaching the above legislations, we will consider further action in the form of a review of the Premise Licence or/and prosecution.

Lastly, please ensure that you meet all of the conditions as required on your Premises Licence. As you are aware conditions 1. and 2. state the following:-

- CCTV shall be installed and maintained in a working condition.
- 2. All CCTV recordings shall be kept for 31 days and shall be made available to police and licensing officers if requested.

If it is found that you have contravened any of the above, an immediate request will be made from you for CCTV footage.

Yours faithfully,

The Licensing Team
Regulatory Services

cc. Licensing Police

To Brent Licensing by email

1 September 2020

LICENSING ACT 2003

Licence Representation in connection with Licence: 318510 and Application to vary a premises licence ref: 19499

Applicant: KAMIKA SAMUEL

Premises: Vybz Bar, 1 Craven Park, Road, Harlesden, London, NW10 8SE

I, Paul Lee, certify that I have considered the application shown above and I wish to make a representation as a:

Senior Trading Standards Officer of Brent and Harrow Trading Standards Service, Brent Civic Centre, Wembley HA9 0FJ, in whose area the premises are situated, which is authorised for the purposes of exercising its statutory function as a 'Responsible Authority' under the Licensing Act 2003.

The Brent and Harrow Trading Standards Service representation is concerned with the licensing objectives;

- 1) the prevention of crime and disorder;
- 2) public safety;
- 3) the prevention of public nuisance;

REPRESENTATION

The applicant wishes to vary their premise licence so as to extend permitted hours from 03:00hrs to 05:00hrs on Fridays and Saturdays.

The applicant has cited the Covid 19 pandemic related issues that have had a negative effect on the business, including loss of revenue. The applicant has also referenced that the application is to facilitate the implementation of hygiene and social distancing measures so that a higher throughput of customers can be accommodated.

This representation is made in respect to a number of current & historic issues that have been identified at the premises.

In July 2020 my Licensing Inspector colleagues informed me that complaints had been received from members of public (via local Councillors) that alleged that the premise was continuing to trade outside of their permitted hours i.e. after 03:00 hrs. It was also alleged that the premises was trading as a night club which, at the time of writing this representation this type of business must still remain closed as required by the Health Protection (Coronavirus, Restrictions) (No. 2) (England) Regulations 2020.

I conducted a number of online checks from 'open source' online material which strongly suggests that whilst the premises was closed from 20 March until 4 July and where, after re-furbishment the premises opened for business on or about Friday 4 July 2020. The premises has been open since then and was last seen to be trading on the weekend of 22/23 August. I have printed off a number pages of adverts/Flyers for various events at the premise on Fridays, Saturdays and Sundays that offer live/recorded music with various DJs shown. One 'Sunday Service' event for 18th August shows 21 DJs on rotation and a further 3 hosts. Images of the venue clearly show an illuminated dance floor area. Adverts also show the setup for a private function 'Baby Shower' that also appears to have taken place in a covered area at the rear patio of the premises. I have included printed copies of these adverts as **document 1** (these adverts are purely a sample further events have been advertised/taken place).

Taking into consideration the information from complainants and the advertising materials, I had reasonable grounds to believe that the premise was in contravention of The Health Protection (Coronavirus, Restrictions) (No. 2) (England) Regulations 2020. The premises is a venue that opens at night, has a dance floor or other space for dancing by members of the public, and provides music, whether live or recorded, for dancing. As such a Prohibition Notice (in my name) was served on Saturday 15 August 2020 by Martin Wood; Principal Nuisance Control Officer (Brent Council). Mr Wood served the notice on the applicant for this variation – Kamika Samuel. Mr Wood has noted that prior to serving the notice that loud music was heard coming from the front of the premise.

I have printed and included a copy of my Prohibition Notice within this representation as **document 2**.

The premises is currently advertising events for August that include bank holiday (31st August). This event includes live music, food and an 'after party'. Tickets for the event are available through the online ticket hubs of Eventbrite and Shoobs.com. It should be noted that the event tickets are shown to be for 19:00hrs to 04:00hrs, however the current licensable activities for the premise are only up to 03:00 hrs. This clearly indicates that the event will exceed permitted hours by 1 hour. I have printed a copy of the Eventbrite and Shoobs tickets as **documents 3a and 3b**. The Shoobs site indicates that last entry to the event is at 02:30 a.m. The current premise licence states that 'No entry or re-entry shall be permitted after midnight'. Through online research, I have also found the webpage - <https://vybz-bar.business.site> this site indicates that the premise business hours are 12:00 p.m. to 05:00 a.m. on Fridays and 4:00 p.m. to 05:00 a.m. on Saturdays. These hours are again shown to be in excess of the premises current licensable hours that end at 03:00 hrs. I have included a printed copy of these opening hours as **document3c**.

The plan submitted by the applicant for this variation (not a requirement) appears to be the original plan for the initial premise licence application and refers to 'proposed' and 'existing' plans that are shown.

The plans include the licensable area (outlined in brown ink) which does not include the outside area at the premise.

This outside area is indicated by the premise as being used for a BBQ, eating, drinking and entertainment and appears to be currently shown as part of the venues attributes via the images provided online. I have included printed copies of these images as **document 4**.

In relation to the above observation, I am aware that advice/ warning letters have been sent to the applicant by Brent Council Licensing (20 September 2018)& (27 December 2018) & Met Police Licensing (19 August 2019) which mention numerous breaches of licence conditions, that include the use of the outside area for licensable activities which are not permitted.

I have include 3 printed copies of these warning letters and outside structure area photos as **documents 5a, 5b, and 5c**.

The applicant refers in their application to this variation assisting with social distancing requirements and maintaining a constant maximum of 45 customers in the premise at any one time. This capacity should be based on the area shown on the plan that constitutes the area covered by the premise licence for licensable activities and should not include the outside area as shown in **document 4**. The premise licence already limits the capacity of the venue to 50 persons.

Each person responsible for a premises should conduct a risk assessment to ensure that the government COVID 19 Secure guidelines are implemented and followed. Whilst viewing pictures/video on open source online social media sites relating to the premises, there are 2 references to a 'baby shower' event at the premises dated 2 August. If this event took place on or around this date in the format that is shown then I would be concerned by the place settings and whether Covid 19 Secure social distancing guidance was being adhered to. I have included 2 printed copies of still taken from a 'baby shower' event as shown on social media as **document 6**. Upon closer inspection it would appear that this function was hosted in the 'illegal structure' in the patio area.

The applicant makes reference to fire issues and working with the fire service to adhere to regulations, this would appear to be somewhat contradictory when there is a wooden structure at the rear of the premises which is used for licensable activities when it should not be. Photographs of the structure show a BBQ, Gas powered patio heaters and upholstered furniture. I would doubt that this structure and its features would comply with current fire safety regulations or be covered as far as public liability insurance is concerned.

Brent Council planning department have confirmed that the applicant is aware that structure within the patio area is in breach of planning regulations and that formal enforcement action may be taken.

There is evidence to suggest that the premises exceeds their licensable hours on a frequent basis so an extension by 2 hours for Fridays and Saturdays until 05:00 hrs. would not assist the business in any other way than financially/profit related. Extending the hours to 05:00 hrs. is also likely to have a negative impact on the local area and residents, especially in regards to noise nuisance and anti-social behaviour.

The applicant has stated that they have reduced the capacity of the venue from 50 to 45 to maintain Covid 19 social distancing guidelines. I have concerns that this reduction in capacity, based on the actual area for licensable activities is not sufficient. Private functions held at the premises are also of concern in respect to social distancing guidelines.

In Summary

In my opinion, the premises/venue was open for business with the applicant's knowledge for a period of at least one month, when it should have remained closed (or changed its style of operation).

The premises with the applicant's knowledge has utilised an external open/enclosed area for events that constitute licensable activities, when it is prohibited from doing so.

Evidence from residents and Brent Council CCTV that the premises is already exceeding its licensable hours with events running on past 03:00 hrs. The potential for continued noise nuisance and anti-social behaviour issues are only likely to worsen if the operating hours are extended.

The outside patio area and enclosed wooden structure are still being used when the applicant has been made aware that this is not permitted and that the structure is in breach of planning regulations.

This structure through its use, construction, furnishings is also likely to pose a fire and health and safety risk particularly if cigarette and shisha pipe smoking is allowed.

The venues capacity and use for private functions in its current format and layout strongly suggest that Covid 19 Secure procedures are either not in place or are not being followed.

The above evidences that the following licensing objectives are **not** being upheld:

- 1) the prevention of crime and disorder;**
- 2) public safety;**
- 3) The prevention of public nuisance;**

Whilst I fully acknowledge the negative financial and social impact that Covid 19 has had on so many businesses in Brent, it is evident, that numerous breaches of licence conditions can be evidenced and that many of these will have occurred with the full knowledge of the applicant. The added public safety procedures that include premises that must remain closed and social distancing procedures in those that may open do not appear to have been followed or indeed taken seriously. This is of special concern where Brent and the area where the premises is located being so badly affected by Covid 19 infections and sadly, death rates.

Taking into consideration all of the above it is my opinion that this application to vary the premises licence should be **refused**.

List of Documents -

Document – 1 (9 pages)

20 pages of social media information on the venue and events

Document – 2 (3 pages)

Copy of Prohibition Notice Served on 15th August 2020

Document – 3a (2 pages)

Eventbrite Vybz tickets for 31/8/20 event

Document – 3b (2 pages)

Shoobs.com Vybz tickets for 31/8/20 event

Document – 3c (1 page)

Vybz business site opening hours

Document 4 (2 pages)

Outdoor area social media images (10/07/20)

Document 5a (2 pages)

Brent Council Licensing Letter (20/08/18)

Document 5b (4 pages)

Brent Council Licensing letter and images (27/08/18)

Document 5c (2 pages)

Met Police Licensing letter (19/08/19)

Document 6 (2 pages)

Social Media images of 'baby shower' event at Vybz (outside structure)

Paul Lee

A rectangular box containing a handwritten signature in black ink that reads "Paul Lee".

Senior Enforcement Officer
Brent and Harrow Trading Standards Service

1 September 2020



1 share

Like Comment Share

VYBZ BAR
6 July ·

WE ARE BACK!!!!!!!!!!!!!!

🔥 VYBZ RELOAD 🔥

@ VYBZ BAR... See more




VYBZ
Reloaded

FRI. JULY 10TH
FROM 7PM TILL LATE

MUSIC BY:
■ JAH EYEZ
■ LITTLE SAMPLE

@ VYBZ BAR
1 CRAVEN PARK ROAD, LONDON NW10 8SE

LADIES FREE BEFORE MIDNIGHT
£10 THEREAFTER MEN £5 BEFORE
MIDNIGHT AND £10 THEREAFTER

VYBZ BAR
6 July ·

WE ARE BACK!!!!!!!!!!!!!!

🔥 VYBZ RELOAD 🔥

@ VYBZ BAR... See more

Dress Code: Strictly Smart Casual

Follow us on @vybzbarlondon

2020
FROM 7PM TILL LATE

@ VYBZ BAR
1 CRAVEN PARK ROAD, LONDON NW10 8SE

Follow us on @vybzbarlondon

6 1 comment

Like Comment Share

Most relevant

This Friday
🔥 VYBZ RELOAD 🔥
@... See more



VYBZ BAR ENTERTAINMENT PRESENTS

10PM LATE 24th July

FRIDAY

MUSIC BY:
Jah Eyez (Notorious Inc) / Little Sample
 Plus More

LADIES FREE BEFORE MIDNIGHT AND £10 AFTER
 MEN £5 BEFORE MIDNIGHT AND £10 AFTER
 DRESS CODE : SEXY CASUAL

@VYBZ BAR 1 CRAVEN PARK ROAD HARLES DEN
 NW10 8SE LONDON

SECURITY TIGHT BUT POLITE | GOOD BEHAVIOUR IS A MUST
 f @ VYBZ BAR LONDON

VYBZ BAR
- 23 July -

This Friday
🔥 VYBZ RELOAD 🔥
@... See more

Like Comment Share

VYBZ BAR
10 July ·
#VYBZBAR #vybzfriday #tonight





VYBZ BAR
 · 4 August ·

Lovebridge Movements in
 Up presents:
 A Monthly event called:... £

Like Comment Share



This Friday
VYBZ RELOAD
@... See more



SUNDAY 9TH AUGUST

EACH AND EVERY SUNDAY

£5
BEFORE
8PM

£10
AFTER
8PM

3 PM
1 AM

SUNDAY SERVICE

DJS ON ROTATION

Wigman
Supa D
Jon Black
Martin Briggs
Crazy B

Simone Martínez
DJ SOS
Antonio Pascal
Tinyeaze
Fyah Metro

DJ Hardy
Likkle Shaun
Vendetta
New Winner Roadshow
TUBBZ

HOSTS: CREEPER | PERCH | JAH DA HOST

@ VYBZ BAR

Craven Park Road, Harlesden NW10 8SE



#VYBZBAR

Like

Comment

Share



10 July ·

#VYBZBAR #vybzfriday #tonight





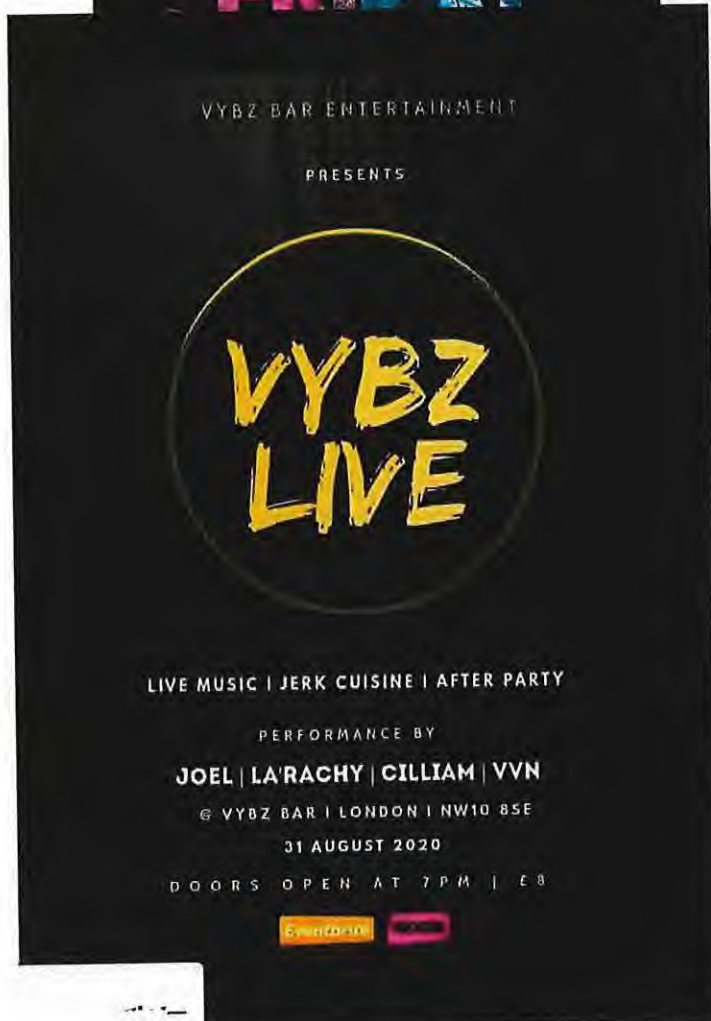
#TONIGHT @vybzbarlond

Like Comment Share

VYBZ BAR
 10 July ·
 #VYBZBAR #vybzfriday #tonight



This Friday
VYBZ RELOAD
@... See more



VYBZ BAR

SHOW ALERT →
See more



1
Like Comment Share





The Health Protection (Coronavirus, Restrictions) (No. 2) (England) Regulations 2020

PROHIBITION NOTICE

Date: 15 AUG 2020

Part A

To: KAM SAMUEL (MANAGER)

At: 1 Craven Park Road, Harlesden, London, NW10 8SE

Of: VYBZ.BAR

Trading as: VYBZ BAR

This Prohibition Notice is served under Regulation 7(2) of **The Health Protection (Coronavirus, Restrictions) (No. 2) (England) Regulations 2020** and has immediate effect.

The Regulations impose certain restrictions to protect against the risks to public health arising from coronavirus. Failure to comply with the requirements of the Regulations, without reasonable excuse, is a criminal offence.

I, Paul Lee,, designated as a relevant person for the purposes of the Regulations by The London Borough of Brent, have reasonable grounds for believing that you are contravening a requirement in the Regulations as set out in Part B below and that it is necessary and proportionate to issue this Prohibition Notice to prevent continued contravention of the requirement.

Part B. Contravention of the restrictions

Regulation contravened: 4(1) by virtue of Schedule 2, 2(1)

Particulars of the offence:

Failed without reasonable excuse, to cease to carry on the business of a bar, that is a venue that:

(a) opens at night,

(b) has a dance floor or other space for dancing by members of the public (and for these purposes members of the venue in question are to be considered members of the public);

(c) provides music, whether live or recorded, for dancing.

Part C. Action required

This Prohibition Notice requires that you immediately cease the activities giving rise to contravention of the Regulations. The activities must not resume before the end of the emergency period¹. The measures specified below must be taken to prevent continued contravention of the Regulations:

Cease activity, trading and close premises immediately or;

Cease the provision of music and dancing, which when complied with will not require the business to close

Part D. Consequences of non-compliance

Failure to comply with this Prohibition Notice, without reasonable excuse, is an offence punishable by a fine on summary conviction in a Magistrates Court.

Part E. Challenging this Prohibition Notice

There is no statutory right to appeal against this Prohibition Notice.

If you consider that the Notice should not have been issued or that the actions required of you are unreasonable or unjust, you can make representations to The London Borough of Brent in writing outlining your reasons for challenging the Notice, within 21 days of the date on this Notice.

Your challenge will be processed in accordance with The London Borough of Brent Complaint Procedure: : <https://www.brent.gov.uk/your-council/complaints/>

Alternatively, you may challenge this Notice by way of Judicial Review. Should you wish to pursue this option, you may wish to consult a lawyer to obtain independent legal advice.

This Notice remains in force even if you have raised a challenge.

Should the local authority's review of your challenge determine that the Notice should be revoked, you will be notified in writing that the Notice has been revoked.

Signed: *Paul Lee* Date:

Name in Capitals: Paul Lee (Snr. Trading Standards Enforcement Officer)

The London Borough of Brent, Civic Centre, Engineers Way, Wembley HA9 0FJ:

Telephone: 020 8937 5252 Email: trading.standards@brent.gov.uk

If you are not sure of your rights or the implications of this Notice, you may want to seek independent legal advice

¹The Secretary of State will publish a direction terminating the emergency period as soon as they consider the restrictions or requirements set out in the Regulations are no longer necessary

The Notice Of Which This Is A True Copy Was Served By
Me On The Within Named On The 15 Day Of
AUG. 2020
By Personal Delivery To NAMED RECIPIENT
At 22.50 HRS
By Affixing To The _____
Of The Premises At _____
By Sending The Same By Recorded Delivery Addressed
To The Within Named At The Address On The Notice For
Recorded Delivery No. See Registration Book No.
Signed _____
Designation EMO



Date And Time
Mon, Aug 31, 2020, 7:00 PM -
Tue, Sep 1, 2020, 4:00 AM BST
[Add to Calendar](#)



Location
1 Craven Park
1 Craven Park
London
NW10 8SX
[View Map](#)



Refund Policy
Contact the organizer to request a refund.
Eventbrite's fee is nonrefundable.
An acoustic night filled with Live Music, Jerk Cuisine, Cocktails and Pure Vybz!

About this Event

Join us on Bank Holiday Monday 31st August for an amazing evening filled with with Live Music, Jerk Cuisine, Cocktails and Pure Vybz!
An event not to be missed !





Tags

- United Kingdom Events
- City of Westminster Events
- Things to do in London
- London Performances
- London Arts Performances
- #music
- #live
- #jazz
- #rnb
- #acoustic
- #soul
- #london
- #soulfulhouse



Share With Friends

Live Music

VYBZ LIVE @ Vybz Bar in London

Monday August 31st, 2020 from 7:00pm to Tuesday September 1st, 2020 4:00am (BST)

Genres: Acoustic, Neo-Soul, Soul.

Like 0

~~Ticket~~ Type Ends Price Quantity

Early Bird 1st Sep **£5.00**

Ends: 1st Sep

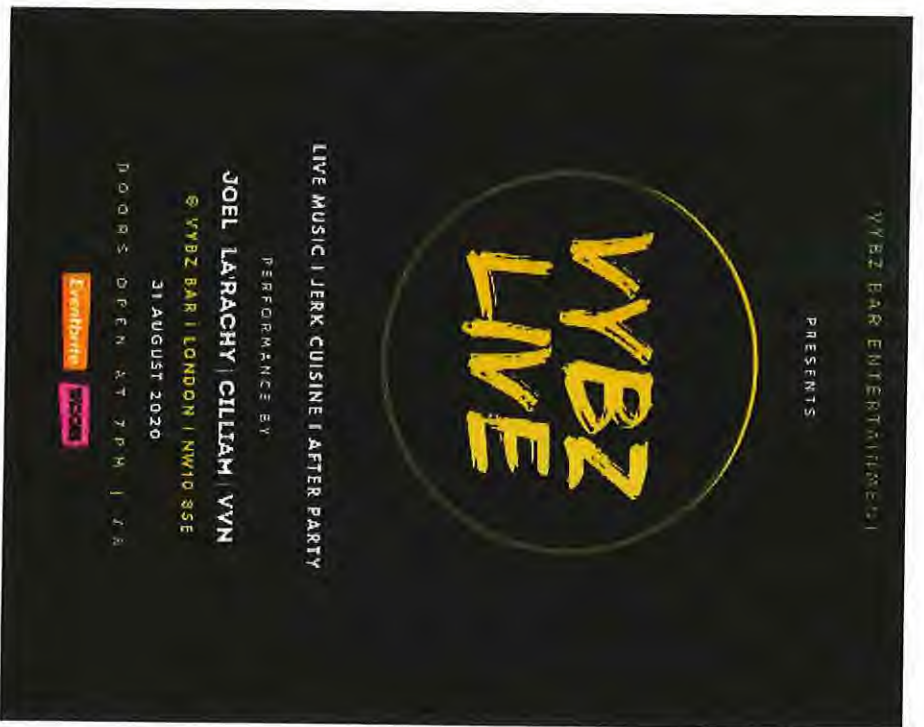
Standard 1st Sep **£8.00**

Ends: 1st Sep

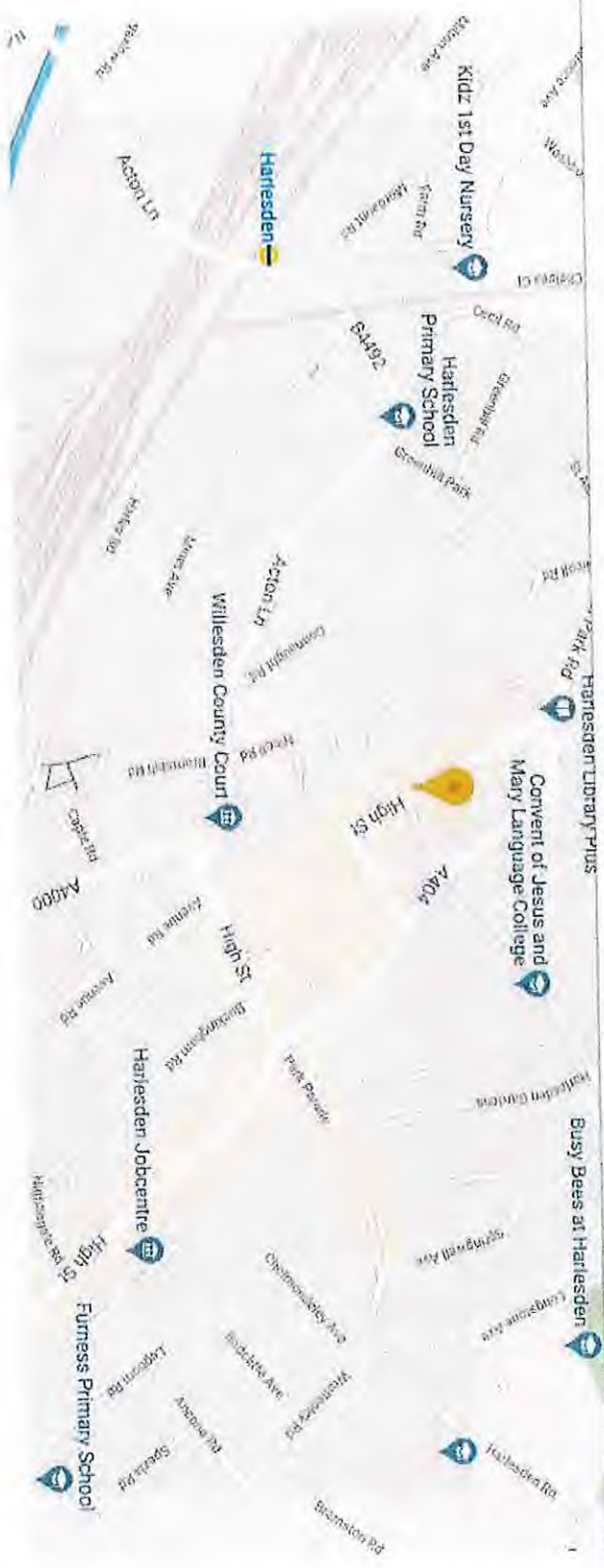
Tickets will be reserved for 10 minutes

Restrictions:

- Age: 18+
- Last entry: 2:30am
- Dress code: Smart Casual



DOCUMENT 36 (1 PAGE)



Contact

CALL NOW

020 8965 3505

Address

GET DIRECTIONS

1 Craven Park Road
London
NW10 8SE
United Kingdom

Business Hours

Mon: 4:00 PM – 3:00 AM
 Tue: 4:00 PM – 2:00 AM
 Wed: 4:00 PM – 1:00 AM
 Thu: 4:00 PM – 3:00 AM
 Fri: 12:00 PM – 5:00 AM
 Sat: 4:00 PM – 5:00 AM
 Sun: 4:00 PM – 3:00 AM



VYBZ BAR
· 10 July · Edited ·



—
GALLERY



DOCUMENT 5a
(2 pages)



Brent

Brent Civic Centre
Engineers Way
Wembley
Middlesex HA9 0FJ

TEL 020 8937 5303

EMAIL esther.chan@brent.gov.uk

WEB www.brent.gov.uk

Kamika Patrice Tate
Vybz Bar
1 Craven Park Road
London
NW10 8SE

20th September 2018

Our Ref: 0110

Dear Ms Tate

Licensing Act 2003 – Complaint

Re: Vybz Bar, 1 Craven Park Road, London, NW10 8SE

I am writing to inform you that we have received a complaint alleging of noise disturbance from your premises until 2am on Thursday to Sunday, which indicates that licensable activities are being carried out on your premises after the permitted hours stated on your premise licence. Furthermore it would appear that you have tables and chairs outside the premise, which is on the public highway.

Premise Licence – Noise Disturbance

It has been reported that loud music is emanating from your premise and your patrons are causing a nuisance by congregating outside your premise screaming and shouting.

According to the premise licence, you are permitted to open from 07:00 – 23:00hrs on Sunday to Thursday and from 07:00 – 00:00 on Friday to Saturday.

As stipulated on Condition 4 of the premise licence it states that ‘Customers shall not be permitted to take open glass containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority’.

May I remind you that the licensee and DPS are expected to know all the conditions on the premises licence and to have made provisions with your staff so that none of these conditions are breached. You are also required to know the hours you are authorised for the licensable activities you have been granted by the Licensing Authority.

In addition to licensing controls, the Council has a duty under the Environment Protection Act 1990, to investigate noise complaints and if a noise is found to exist, enforcement action will be taken against you. You must take appropriate steps to ensure that no noise is emanating from your premise.

Should you be found to be operating outside of your licence by way of increase of hours or holding an activity that you are not licensed to do so may result in legal action taken against the DPS and Premises Licence Holder (even if you are not on the premises at the time of the offence).

If compliance is not achieved the Council may take formal action that may affect your premise licence in the form of a review and/or a prosecution. A person found guilty of an offence under the above section is liable on summary conviction to imprisonment for a term not exceeding 6 months or to an unlimited fine.

Street Trading – Unauthorised Tables & Chairs / Consumption of Alcohol

You are not entitled to have tables and chairs on the public highway as you do not hold a street trading licence. Should you wish to provide tables and chairs outside the premise, you must apply for a street trading licence.

Alongside a street trading application, please be aware that if you wish to allow consumption outside the the premise, you must submit a variation application to to vary the premise licence to provide a plan to include outside seating and apply for alcohol to be authorise 'off' the premises.

Until such applications are granted, you must **remove** all **tables and chairs** outside the premies and ensure no consumption of alcohol takes outside the premises.

If you are caught trading illegally, Police and Council Officials can seize the articles (including perishable goods) and you could face a fine up to £1,000. No further warnings will be given before enforcement action is taken, including the seizure of your goods/articles.

Please do not hesitate to contact me quoting the above reference should you require any further advice or information.

Yours faithfully,



Esther Chan
Licensing Inspector
Planning, Transportation & Licensing

DOCUMENT 5b
(5 pages)



Brent

Brent Civic Centre
Engineers Way
Wembley
Middlesex HA9 0FJ

TEL 020 8937 5303

EMAIL esther.chan@brent.gov.uk

WEB www.brent.gov.uk

Kamika Tate

27th December 2018

Our Ref: Premise Licence Number 318510

Dear Ms Tate,

Licensing Act 2003 – Breach of Premise Licence
Re: VYBZ BAR, 1 Craven Park Road, London, NW10 8SE

I am writing to confirm my visit with Brent Licensing Police Officer, PC Nicola McDonald on Friday 14th December 2018 in the presence of your husband Emmanuel.

During our visit, it has been noted the below conditions embedded on the premise licence were breached:

- CCTV shall be installed and maintained in a working condition.
- All CCTV recordings shall be kept for 31 days and shall be made available to police and licensing officers if requested.
- 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.
- Customers shall not be permitted to take open glass containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority.
- No entry or re-entry shall be permitted after midnight.
- The Licensee shall undertake a risk assessment of any significant promotion or event, using the Metropolitan Police Service Promotion/Event Risk Assessment Form (Form 696) or an equivalent and provide a copy to the Metropolitan Police and Brent Council's Licensing Unit not less than 14 days before the event is due to take place.
- Where an event has taken place the licensee shall complete a Debrief Risk Assessment Form (Form 696A) and submit this to the Metropolitan Police and Brent Council's Licensing Unit within 3 days of the conclusion of the event.

- Notices clearly explaining the licensee's drugs policy shall be displayed at the entrance and at suitable places throughout the premises.
- The front inward opening doors shall be locked back in the open position while the public are on the premises.
- The "Challenge 21" proof of age scheme or similar such scheme shall be adopted.

Please be aware that the rear patio area has not been approved by the Licensing Authority as part of the plan associated to the premise licence, therefore you must not provide licensable activities or permit customers to consume alcohol in this area.

Furthermore, it is evident that you are trading beyond your permitted hours. May I remind that it is your duty to ensure that the licensable activities and hours of operation are in accordance with those listed on your premises licence. You must also ensure that all the conditions attached to your premise licence are adhered to.

On this occasion, we will not institute legal proceedings or take any other formal action against you, but please take this letter as formal warning.

Please do not hesitate to contact me should you require any further advice or information.

Yours faithfully,



Esther Chan
Licensing Inspector
Planning, Transportation & Licensing



INVESTORS IN PEOPLE







Document 5c
(2 pages)



**METROPOLITAN
POLICE**

Working together for a safer London

TERRITORIAL POLICING

**NWCU - Brent Borough
Licensing Department**

Ms Kamika Tate
Vybz Bar
1 Craven Park Road
Harlesden
NW10 8SE

Wembley Police Station
603 Harrow Road
Wembley
HA0 2HH

Mobile : 07824868710
Email:

NWmailbox.licensingbrent@met.police.uk

19th August 2019

Dear Kamika

I write to formally address concerns observed from Vybz Bar 1 Craven Park Road, Harlesden, NW10 8SE. Licence number 318510. You are both the premises licence holder and the designated premises supervisor for this venue and therefore responsible for the day to day operation.

The premise is licensed for supply of alcohol, both live and recorded music from 1100 hours to 0300 hours daily. Late night refreshment can be provided from 2300hours to 0300hours daily. The premises must be closed to the public at 0300 hours.

Any licensable activities outside of the permitted hours constitutes an offence namely: 'Unauthorised licensable activity' under Section 136 Licensing Act 2003 which carries an unlimited fine and/or up to 6 months imprisonment.

I made contact with you in December 2018 both verbal and written, highlighting these offences and both myself and Esther Chan a licensing enforcement officer from Brent Council met with your partner [REDACTED] on 14th December 2018 to discuss and view CCTV footage. We viewed footage from your venue on 17th – 18th November 2018 which clearly showed the bar open to the public, alcohol sales, music and dancing after authorised hours of 0300 hours. The premises licence condition preventing no entry/re entry to the premises after midnight was being breached. The rear garden had also been used for licensable activities and smoking constituting further offences.

You were given a written formal warning (hand delivered to the bar and home addresses) and all parties including [REDACTED] (I understand your mother) who was at the venue on 11th December when I visited, were advised of the premises licence conditions and hours of operation.

Police are aware the bar has been regularly operating outside of the authorised hours and still been breaching the no entry/ re-entry condition of the licence. After seeing the number of persons leaving an event at Vybz Bar on 10th / 11th August 2019 I suspect you are also breaching a fire risk capacity. The operation of your premises is causing a nuisance to local residents and community.

This letter is a FINAL written warning. The Metropolitan Police as a Responsible Authority under the Licensing Act 2003 reserves the right to initiate a Review of your Premises License and take enforcement action with reference to the commission of offences under the 'Act'

Police will be conducting licensing inspections at VYBZ Bar. I am being transparent in order for you to make the necessary improvements in the operation.

YOU MUST OPERATE WITHIN THE AUTHORITY OF YOUR PREMISES LICENCE.

**In addition, I am formally requesting CCTV footage from the Vybz Bar for all cameras from 0130hrs to 0600 hours on Sunday 11th August 2019. I would also like to see the fire risk assessment for the venue and information regarding any planning regulations or consent with regard to the rear yard.
Please contact me via email above when this footage is ready for collection, but in any case by 5th September 2019.**

If you have any questions about this do not hesitate to contact me.

Yours sincerely

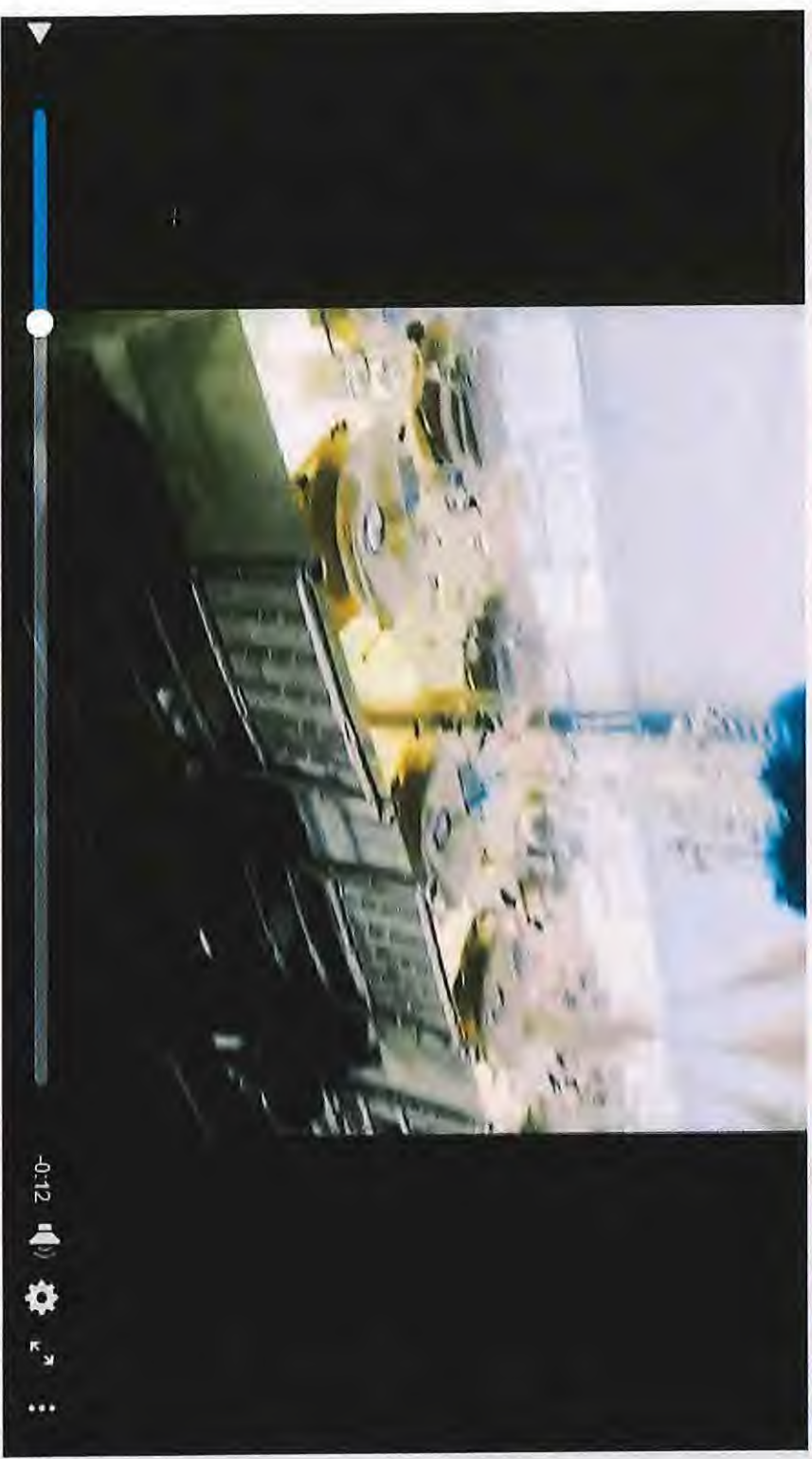
Nicola McDonald 2157NW

Licensing Constable Brent Police

facebook

Sign Up

Email or phone



-0:12 [Volume icon] [Settings icon] [Close icon]



VYBZ BAR

2 August at 09:49 · 🌐

Vybz Bar 🎉👶 Baby shower settingz 🎈🎉👶 Best decor we have ever hosted 🎈🎉👶🎈🎉👶🎈🎉👶

👍 1

➦ Share

From:

Sent: 04 September 2020 19:33

To: Business Licence <business.licence@brent.gov.uk>

Cc: McLeish, Councillor Lloyd <Cllr.Lloyd.McLeish@brent.gov.uk>; Murray, Councillor Joshua <Cllr.Joshua.Murray@brent.gov.uk>; towncentreregeneration <towncentreregeneration@brent.gov.uk>; Legister, Linda <Linda.Legister@brent.gov.uk>; Prashar, Anu <Anu.Prashar@brent.gov.uk>

Subject: Re: Variation Licence Application 19499

Hi,

Please official note my objection to this application. My reasons are below:

The applicant claims that strict social distancing measures are in place, and they thus require additional hours to accommodate the extra work involved. However, I have received several complaints throughout the local down period from local residents indicating that this is not the case, and that social distancing measures have been routinely ignored at the premises. These messages have included photos of people dancing at close quarters, and crowds singing, both of which are prohibited under social distancing rules. Residents also report people leaving after the opening hours and creating a significant amount of noise and disturbance. This is unfair on my constituents, many of whom working early hours in key sectors.

Therefore I suspect the extended hours are more about receiving additional income. There are already many places that people can go to consume alcohol at all times of the day in Harlesden and I do not see any pressing need for another.

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REGENERATION AND GROWTH
REGULATORY SERVICES
BRENT CIVIC CENTRE
ENGINEERS WAY
WEMBLEY
HA9 0FJ

TEL: 020 8937 5359
EMAIL: business.licence@brent.gov.uk

London Borough of Brent

Premises Licence

PART A

*This Premises Licence was granted by Brent Council, Licensing Authority for the area of the Borough of Brent under the **Licensing Act 2003**.*

Signed.....
Operational Director, Planning & Regeneration

Date: 29 September 2017

Licence number 318510

Licence start date: 24/12/2007

Part 1 - Premises Details

VYBZ BAR, 1 Craven Park Road, London, NW10 8SE
Telephone: 020 8965 5643

Licensable activities and the times authorised by this licence

Live Music:

Day	Start Time	End Time
Monday	11:00	03:00
Tuesday	11:00	03:00
Wednesday	11:00	03:00
Thursday	11:00	03:00
Friday	11:00	03:00
Saturday	11:00	03:00
Sunday	11:00	03:00

Recorded Music:

Day	Start Time	End Time
Monday	11:00	03:00
Tuesday	11:00	03:00
Wednesday	11:00	03:00
Thursday	11:00	03:00
Friday	11:00	03:00
Saturday	11:00	03:00
Sunday	11:00	03:00

Provision of Late Night Refreshment:

Day	Start Time	End Time
Monday	23:00	03:00
Tuesday	23:00	03:00
Wednesday	23:00	03:00
Thursday	23:00	03:00
Friday	23:00	03:00
Saturday	23:00	03:00
Sunday	23:00	03:00

Supply of Alcohol:

Day	Start Time	End Time
Monday	11:00	03:00
Tuesday	11:00	03:00
Wednesday	11:00	03:00
Thursday	11:00	03:00
Friday	11:00	03:00
Saturday	11:00	03:00
Sunday	11:00	03:00

Whether alcohol is authorised to be supplied on or off the premises: **On**

The Opening Hours of the Premises:

Day	Start Time	End Time
Monday	11:00	03:00
Tuesday	11:00	03:00
Wednesday	11:00	03:00
Thursday	11:00	03:00
Friday	11:00	03:00
Saturday	11:00	03:00
Sunday	11:00	03:00

Part 2

Details of Holder of Premises Licence:

Name: Tate, Ms Kamika Patrice
Address:

Details of Designated Premises Supervisor:

Name: Kamika Patrice Tate
Address:
Personal Licence Number:
Issuing authority:

Annexe 1 - Mandatory Conditions

No Irresponsible Drinks Promotions

(1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

- (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to— (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
- (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
- (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
- (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
- (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

Free Water

The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

Age Verification Policy

(1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

- (a) a holographic mark, or
- (b) an ultraviolet feature.

Small Measures to be Available

The responsible person must ensure that—

- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available

Minimum Price of Alcohol

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
2. For the purposes of the condition set out in paragraph 1—
 - (a) —duty is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) —permitted price is the price found by applying the formula—
$$P = D + (D \times V)$$
where—
 - (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) —relevant person means, in relation to premises in respect of which there is in force a premises licence—
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) —relevant person means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) —value added tax means value added tax charged in accordance with the Value Added Tax Act 1994.
3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (—the first day) would be different from the permitted price on the next day (—the second day) as a result of a change to the rate of duty or value added tax.
 - (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Requirement for a DPS

- (1) No supply of alcohol may be made under the premises licence-

- (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - (b) at a time when the designated premises supervisor does not hold a personal licence or their personal licence is suspended.
- (2) Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

Door Supervisors and Security Staff to be Licensed by the SIA (when required)

Where the licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, each individual must be licensed by the Security Industry Authority, with the following exceptions:

- a) premises where the premises licence authorises plays or films
- b) any occasion mentioned in paragraph 8(3)(b) or (c) of Schedule 2 to the Private Security Industry Act 2001 (premises being used exclusively by a club with a club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence), or
- c) any occasion within paragraph 8(3)(d) of Schedule 2 to the Private Security Industry Act 2001

Film Classification When required

- (i) The admission of children to the exhibition of any film must be restricted in accordance with the recommendation of the designated film classification body unless section (ii) applies.
- (ii) Where the licensing authority notifies the holder of the licence that this subsection applies the admission of children must be restricted in accordance with any recommendation made by the licensing authority.

In this section-

"children" means persons aged under 18; and

"film classification body" means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (c. 39) (authority to determine suitability of video works for classification).

Annexe 2 - Conditions Consistent With the Operating Schedule

1. CCTV shall be installed and maintained in a working condition.
2. All CCTV recordings shall be kept for 31 days and shall be made available to police and licensing officers if requested.
3. 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.
4. Customers shall not be permitted to take open glass containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority.
5. The total number of people permitted on the premises including staff and performers shall not exceed 50.
6. Door supervisors of a sufficient number and gender mix, shall be employed from 20:00 hours on any day when the premises are open for the sale of alcohol past midnight.
7. Substantial food and non-intoxicating beverages (including free drinking water) shall be available during the whole of licensed hours in all parts of the premises where intoxicants are provided.
8. The licensee or his/her deputy shall be a member of, and actively participate in the local

pubwatch scheme.

9. No entry or re-entry shall be permitted after midnight.

10. The Licensee shall undertake a risk assessment of any significant promotion or event, using the Metropolitan Police Service Promotion/Event Risk Assessment Form (Form 696) or an equivalent and provide a copy to the Metropolitan Police and Brent Council's Licensing Unit not less than 14 days before the event is due to take place.

11. Where an event has taken place the licensee shall complete a Debrief Risk Assessment Form (Form 696A) and submit this to the Metropolitan Police and Brent Council's Licensing Unit within 3 days of the conclusion of the event.

12. Notices clearly explaining the licensee's drugs policy shall be displayed at the entrance and at suitable places throughout the premises.

13. When prior notice has been given the licensee shall allow free and unimpeded access to police officers with drug sampling equipment and/or "sniffer" dogs, to test customers prior to entry, for drug use and possession.

14. If dancers are employed, their names, passport and visa details, including those of the band members, shall be supplied to the police no less than one month before they are due to start performing.

15. A residual current device (RDC), having a rated residual operating current not exceeding 30 milliamps, shall be provided to any socket or power supplies to be used for temporary stage, band or disco equipment, likely to be accessible to performers, staff or public. This protection shall be extended to gaming machines, cigarette machines and similar equipment used by the public.

16. The front inward opening doors shall be locked back in the open position while the public are on the premises.

17. The "Challenge 21" proof of age scheme or similar such scheme shall be adopted.

Annexe 3 - Conditions Attached After a Hearing by the Licensing Authority
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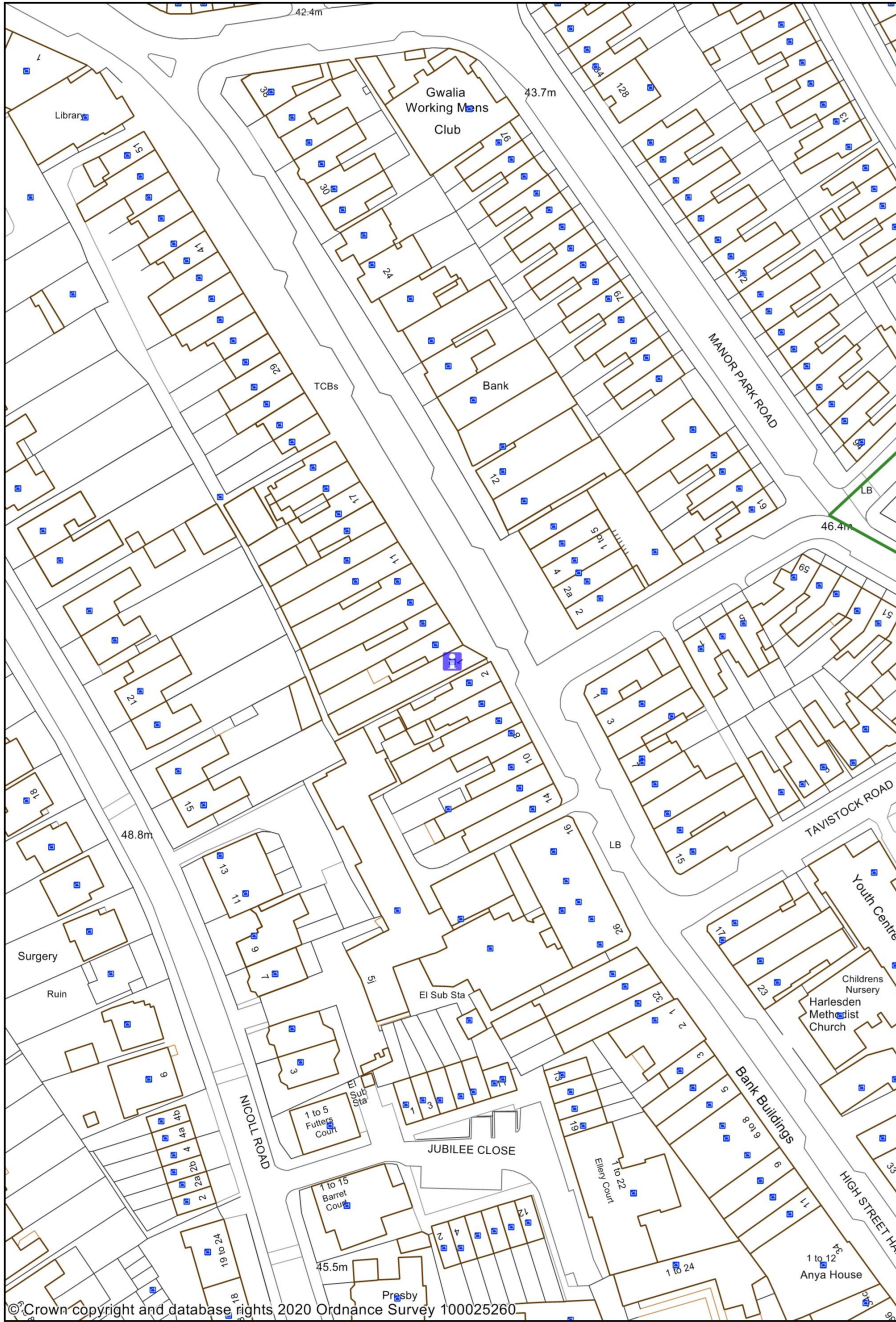
Not Applicable

Annexe 4 - Plans

See attached sheet.

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Vybz Bar, 1 Craven Park Road, NW10 8SE



1:1250

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