



Alcohol and Entertainment Licensing Sub-Committee

Thursday 17 December 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 (Vice-Chair)
Shahzad
Hylton

Substitute Members

Councillors:

Ahmed, Chohan, Denselow, Hector, Kennelly, McLeish,
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:

www.brent.gov.uk/committees

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 New Premises Licence by Walnut Wholefoods Ltd for the premises known as Walnut, 78 Walm Lane, NW2 7RA, pursuant to the provisions of the Licensing Act 2003	1 - 42
4 Application for New Premises Licence by Kanagaratnam Selvaratnam for the premises known as Kanaga Mart Ltd, 755 Harrow Road, HA0 2LW, pursuant to the provisions of the Licensing Act 2003	43 - 78

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 New Premises Licence

1. The Application

Name of Applicant:	Walnut Wholefoods Ltd
Name & Address of Premises:	Walnut, 78 Walm Lane, NW2 7RA
Applicants Agent:	Delta Tech Ltd

The application is for a new premises licence:

- 1 For the sale and supply of alcohol and to remain open, from 6.00am to 9.00pm Monday to Sunday, from 8.00am to 5.00pm Saturday and 8.00am to 3.00pm Sunday.

2. Background

The review of the Statement of Licensing Policy has introduced Cumulative Impact Zones for all new or variation applications for 'Off' licences in the borough.

Cumulative Impact Zones are a tool outlined in the Licensing Act 2003 to address alcohol related anti-social behaviour where authorising of further licences in a specific area may undermine the promotion of the licensing objectives.

This application falls within a Cumulative Impact Zone.

3. Promotion of the Licensing Objectives

See page 13 of the application

4. Relevant Representations

Representations have been received from the Police and Licensing Officers

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.

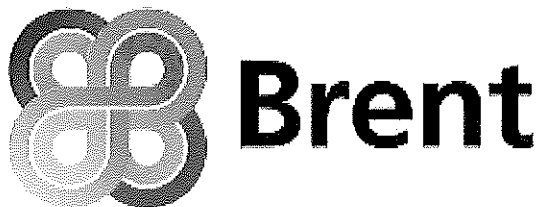
7. Determination of the Application

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

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

8. Associated Papers

- A. Copy of Application Form & Plan
- B. Police Representation
- C. Licensing Representation
- D. OS Map



NEW PREMISES LICENCE APPLICATION FORM

Application for a premises licence to be granted
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 Walnut Wholefoods Ltd

..... apply for a premises licence under
section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the
premises) and I/we are making this application to you as the relevant licensing authority in
accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description	
Walnut, 78 Walm Lane, Willesden Green	
Post town	London
Post code	NW2 4RA

Telephone number of premises (if any)

Non-domestic rateable value of premises

£	29,750
---	--------

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick ✓ Yes

- | | | | |
|-----|---|-------------------------------------|-----------------------------|
| a) | An individual or individuals* | <input type="checkbox"/> | please complete section (A) |
| b) | a person other than an individual* | | |
| | i. as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| | ii. as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| | iii. as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| | iv. other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) | a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) | a charity | <input type="checkbox"/> | please complete section (B) |
| e) | the proprietor of an educational establishment | <input type="checkbox"/> | please complete section (B) |
| f) | a health service body | <input type="checkbox"/> | please complete section (B) |
| g) | a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales | <input type="checkbox"/> | please complete section (B) |
| ga) | A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England | <input type="checkbox"/> | please complete section (B) |
| h) | the chief officer of police of a police force in England and Wales | <input type="checkbox"/> | please complete section (B) |

* If you are applying as a person described in (a) or (b) please confirm:

Please tick ✓ Yes

- | | | |
|---|---|-------------------------------------|
| - | I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or | <input checked="" type="checkbox"/> |
| - | I am making the application pursuant to a | |
| | o Statutory function or | <input type="checkbox"/> |
| | o A function discharged by virtue of Her Majesty's prerogative | <input type="checkbox"/> |

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr Mrs Miss Ms Other title
(for example, Rev)

Surname

First names

Date of Birth

I am 18 years old or over (Please tick yes)

Nationality

Current postal address if different from premises address

Post Town

Postcode

Daytime contact telephone number

E-mail address (optional)

Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr

Mrs

Miss

Ms

Other title
(for example, Rev)

Surname

First names

Date of Birth

I am 18 years old or over (Please tick yes)

Nationality

Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)

Current postal
address
if different from
premises address

Post Town

Postcode

Daytime contact telephone number

E-mail address
(optional)

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name

Walnut Wholefoods Ltd

Address

59-60 The Market Square, London N9 0TZ

Registered number (where applicable)

12951834

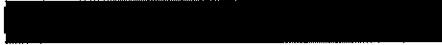
Description of applicant (for example, partnership, company, unincorporated association etc.)

LIMITED COMPANY

Telephone number (if any)



E-mail address (optional)



Part 3 Operating Schedule

When do you want the premises licence to start?

Day	Month	Year	
05	11	2020	

If you wish the licence to be valid only for a limited period, when do you want it to end?

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

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend

--

Please give a general description of the premises (please read guidance note 1)

SUPERMARKET

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

- 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)

Sale 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 7)			Will the performance of a play take place indoors or outdoors or both – please tick [✓] (please read guidance note 3).	Indoors	
Day	Start	Finish		Outdoors	
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur					
Fri			<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</u> (please read guidance note 6)		
Sat					
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick [✓] (please read guidance note 3).	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 4)	Both		
Tue						
Wed				State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Thur						
Fri				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 6)		
Sat						
Sun						

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption (Please tick box ✓) (please read guidance note 8)	On the premises	
Day	Start	Finish		Off the premises	X
Mon	06:00	21:00	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)	Both	
Tue	06:00	21:00		NONE	
Wed	06:00	21:00	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 6)		
Thur	06:00	21:00			
Fri	06:00	21:00		NONE	
Sat	08:00	17:00			
Sun	08:00	15:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name... MR HASAN GUL

Date of Birth... [REDACTED]

Address... [REDACTED]

Postcode... [REDACTED]

Personal Licence number(if known) [REDACTED]

Issuing licensing authority (if known)... [REDACTED]

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 9)

NONE

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variation (please read guidance note 5)
Day	Start	Finish	NONE
Mon	06:00	21:00	
Tue	06:00	21:00	
Wed	06:00	21:00	
Thur	06:00	21:00	
Fri	06:00	21:00	
Sat	08:00	17:00	
Sun	08:00	15:00	
			Non-standard timings. Where you intend to use 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 6)
			NONE

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d, e) (please read guidance note 10)

- STAFF TO BE TRAINED REGULARLY ON LICENSING PROVISIONS AND THIS TO BE DOCUMENTED.

b) The prevention of crime and disorder

- CCTV SHALL BE INSTALLED, OPERATED AND MAINTAINED IN AGREEMENT WITH THE POLICE. THE SYSTEM WILL ENABLE FRONTAL IDENTIFICATION OF EVERY PERSON ENTERING THE PREMISES. THE SYSTEM SHALL RECORD IN REAL TIME AND OPERATE WHILST THE PREMISES ARE OPEN FOR LICENSABLE ACTIVITIES. THE RECORDINGS SHALL BE KEPT AVAILABLE FOR A MINIMUM OF 31 DAYS. RECORDINGS SHALL BE MADE AVAILABLE TO AN AUTHORISED OFFICER OR A POLICE OFFICER (SUBJECT TO THE DATA PROTECTION ACT 1998) WITHIN 24 HRS OF ANY REQUEST.

- ALL INSTANCES OF CRIME AND DISORDER SHALL BE REPORTED TO THE POLICE. THE LICENSEE SHALL ADOPT THE CHALLENGE 25 THE LICENSEE SHALL ENSURE THAT STAFF ARE TRAINED ABOUT AGE RESTRICTED PRODUCTS AND ENSURE THAT THEY SIGN TO CONFIRM THAT THEY HAVE UNDERSTOOD THE TRAINING. THE LICENSEE SHALL KEEP RECORDS OF TRAINING AND INSTRUCTION GIVEN TO STAFF. AN INCIDENT BOOK SHALL BE USED TO RECORD ALL INSTANCES OF PUBLIC DISORDER

c) Public safety

- TO COMPLY WITH THE FIRE REGULATIONS AND THE PROVISIONS OF THE MANAGEMENT REGULATIONS.
- MAINTAIN AND CHECK SYSTEMS IN PLACE, SMOKE DETECTORS, FIRE EXTINGUISHERS, EMERGENCY SAFETY LIGHTING AND FIRE ALARMS.

d) The prevention of public nuisance

- DISCOURAGE NOISE FROM PATRONS ARRIVING AT, QUEUING OR DEPARTING FROM THE PREMISES BY DISPLAYING POLITE NOTICES FOR CUSTOMERS' ATTENTION.

e) The protection of children from harm

- THE LICENSEE SHALL ADOPT THE CHALLENGE 25
- THE LICENSEE SHALL ENSURE THAT STAFF ARE TRAINED ABOUT AGE RESTRICTED PRODUCTS AND ENSURE THAT THEY SIGN TO CONFIRM THAT THEY HAVE UNDERSTOOD THE TRAINING. THE LICENSEE SHALL KEEP RECORDS OF TRAINING AND INSTRUCTION GIVEN TO STAFF.

Checklist

Please tick ✓ Yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

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.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent. (Please read guidance note 12). If signing on behalf of the applicant please state in what capacity.

Declaration

- (Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership) I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).
- The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)

Signature 

Date 06/11/2020

Capacity AGENT

For joint applications signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent. (Please read guidance note 13). 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 14)

MR TURABIAY
DELTA TECH LTD
86-90 PAUL STREET

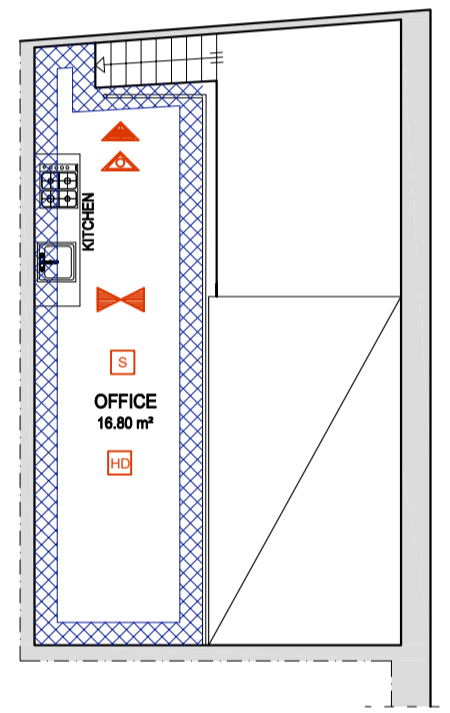
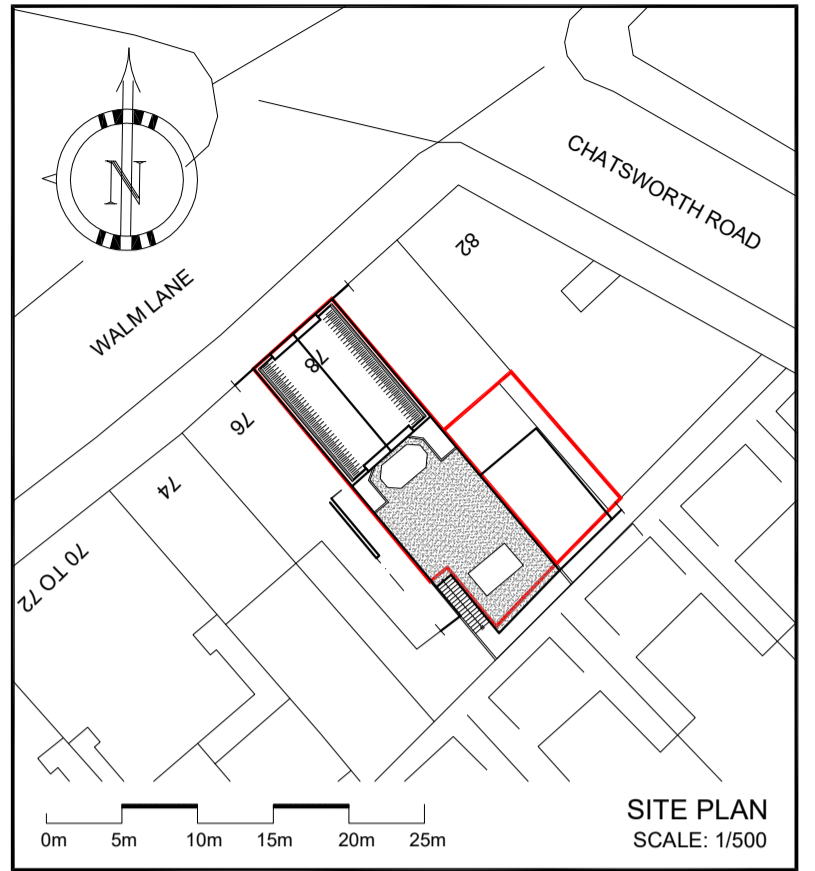
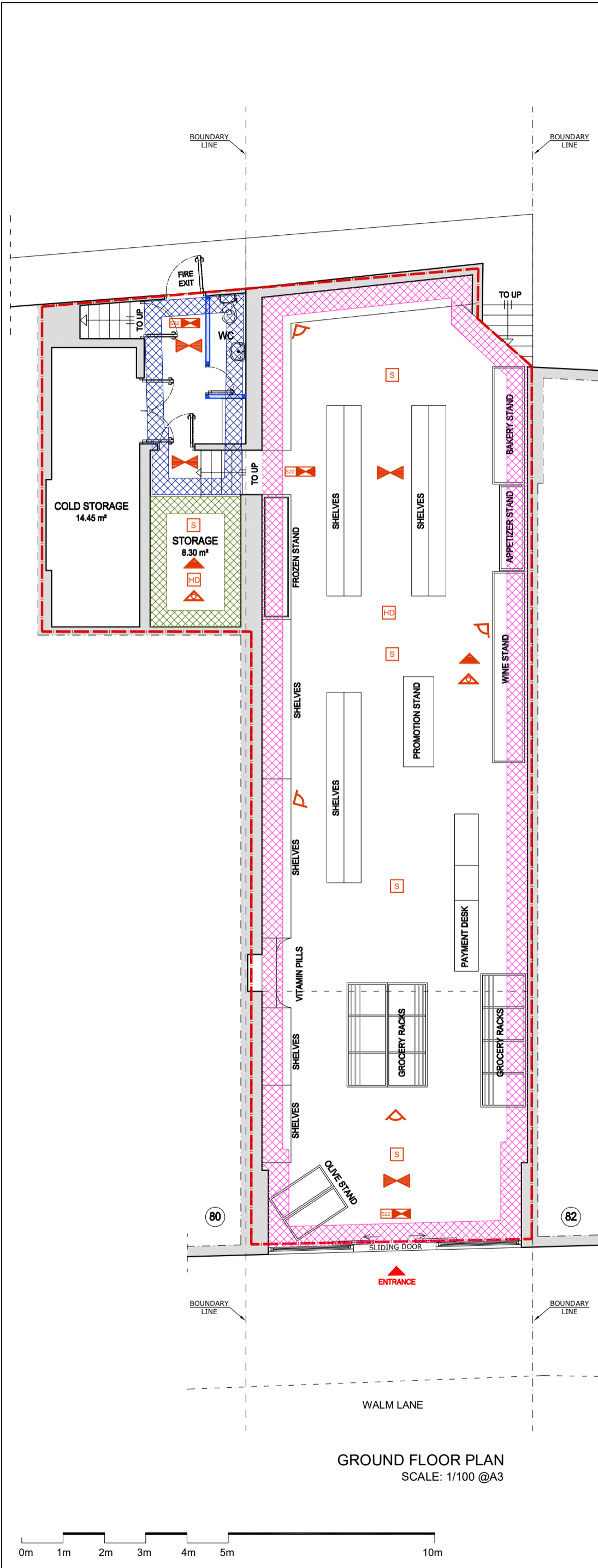
Post town LONDON

Post code EC2A 4NE

Telephone number 07974145604

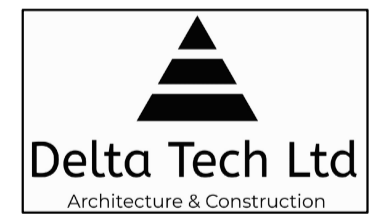
E-mail address (optional) INFO@DELTATECHLTD.COM

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GROUND FLOOR AREA : 197.70 m²

- LEGEND**
- STORAGE
 - LIQUOR SALE
 - WC, PASSAGEWAY, ETC
 - AMBIT OF PREMISES LICENSED
 - SAFETY LIGHTING
 - SMOKE DETECTOR
 - CARBON DIOXIDE FIRE EXTINGUISHER
 - 9 LT. WATER FIRE EXTINGUISHER
 - HEAT DETECTOR
 - INTERNALLY ILLUMINATED FIRE ESCAPE SIGN (BS 5266)
 - CCTV



86-90 PAUL STREET, LONDON EC2A 4NE
TOWN PLANNING CONSULTANTS & ARCHITECTURAL DESIGN
info@deltatechld.com
www.deltatechld.com

**78 WALM LANE
WILLESDEN GREEN
LONDON
NW2 4RA**

- GROUND FLOOR PLAN
- MEZZANINE FLOOR PLAN
- SITE PLAN

SCALE: 1/100 @A3 1/500	REF. NO : PA10/20/03
DATE: OCT. 2020	PROJECT: LICENCE

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**METROPOLITAN
POLICE**

Working together for a safer London

TERRITORIAL POLICING

Brent Police Licensing Unit

Brent Civic Centre
Engineers Way
Wembley
Middlesex
HA9 0FJ

Brent Borough Licensing Department

Harrow Police Station
74 Northolt Road
Harrow
HA2 0DN
Tel: 020 8733 4530
Email: nwmailbox.licensingbrent@met.police.uk
Web: www.met.police.uk

Date: 10/11/2020

Your ref: 20150

Our ref: 01QK/374/2158NW/20

Police representation to the application for a new Premises Licence for Walnut Wholefoods LTD, 78 Walm Lane, NW2 4RA.

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.

I am of the opinion that the risk to the Council's licensing objectives can't be mitigated by simply requesting stringent conditions on the proposed licence. I request the application for a new premises licence be **refused**, for the reasons stated below.

Officer: Ally Darwood
Licensing Officer 2158NW

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 premises licence under section 17 of the act.

The Police representations are primarily concerned with Crime & Disorder, and Public Nuisance.

Dear Sir/Madam,

On Friday 6th November 2020, we (Metropolitan Police, Brent Licensing) received an application for a Premises Licence under Section 17 of the Licensing Act 2003, the applicant being;

Mr Hasan GUL.

The application can be summarised as follows:-

Walnut Wholefoods LTD has applied to be a supermarket / off licence selling food and alcohol. Mr GUL has applied for a licence to sell alcohol (Off Premises) from;

0600hrs - 2100hrs Monday to Friday.

0800hrs - 1700hrs on Saturdays.

0800hrs - 1500hrs on Sundays.

With the store to be open to the public during the same hours.

The application states the following;

- There will be a Challenge 25 Policy
- Staff will be trained on age restricted products
- CCTV will be kept for 31 days and maintained
- Incident and Training logs to be kept
- Noise signage to be displayed

Regarding this Application it is important to note that Street Drinking is a serious and well documented problem in many areas of the borough of Brent. So much so that there have been a number of official measures put in place to restrict the supply and consumption of alcohol most pertinently:

Cumulative Impact Zone (CIZ)

Willesden High Road which includes Walm Lane has been identified as one of ten Cumulative Impact Zones (CIZs) in Brent, where the authorising of further licences may undermine the promotion of the licensing objectives.

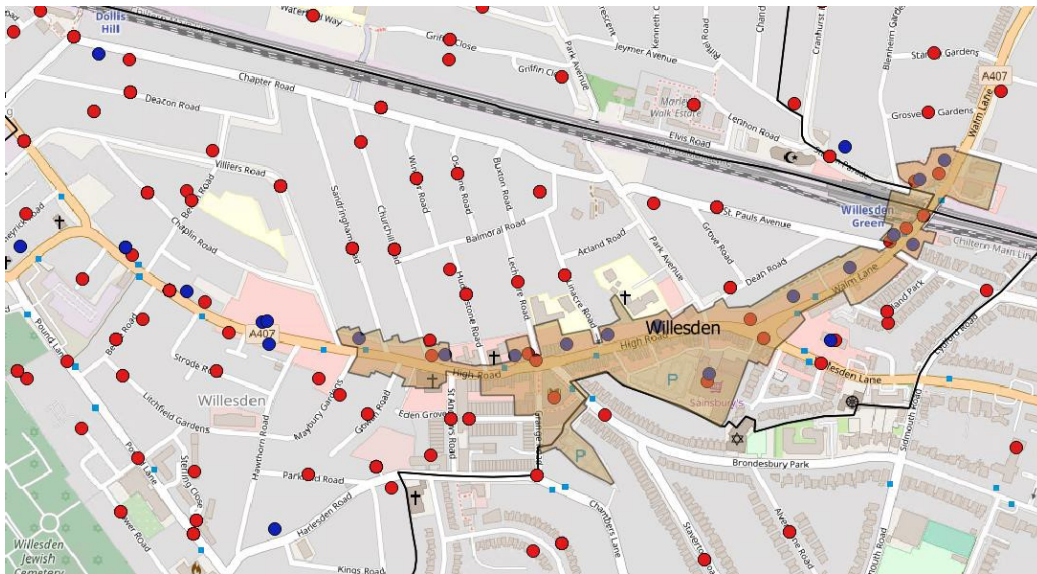
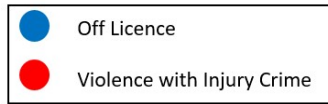
Data captured from various sources including alcohol related police and ambulance call outs has been mapped and shown sufficient evidence to implement CIZs in the specified area. In particular crime data and evidence shows a correlation between concentrations of off-licences and alcohol related anti-social behaviour, particularly that associated with street drinking.

High Road, Willesden

High Road, Willesden is busy large parade of shops in Willesden Green Ward. High Road, Willesden is in an area of medium to high levels of deprivation.

High Road & Walm Lane, Willesden are hotspots for alcohol flagged calls to the Police for crime and anti-social behaviour, and to the ambulance service for call outs.

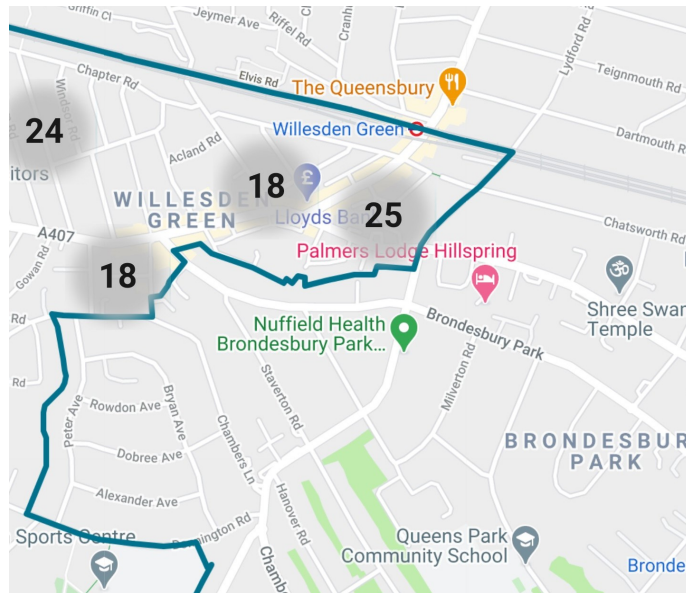
The below map has been taken from Appendix B of the Brent CIZ Proposal, which shows a snapshot of violence with injury crimes, and off licences in the Willesden CIZ and surrounding areas (01/06/2017 to 31/05/2019). The proposed venue is to the right of the CIZ (Walm Lane junction with St. Pauls Avenue). Note the proximity of off licences;



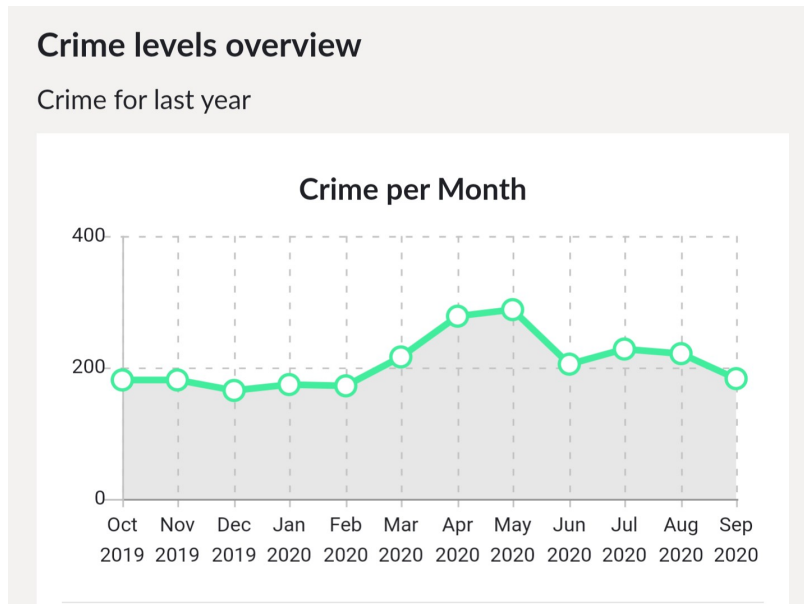
From a Police perspective, it is believed that any additional alcohol retailer within the Willesden CIZ will add to the supply of alcohol to street drinkers and directly contribute towards the existing problem. An opportunity to reduce the supply of alcohol should be explored at every opportunity especially when the addition of a new premises would clearly exacerbate the problems being experienced already, highlighted in the stats below taken from Police.uk Crime Map. These following stats cover the area in September 2020.

Top reported crimes	
Most commonly reported crimes during Sep 2020	
Anti-social behaviour	71
Violence and sexual offences	35
Other theft	14
Vehicle crime	14

The following map shows the locations of hotspots within the Willesden Green CIZ, the '25' Hotspot falls almost exactly on the location of the proposed off licence (NW2 4RA) & the '18's indicate the same street.



The following graphic is also taken from Police.uk and shows the crime rates per month in the area of the proposed off licence (NW2 4RA) averaging at approximately 200 crimes per month.



Below is a list of the crimes in the area of the proposed venue, evidenced in more detail, with redactions due to data protection. This list includes a snapshot of some of the crimes which have occurred in the last year. The types of crimes listed and the frequency that they occur can be attributed to, and are exacerbated by, the consumption of alcohol.

Each of the below entries is within 3-5 minutes' walk from 78 Walm Lane, NW2 4RA, taken from police indices from 01/01/2020 – 10/11/2020;

24/10/2020 – 2100hrs – Common Assault - 1926###/20
18/10/2020 – 1940hrs – Theft – 1926###/20
16/10/2020 – 1235hrs – Common Assault – 1925###/20
09/10/2020 – 2045hrs – Common Assault – 1925###/20
24/09/2020 – 1700hrs – Common Assault – 1923###/20
20/09/2020 – 2240hrs – GBH/Serious Wounding - 1923###/20
20/09/2020 – 2050hrs – Robbery - 1923###/20
18/09/2020 – 2115hrs – ABH - 1923###/20
06/09/2020 – 2300hrs – Common Assault - 1922###/20
05/09/2020 – 0750hrs – Common Assault - 1921###/20
05/09/2020 – 0700hrs – Criminal Damage - 1922###/20
01/09/2020 – 0400hrs – Theft - 1921###/20
16/08/2020 – 0400hrs – GBH/Serious Wounding - 1920###/20
29/07/2020 – 2300hrs – Robbery - 1918###/20
12/07/2020 – 0700hrs – Criminal Damage - 1916###/20
10/04/2020 – 1800hrs – Public Order Offences – 1908###/20
15/03/2020 – 1530hrs – Criminal Damage - 1906###/20
14/03/2020 – 1800hrs – Theft – 1906###/20
29/01/2020 – 1140hrs – Common Assault – 1902###/20

On Tuesday the 10th November 2020 at 1305hrs, I contacted the applicant by telephone and asked if he was happy to answer a few questions about the application, to which he replied yes. Following pleasantries I asked the following questions relevant to his application, and recorded his replies;

PC DARWOOD: Do you know what a Cumulative impact zone / CIZ is?

Mr GUL: No

PC DARWOOD: Are you aware that your stores application falls within a CIZ?

Mr GUL: No

PC DARWOOD: Do you have a solicitor with knowledge of CIZs?

Mr GUL: No but I can get one.

PC DARWOOD: Will you be working at the store?

Mr GUL: Yes, me and my business partner will be

PC DARWOOD: Are you a PLH?

Mr GUL: Yes, for 15 years, my business partner is also a PLH, I worked in a bar before

PC DARWOOD: Important knowledge for anyone who is a PLH is the 4 licensing objectives, can you tell me what you know of them?

Mr GUL: No, if I'm honest I don't remember them

PC DARWOOD: I advise you to study them as, if you are granted your licence, you will be expected to adhere to them.

Mr GUL: Okay I will do that after this phone call

PC DARWOOD: What will you be selling if you were to get your licence approved?

Mr GUL: We are trying to do something different in the area, somewhere that brings people together, we wont be selling cigarettes or cheap alcohol like cans of beer. We want to sell Organic wines to go with peoples groceries.

PC DARWOOD: You haven't put that anywhere on your application Mr GUL, you have applied for an alcohol licence which applies to selling all alcohol. So, If you were unable to sell alcohol what would you sell?

Mr GUL: Fruit and veg mainly and other groceries, ... it would be an issue as we have designed the shop to sell good quality wine, we have a whole wine section. Alcohol is not as big a part of the business as groceries, biggest percentage, dairy 10%, wine 10%.

PC DARWOOD: In general; What do you know of the Willesden Green area?

Mr GUL: We have been here four months already, we have researched the area before buying the shop. We specifically chose this location because of the heritage, we want to keep the same tiles from the original building.

PC DARWOOD: Have you been operating without alcohol sales, in the last 4 months?

Mr GUL: No, with all the paperwork and construction, it has filled our time

PC DARWOOD: Do you have any questions for me?

Mr GUL: No, not a question but we don't want to sell cigarettes etc, we want to sell organic wine and hopefully plastic free.

Following the telephone conversation, I have concerns with the applicant's business plan for this premises.

He seems to be very passionate and knowledgeable about wines, claiming to want to only sell organic wines. However he has not stated any of this on his application. There is nothing written to prevent the applicant selling single cans of beer or miniatures on top of his projected wine sales, which would clearly exacerbate the ongoing street drinking issues in the area.

The applicant also stated his purpose is to mainly sell groceries alongside wine sales, and has then continued, stating that alcohol sales will only be roughly 10% of his business, which would suggest he could operate without an alcohol licence.

It's inadvisable to open another store that's main purpose, I believe, is to sell wine, as the applicant has stated that there is already a wine section in the store. The applicant had no knowledge of the licensing objectives, which, in an area subject to a CIZ, is not adequate.

This application, if granted, will directly contribute to the ongoing problems that the CIZ is in place to prevent.

Willesden Green and Walm Lane in particular, cannot cope with another off-licence. The area is already saturated with similar venues. There are 9 similar premises within a 3 minute walk that sell alcohol (not including bars and pubs – Angies III for example). The temptation to provide lower cost alcohol in an attempt to undercut competition will be high.

Even with the strictest of conditions attached ANY additional supplier of alcohol within the Cumulative impact zone will be a direct contributor to crime and disorder and anti-social behaviour.

I request that this application for a Premises licence at Walnut Wholefoods LTD, 78 Walm Lane, NW2 4RA be refused.

I do not believe there are any conditions that could be attached to the licence to negate the risk of the objectives being undermined. I accept the decision does not rest with me but with the committee. With that in mind, if the licence was granted I would ask for Licensable Activities and Opening Hours to be restricted (namely 1000hrs opening time) and I would ask for the following conditions:

1. CCTV shall be installed to Home Office Guidance standards and maintained in a good working condition and recordings shall be kept for 31 days and shall be made available to police and licensing officers immediately upon request. A member of staff fully conversant with the use and operation of the CCTV system and how to provide footage to police or local authority requests shall be present throughout the permitted hours for sale of alcohol.
2. A CCTV camera shall be installed to cover the entrance of the premises and capture clear facial recognition images and a clear head and shoulders image of every person entering or leaving the premises. Suitable signage re the use of CCTV must be displayed.
3. A sign stating "No proof of age - No sale" shall be displayed at the point of sale
4. A "Challenge 25" policy shall be adopted and adhered to.
5. An incident/refusal book shall be kept at the premises, and made available for Inspection on request to an authorised officer of Brent Council or the Police, which will record the details (including day, date, time, summary of incident) of any of the following:
 - all crimes reported to the venue
 - all ejections of patrons
 - any complaints received
 - any faults in the CCTV system
 - any refusal of the sale of alcohol including 'Off Deliveries/sales of alcohol'
 - any visit by a relevant authority or emergency service.
6. 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.
7. Any staff directly involved in selling alcohol for retail to consumers, staff who provide training and all managers will undergo regular training of Licensing Act 2003 legislation. This will be documented and signed for 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.
8. Promotions that encourage irresponsible drinking shall not be permitted.
9. A clear and unobstructed view into the premises shall be maintained at all times.
10. A suitable intruder alarm complete with panic button shall be fitted and maintained.
11. No high strength beers, lagers, and ciders above 5.5% ABV shall be stocked with the exception of premium beers.
12. A personal licence holder shall be present on the premises and supervise the sale of alcohol throughout the permitted hours for the sale of alcohol

13. A minimum of two members of staff shall be present throughout the permitted hours for the sale of alcohol.

14. No single cans of beer, lager or cider shall be sold

15. No miniatures to be sold – (5cl or 50ml)

16. Outside of the hours authorised for the sale of alcohol, all alcohol within the trading area is to be secured behind locked grills, locked screens or locked cabinet doors so as to prevent access to the alcohol by customers or staff.

17. All alcoholic drinks shall be clearly labelled or marked with the name of the premise.

18. A notice asking Customers to leave quietly from the premises shall be displayed by the exit/entrance.

19. Invoices are to be produced to Police, or a member of an appropriate authority, upon request to evidence payment of duty on goods.

Yours sincerely,

Ally Darwood PC2158NW

Brent Licensing Police Team

From: Delta Tech
Sent: 03 December 2020 17:33
To: Business Licence <business.licence@brent.gov.uk>
Subject: Re: FW: CONSULT: New Premises - Walnut, 78 Walm Lane, NW2 4RA - 20150

Dear Licensing Team

Thank you for the earlier email with attached representation from the Police.

We respect and acknowledge the representations made including the concerns raised due to the sites location.

We wish to confirm the issues raised would be addressed by proposed conditions and additional conditions as requested by the licensing authorities. Ultimately, the proposed new premises will only sell limited type and quantity of alcohol unlike a traditional “off licence” or supermarket. The premises will concentrate as an organic shop/market selling various items and include a limited selection of alcohol. It’s unlikely to draw the type of patrons which cause an issue within a community due to alcohol consumption, even so measures will be in place to prevent sale to an individual who may seem unfit to be sold alcohol or underage. Necessary records will be kept of such incidents.

We are happy to proceed with a committee hearing to forward our proposal and reassure the committee including responsible authorities the premises will be run properly with the necessary measures in place in order to cause an issue within the community due to alcohol sales. We also wish to highlight, if upon the premises licence being granted, all responsible authorities have the necessary powers to request the licence to be reviewed if concerns are raised in the future but we wish for an opportunity to be given to the applicant to prove the premises will be operated beyond satisfaction.

I look forward to hearing from you in due course with a date set for the committee hearing.

In the meantime please don’t hesitate to contact me if you have any questions.

Kind regards

Mr Turabi Ay LL.B

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Mr Turabiay
Delta Tech Ltd
86-90 Paul Street
London
EC21 4NE

3rd December 2020

Our Ref: 20150

Dear Mr Turabiay,

Licensing Representation to the Initial Application for the Premises Licence at Walnut Wholefoods Ltd, Walnut, 78 Walm Lane, NW2 4RA

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 new premises licence under section 17 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.

Cumulative Impact Zone (CIZ)

The Council's current Licensing Policy came into effect 7th January 2020. Crime and complaints assessments in 2015, did not identify any requirement for a CIZs. However, since 2016 there has been a significant and notable increase in alcohol related crime and anti-social behaviour which is having an adverse impact in some areas and neighbourhoods generating complaints from residents, councillors and the Police. This is undermining the licensing objectives and also has potential to undermine the vitality of Brent's town centres.

Data captured from various sources including alcohol related police and ambulance call outs have been mapped and have shown suitable evidence to implement CIZs in the specified areas. In

particular crime data and evidence shows a correlation between concentrations of off-licences and alcohol related anti-social behaviour, particularly that associated with street drinking.

High Road Willesden / Walm Lane have been identified as one of ten Cumulative Impact Zones (CIZs) in Brent, where the authorising of further licences may undermine the promotion of the licensing objectives.

The Statement of Licensing Policy states: -

Willesden High Road / Walm Lane

This area has high levels of alcohol related ambulance call outs as well as associated crime along its entire length. Therefore, it is proposed that a CIZ be introduced for off-licences on High Road, Willesden, NW10 from the junction of Church Road up to the junction of Walm Lane and Willesden Lane.

Data captured from various sources including alcohol related police and ambulance call outs have been mapped and have shown suitable evidence to implement CIZs in the specified areas. In particular crime data and evidence shows a correlation between concentrations of off-licences and alcohol related anti-social behaviour, particularly that associated with street drinking.

Street Drinking Hotspots

There are relatively few calls to police specifically about street drinking. This may be because they are recorded as other ASB types such as littering or noise. Between 01/06/2017 and 31/05/2018, there were only 53 calls to police. The following year, there were 142. This represents an increase of 168%. Part of this increase may be attributed to callers being aware of the borough wide PSPO on drinking in public which came into effect in October 2017.



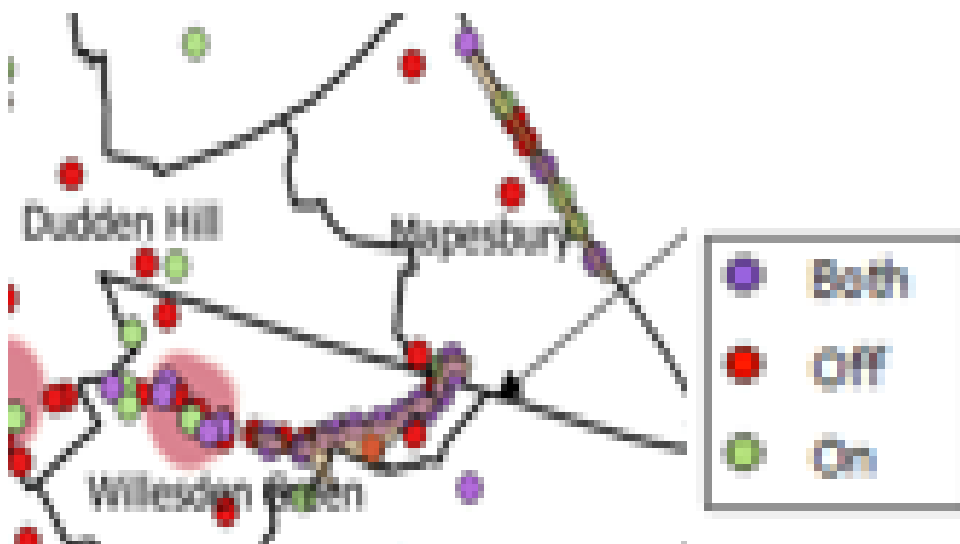
Calls to police specifically related to street drinking between 01/06/2017 and 31/05/2019

Hotspots in Brent in Ambulance and Police alcohol flagged call out data



Alcohol-related ambulance and Police calls between 01/06/2017 to 31/05/2019

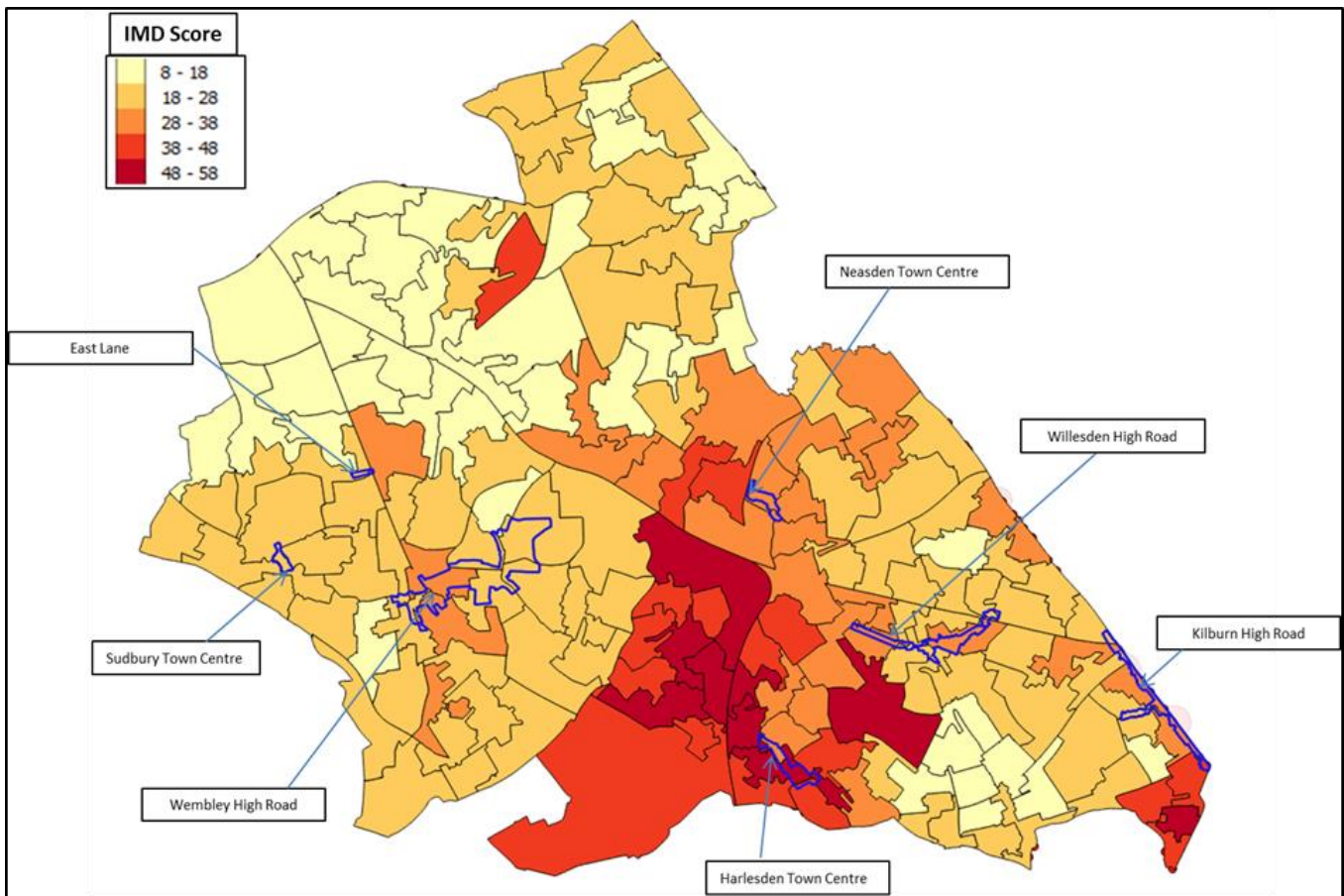
Hotspot of Violence with Injury Crimes



All violence with injury crimes between 01/06/2017 and 31/05/2019

Brent Index of Multiple Deprivation (IMD) score 2015 by Lower Super Output Areas

The Index of Multiple is made up of income deprivation, employment deprivation, education, skills and training deprivation, health deprivation and disability, crime, barriers to housing services and living environment.



Brent Index of Multiple Deprivation (IMD) score 2015 by Lower Super Output Areas

The purpose of the CIZ in Willesden, is to address the issues mentioned above.

The Premises





The premises, namely Walnut Wholefoods Ltd, Walnut, 78 Walm Lane, NW2 4RA falls within one of Brent’s ten CIZs.



Walnut, 78 Walm Lane, NW2 4RA

Walm Lane is a busy road that has a large parade of shops surrounded by residential dwellings. Willesden Green Station is within close proximity of the 78 Walm Lane. There are a number of licensed premises within a few minutes walk of each other.



 NEW PREMISES LICENCE	78 WALM LANE, LONDON, BRENT, NW2 4RA																		
 OFF LICENCE <table border="1" data-bbox="113 1346 632 1547"> <tbody> <tr><td>92 Walm Lane, London, Brent, NW2 4QY</td><td>1 Min Walk (184 Ft)</td></tr> <tr><td>57 - 59 Walm Lane, London, Brent, NW2 4QR</td><td>2 Min Walk (0.1 Mile)</td></tr> <tr><td>37 Walm Lane, London, Brent, NW2 4QU</td><td>1 Min Walk (56 Ft)</td></tr> <tr><td>21A Walm Lane, London, Brent, NW2 5SH</td><td>1 Min Walk (308 Ft)</td></tr> <tr><td>29A Walm Lane, London, Brent, NW2 5SH</td><td>1 Min Walk (246 Ft)</td></tr> <tr><td>47 Walm Lane, London, Brent, NW2 4QU</td><td>1 Min Walk (154 Ft)</td></tr> <tr><td>43 Walm Lane, London, Brent, NW2 4QU</td><td>1 Min Walk (118 Ft)</td></tr> <tr><td>23 Walm Lane, London, Brent, NW2 5SH</td><td>1 Min Walk (272 Ft)</td></tr> <tr><td>7A Walm Lane, London, Brent, NW2 5SJ</td><td>2 Min Walk (0.1 Mile)</td></tr> </tbody> </table>	92 Walm Lane, London, Brent, NW2 4QY	1 Min Walk (184 Ft)	57 - 59 Walm Lane, London, Brent, NW2 4QR	2 Min Walk (0.1 Mile)	37 Walm Lane, London, Brent, NW2 4QU	1 Min Walk (56 Ft)	21A Walm Lane, London, Brent, NW2 5SH	1 Min Walk (308 Ft)	29A Walm Lane, London, Brent, NW2 5SH	1 Min Walk (246 Ft)	47 Walm Lane, London, Brent, NW2 4QU	1 Min Walk (154 Ft)	43 Walm Lane, London, Brent, NW2 4QU	1 Min Walk (118 Ft)	23 Walm Lane, London, Brent, NW2 5SH	1 Min Walk (272 Ft)	7A Walm Lane, London, Brent, NW2 5SJ	2 Min Walk (0.1 Mile)	
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Public Space Protection Order (PSPO)

The entire Borough of Brent is subject to a Public Space Protection Order for street drinking and therefore it is an offence to drink alcohol in any public place.

If a police officer reasonably believes that a person is, or has been, consuming intoxicating liquor within these areas, the officer may require the person concerned:

- a) not to consume in that place anything which is, or which the officer reasonably believes to be, intoxicating liquor
- b) to surrender anything in his/her possession which is, or which the officer reasonably believes to be, intoxicating liquor or a container for such liquor (other than a sealed container)
- c) An officer may dispose of anything surrendered to him/her as above.
- d) Issue fixed penalty notices on offenders
- e) Prosecute persistent offenders

However, in reality there are limited police officer resources, which in practice would prevent the above from being enforced. This therefore places a greater emphasis on the responsibility of those premises that are selling alcohol for consumption off the premises. It is clear that if off licences did not exist, the number of street drinkers would decline.

Therefore simply selling alcohol to customers who once off the premises, are no longer the responsibility of the licence holder, the Designated Premises Supervisor (DPS) and/or members of staff is no longer a viable option.

Premises Licence Application

The applicants of the new premise licence is Walnut Wholefoods Ltd. The directors are Mr Hasan Musdagi and Mr Hasan Gul. Mr Gul is also the proposed DPS.

On Tuesday 24th November 2020, I conducted a visit in the area and noted the premise was under refurbishment.

On Thursday 3rd December 2020, I spoke to Mr Gul via telephone to obtain further information related to the application.

The following questions were asked and recorded below:

Esther Chan (LA): When did you take over the business?

Hasan Gul: September 2020.

Esther Chan (LA): Are you the business rate payer?

Hasan Gul: Yes, I have registered.

Esther Chan (LA): When do you intend to open the premise?

Hasan Gul: Depend on various applications related to opening hours, sign outside shop, compressor unit and alcohol licence. We had intentions to open on 18th December 2020.

Esther Chan (LA): What sort of goods and services will you provide?

Hasan Gul: Organic and health foods based on quality, natural, vegan and gluten free goods.

Esther Chan (LA): Do you intend to deliver alcohol?

Hasan Gul: We are considering and designing a website. It will be based on demand.

Esther Chan (LA): Will you supply beers, lagers and ciders over 5.5% abv?

Hasan Gul: No, our focus is on quality wines.

Esther Chan (LA): If the application for the premise licence is refused, will this affect your business?

Hasan Gul: Yes, alcohol sales will generate 10% -15% profit.

Esther Chan (LA): Are you are aware the premise fall in a CIZ?

Hasan Gul: Yes, I have been made aware by PC Ally Darwood.

Esther Chan (LA): Can you explain what a CIZ is?

Hasan Gul: We are in a zone, where there is a history of people street drinking.

Esther Chan (LA): What do you know about the area?

Hasan Gul: Mixed, multicultural and upcoming area.

Esther Chan (LA): What makes your business unique?

Hasan Gul: We have a professional background. We want to add value and quality to the neighbourhood by providing natural and first class produce.

Esther Chan (LA): When did you obtain your personal licence?

Hasan Gul: I have had my personal licence for 15/16 years and my business partner has had his personal licence for 10 years.

Esther Chan (LA): Can you explain the four the licensing objectives?

Hasan Gul: Preventing crime and disorder, preventing nuisance, protecting children and public safety.

Esther Chan (LA): Do you or your business partner have experience in running an off licence/supermarket?

Hasan Gul: We ran a grocery/off licence for 7-8 years in Borehamwood. We currently run a fruit and veg stall in Nags Head Market.

Esther Chan (LA): How many staff will you employ?

Hasan Gul: 6-8 members of staff.

Esther Chan (LA): Who will be responsible for training the staff?

Hasan Gul: The directors with professional advice.

Esther Chan (LA): Explain your age verification policy?

Hasan Gul: We will adopt a Challenge 25 policy.

Esther Chan (LA): Why do you want to supply alcohol from 6am on Monday – Friday?

Hasan Gul: Not sure how it works but happy to reduce the hours for the supply of alcohol.

Operational Plan, Training Manual & Conditions

According to Section M of the application form, the steps described to promote the licensing objectives are general.

The Licensing Authority would expect to see information on how the business plans to ensure that their particular premises will go above and beyond in promoting the licensing objectives in a crime hot spot.

Safeguarding the Local Area

The Statement of Licensing Policy lists considerations to be made when applying for a new premises licence, particularly those considerations relating to street drinking.

However, there are no specific conditions that are mentioned in the application to address the likes of such things outside of the premises that could be directly linked back to the premises. This includes items such as the clearing up of litter which may be left outside the premises by customers, the labelling of alcohol with the premises name in order to link street drinkers back to the premises or measures to discourage street drinkers from loitering outside the premises.

As per Brent Council's Statement of Licensing Policy, a voluntary offering of a ban on high strength alcohol sales does not necessarily address the requirements under a Cumulative Impact Zone.

Summary

The Statement of Licensing Policy states that any licence application in a CIZ area will need to demonstrate with evidence that its operation will not add to any cumulative impacts that the CIZ is seeking to address. Further, new applicants and those applying for variations would be required to demonstrate how their premises will not contribute to street drinking in those areas.

The effect of adopting a CIZ is to "create a rebuttable presumption" that applications for licences which are likely to add to the existing cumulative impact will normally be refused (or subject to certain limitations) unless the applicant can demonstrate that there will be no negative cumulative impact on the licensing objectives.

Although the applicant mentions he has experience in running a similar premises in the past, the operating schedule fails to demonstrate that a grant will not lead to a negative cumulative impact on one or more of the licensing objectives and to the contrary add to the issues of an existing saturated area.

It is on this basis, that the Licensing Authority ask that the application for a new premises licence is refused by the Licensing Sub-Committee. Adding conditions to a premises licence, in the Licensing Authority's opinion is not adequate when the application does not demonstrate what is being put in place in order to avoid further cumulative impact. Adding an additional off licence to the eight that already exist in the immediate area, will no doubt be detrimental to the local area.

If the committee however decide that there is sufficient evidence to the contrary, the Licensing Authority would ask that the following conditions be added to the operating schedule:-

The Licensing Authority require the following points to be included in the operating schedule or added as conditions on the premises licence:

1. CCTV shall be installed to Home Office Guidance standards and maintained in a good working condition and recordings shall be kept for 31 days and shall be made available to police and authorised Officers from Brent Council.

2. 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.
3. A CCTV camera shall be installed to cover the entrance to the premises and further cameras to cover the entire serving area and till.
4. A member of staff shall always be present on the premises whilst they are open who is capable operating the CCTV system and able to facilitate immediate viewing of CCTV footage upon the request of the Police and Authorised Officer of the Licensing Authority.
5. Promotions that encourage irresponsible drinking shall not be permitted.
6. A "Challenge 25" policy shall be adopted and adhered to at all times.
7. A sign stating "No proof of age – No sale" shall be displayed at the point of sale.
8. 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.
9. Any staff directly involved in selling alcohol for retail to consumers, staff who provide training and all managers will undergo regular training (every 12 months) of Licensing Act 2003 legislation. This will be documented and signed for 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.
10. Outside of the hours authorised for the sale of alcohol, all alcohol within the trading area is to be secured behind locked grills, locked screens or locked cabinet doors so as to prevent access to the alcohol by customers or staff.
11. All alcoholic drinks shall be clearly labelled or marked with the name of the premises.
12. A notice asking Customers to leave quietly from the premises shall be displayed by the exit/entrance.
13. A single incident log shall be kept at the premises, and made available for inspection on request to an authorised officer of Brent Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
14. No high strength beers, lagers, and ciders above 5.5% ABV shall be stocked or sold at the premises.
15. No single cans of beer, lager or cider be sold.
16. No miniatures (5cl or 50ml) to be sold.

17. A clear and unobstructed view into the premises shall be maintained at all times.
18. Invoices are to be produced to Police, a member of an appropriate authority or council officers upon request to evidence payment of duty on goods.
19. All deliveries shall take place during the normal working day (i.e. 09:00 to 18:00 daily).
20. A lockable safe with deposit slot and anti-fishing mechanisms must be used at the counter till area in order to prevent crime.
21. A suitable intruder alarm and panic button shall be fitted and maintained.
22. A personal licence holder shall be present on the premises and supervise the sale of alcohol throughout the permitted hours for the sale of alcohol.
23. All alcoholic drinks shall be clearly labelled or marked with the name of the premises.
24. An electronic till prompt should be used for all alcohol sales.
25. No 'Off Sale' deliveries permitted at any time.

Reduction of Hours

Supply of Alcohol

Monday to Friday – 09:00hrs to 21:00hrs

Saturday – 09:00hrs to 17:00hrs

Sunday – 09:00hrs to 15:00hrs

Hours Open to Public – No Change

Yours faithfully



Esther Chan
Licensing Inspector
Regulatory Services

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From: Hasan Gul
Sent: 04 December 2020 21:45
To: Legister, Linda <Linda.Legister@brent.gov.uk>
Subject: 78 Walm lane

Dear Licensing officers,

I am writing to you regarding our impending store, Walnut Wholefoods, which is set to launch imminently.

I have been advised we need to answer a couple of questions, which I am happy to provide more clarity.

1) Why are we unique?

We are different because we pride ourselves on providing premium products with health benefits but in order to do this, we scoured many locations to find the ideal demographic. We were absolutely delighted to find Willesden Green catered towards the ideal audience with minimal competition but is ready to embrace our offering.

After extensive research, we have found there are a few businesses, which would complement our store but we are here to enhance the experience and add more value to the location.

We plan to cater to the affluent demographic, which isn't available in the area but the residents are more than ready.

Our offering includes premium products, such as:

- Freshly baked range of bread, including sourdough, gluten-free etc.
- Premium Juice Bar.
- Organic fruit, vegetables, nuts, and dairy.
- Premium fruit and veg with minimal chemicals for the lower range.
- Premium wine (not supermarket brands)
- Premium beers (optional)
- Many more

This isn't just going to be stacked as a standard grocery store but our store has a premium look and feel catering towards, natural, gluten-free produce.

Please have a look at our 3D images, as well as the current pictures, as the store is approaching completion.

If we are to be compared with stores, we are a medium-size independent store, which can compare to the likes of Waitrose and we all know about the Waitrose effect.

As I'm sure you're aware, stores like Gail's has added a great benefit to the area and we are optimistic we will have a wonderful impact on the location.

Please also see the following links for some of the products we plan to offer your wonderful residents:

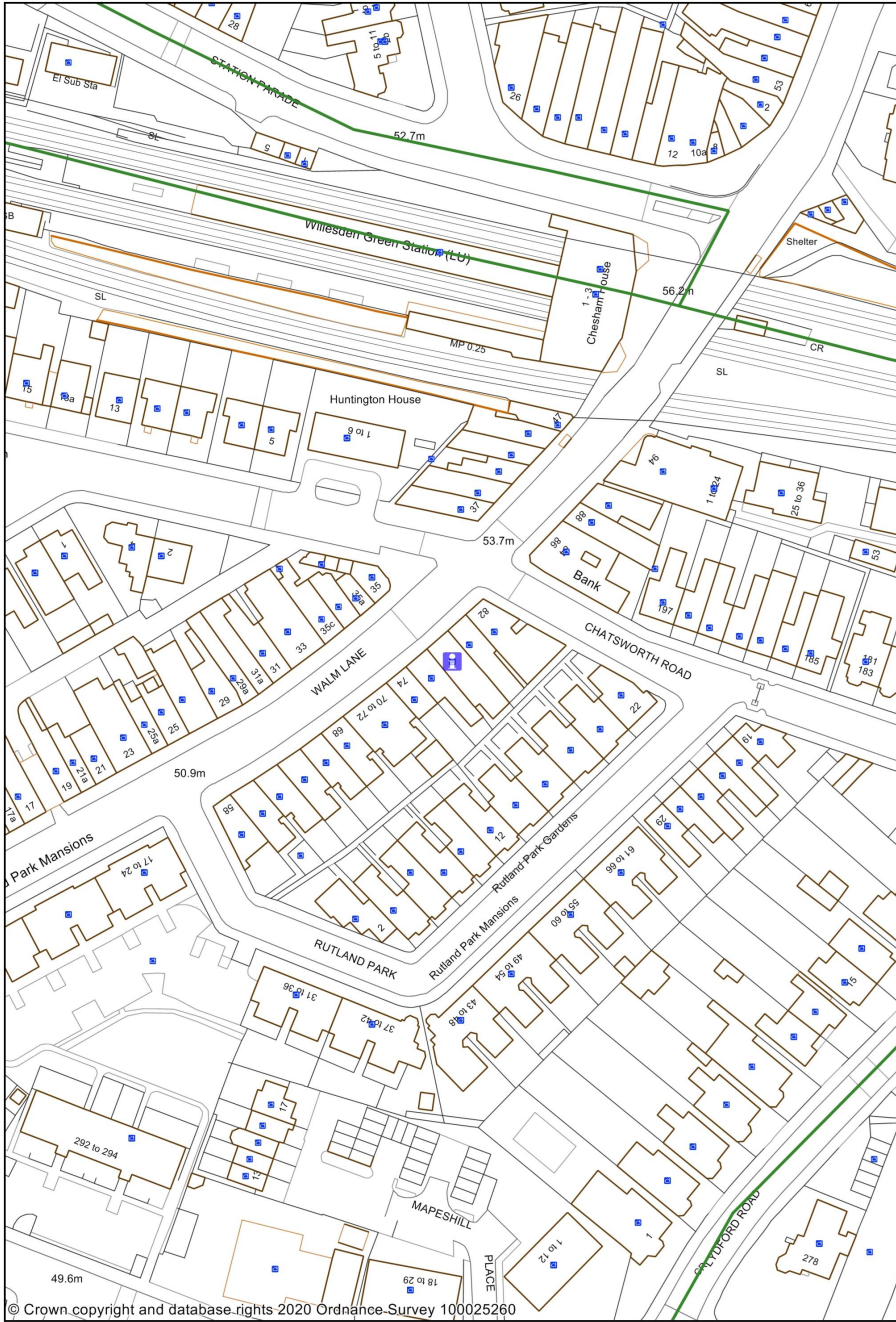
- 1) <https://shop.diforti.com/shop/food/diforti-pastries/diforti-sicilian-cannoli-pistachio-cream-150g/>
- 2) <https://unionroasted.com/collections/bestsellers>
- 3) <https://www.eatreal.co.uk/product/paprika-quinoa-chips/>
- 4) <https://hattonhill.com/collections/herbs-spice/products/rose-petals-edible-dried?variant=31586439692374>
- 5) <https://biotifuldairy.com/products/kefir-organic/>
- 6) <https://www.fijiwater.co.uk/>
- 7) <https://www.savianvini.it/en/prodotti/vini-rossi/merlot-doc-venezia>

2) Would our business be impacted if we didn't receive an alcohol licence?

Simply put, yes it would impact us.

Although only approximately [10-15%](#) of our store is related to alcohol, we have built a beautiful wine cellar towards the back of the store with some of the best wines and we are considering offering premium beers towards the back of the store but we are happy to adhere to any conditions you may have on this.

Walnut 78 Walm Lane NW2



1:1250

0 0.02 0.04 kilometres



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LICENSING ACT 2003

Application for New Premises Licence

1. The Application

Name of Applicant:	Kanagaratnam Selvaratnam
Name & Address of Premises:	Kanaga Mart Ltd, 755 Harrow Road, HA0 2LW
Applicants Agent:	Licensing & Qualifications Ltd

The application is for a new premises licence:

- 1 For the sale and supply of alcohol from 11.00am to 11.00pm Monday to Sunday and to remain open from 7.00am to 11.00pm Monday to Sunday.

2. Background

The review of the Statement of Licensing Policy has introduced Cumulative Impact Zones for all new or variation applications for 'Off' licences in the borough.

Cumulative Impact Zones are a tool outlined in the Licensing Act 2003 to address alcohol related anti-social behaviour where authorising of further licences in a specific area may undermine the promotion of the licensing objectives.

This application falls within a Cumulative Impact Zone.

3. Promotion of the Licensing Objectives

See page 16/17 of the application

4. Relevant Representations

Representations have been received from the Police and Licensing Officers

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. Determination of the Application

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

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

8. Associated Papers

- A. Copy of Application Form & Plan
- B. Police Representation
- C. Licensing Representation
- D. OS Map

Application for a premises licence to be granted 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 Kanagaratnam Selvaratnam

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
Kanagaratnam Selvaratnam Kanaga Mart Ltd 755 Harrow Road HA0 2LW			
Post town	Wembley	Postcode	HA0 2LW

Telephone number at premises (if any)	N/A
Non-domestic rateable value of premises	£9,900

Part 2 - Applicant details

Please state whether you are applying for a premises licence as Please tick as appropriate

- | | | |
|---|--|--|
| <p>a) an individual or individuals *</p> <p>b) a person other than an individual *</p> <p style="padding-left: 20px;">i as a limited company/limited liability partnership</p> <p style="padding-left: 20px;">ii as a partnership (other than limited liability)</p> <p style="padding-left: 20px;">iii as an unincorporated association or</p> <p style="padding-left: 20px;">iv other (for example a statutory corporation)</p> <p>c) a recognised club</p> <p>d) a charity</p> | <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>please complete section (A)</p> <p>please complete section (B)</p> <p>please complete section (B)</p> <p>please complete section (B)</p> <p>please complete section (B)</p> <p>please complete section (B)</p> <p>please complete section (B)</p> |
|---|--|--|

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a

statutory function or

a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname Selvaratnam			First names Kanagaratnam		
Date of birth [REDACTED]		I am 18 years old or over <input checked="" type="checkbox"/>		Please tick yes	
Nationality		British			
Current residential address if different from premises address		[REDACTED]			
Post town	[REDACTED]	Postcode	[REDACTED]		
Daytime contact telephone number		[REDACTED]			
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth I am 18 years old or over					<input type="checkbox"/> Please tick yes
Nationality					
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please give a general description of the premises (please read guidance note 1)
Convenience store, situated on the ground floor of two-story building, forming part of retail parade, facing a main road.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

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

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input checked="" type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4) Please Note:		
Mon					
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thu					
Fri			<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 6)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>			
				Off the premises	<input checked="" type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)					
Mon	11:00	23:00						
Tue	11:00	23:00						
Wed	11:00	23:00						
Thu	11:00	23:00				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 6) hours		
Fri	11:00	23:00						
Sat	11:00	23:00						
Sun	11:00	23:00						

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	Subarajini Selvaratnam
Date of birth	██████████
	██████████ ██████████
Postcode	██████████
Personal licence number (if known)	
Applied for	
Issuing licensing authority (if known)	London Borough of Brent

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 9).
 None

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	07:00	23:00	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 6)
Tue	07:00	23:00	
Wed	07:00	23:00	
Thu	07:00	23:00	
Fri	07:00	23:00	
Sat	07:00	23:00	
Sun	07:00	23:00	

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)

It will be ensured that all four licensing objectives will be promoted as detailed in each section below.

-The premises will not sell any beer, lager, or cider that is equal to or greater than 6% ABV. For the avoidance of doubt, this does not include specialist products from craft or microbreweries or limited edition / seasonal products (e.g. Christmas gift packs), subject to Police and Local Authority discretion.

-No sales of single cans of beer, lager or cider.

-No sale of miniature spirits (5cl)

b) The prevention of crime and disorder

-External and internal CCTV operating 24 hours a day, the recording stored for 31 days and made available upon request by a relevant officer of a responsible authority.

-Joining retail watch schemes and liaising with the local police.

-Appropriate staff training in responsible alcohol retailing to be completed, training records shall be made available for inspection upon request by a relevant officer of a responsible authority.

-Highly visible sign outside the premises that shows opening hours under the terms of the premises license during which licensable activities are permitted.

-Clear signs stating that any theft or criminal behavior will be reported to the police will be prominently displayed at the premises at all times, and the police will be contacted regarding any criminal activity.

-Adequate lighting provided inside and outside the premises.

-A zero-tolerance policy will be implemented regarding the use of illegal drugs on the premises and all offenders will be reported to police, a notice shall be displayed at the premises.

-Keep clear view of the premises

-Liaise with the local police and joining neighbourhood schemes.

-Abide by the law

All purchases shall be made from a reputable supplier

c) Public safety

-To comply with all current, fire and health and safety legislation as required by the law.

-Health and safety risk assessments to be carried out regularly

-All employees will receive training on health and safety & food safety

-Staff to be trained in fire evacuation procedures

-Fire exit signs shall be displayed, where it can be easily visible

-Installation of appropriate and adequate safety equipment.

d) The prevention of public nuisance

- A notice will be displayed stating (No loitering) please leave quietly and respect neighbours.
- Deliveries of goods will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby businesses and residents.
- Staff who arrive early morning or depart late at night will be asked not to cause disturbance to nearby residents.
- Depositing of waste will be at times that minimise any nuisance to nearby neighbours.
- Strict policy not to serve drunken customers.
- Monitor anti-social behavior through CCTV.
- DPS contact details shall be clearly displayed for the public living with the vicinity
- All incidents shall be recorded in the incident book and shall be made available for inspection upon request by a relevant officer of a responsible authority
- Staff will receive training in Preventing Nuisance.
- A notice will be displayed asking customers to dispose rubbish in the bin provided.

e) The protection of children from harm

- A challenge 25 proof of age scheme shall operate at the premises.
- Challenge 25 Signage shall be displayed advising customers that the scheme is in place.
- All staff authorised to sell alcohol will be trained in the Challenge 25 scheme and this training will be documented to include the date the training was given, the name of the person who gave the training, the person who received the training and signatures by both trainer and trainee.
- Challenge 25 posters shall be displayed in prominent positions around the till advising customers of the Proof of Age policy in force at the premises.
- Spirit & Cigarettes to be kept behind the counter.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

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.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

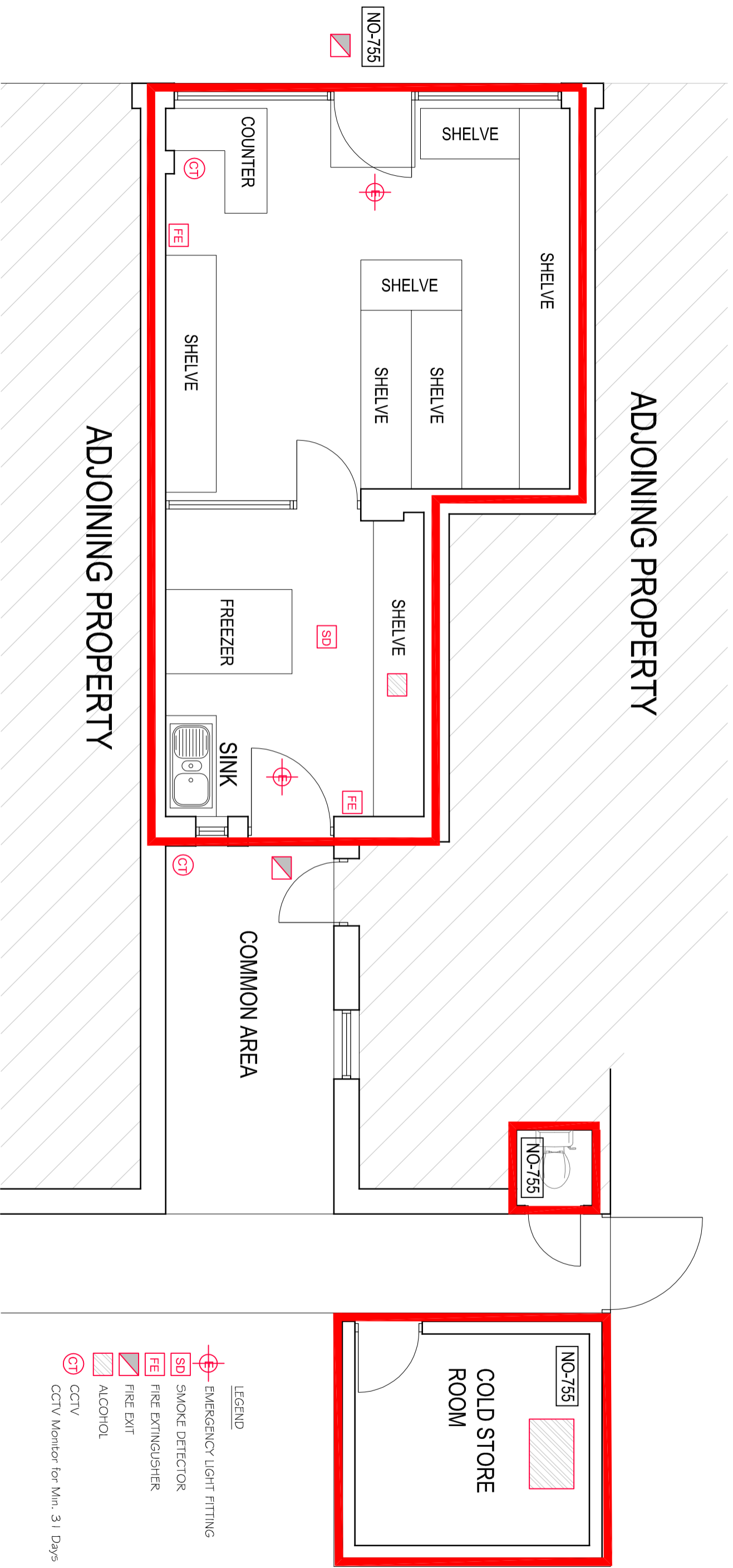
Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
Signature	<i>H. Cameron</i>
Date	27/10/2020
Capacity	Agent

For joint applications, signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 13). **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 14) Hilda Cameron Licensing & Qualifications Ltd Westminster Business Centre Printing House Lane			
Post town	Hayes	Postcode	UB3 1AP
Telephone number (if any)	07502224452		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) hilda@lqaa.co.uk			

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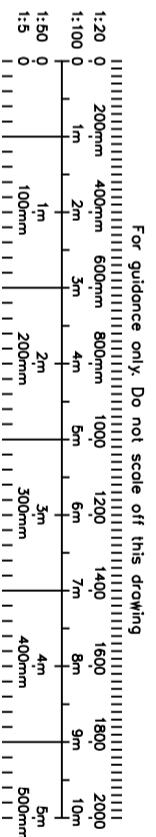


ADJOINING PROPERTY

ADJOINING PROPERTY

GROUND FLOOR PLAN

All dimensions to be verified on site. This design and drawings together with the information contained herein are copyright and may not be reproduced in part nor whole without the prior Client's written permission of LQQA Ltd. All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. Floor plans are intended to give a general indication of the proposed layout only. All equipment including but not limited to fire extinguishers and emergency lighting are the recommended locations only, the Client is responsible to ensure they are located & installed in accordance with regulation. All images and dimensions are not intended to form part of any contract or warranty. All interested parties must themselves verify their accuracy. **URE AND PLANNING LTD**



Westminster Business Centre
 Printing House Lane
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Applicant:

KANAGA MART
755 HARROW ROAD, WEMBLEY, HA0 2LW

Job Title:

755 HARROW ROAD, WEMBLEY, HA0 2LW

Drawing Title:

GROUND FLOOR PLAN

Scale:	Drawing No.	Print Size	Revision
1:50	01	A3	
Date: 05/11/2020			

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**METROPOLITAN
POLICE**

Working together for a safer London

TERRITORIAL POLICING

Brent Police Licensing Unit

Brent Civic Centre
Engineers Way
Wembley
Middlesex
HA9 0FJ

Brent Borough Licensing Department

Harrow Police Station
74 Northolt Road
Harrow
HA2 0DN
Tel: 020 8733 4530
Email: nwmailbox.licensingbrent@met.police.uk
Web: www.met.police.uk

Date: 11/11/2020

Your ref: 20142

Our ref: 01QK/375/2158NW/20

Police representation to the application for a new Premises Licence for Kanaga Mart Ltd, 755 Harrow Road, Wembley, HA0 2LW.

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.

I am of the opinion that the risk to the Council's licensing objectives can't be mitigated by simply requesting stringent conditions on the proposed licence. I request the application for a new premises licence be **refused**, for the reasons stated below.

Officer: Ally Darwood
Licensing Officer 2158NW

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 premises licence under section 17 of the act.

The Police representations are primarily concerned with Crime & Disorder, and Public Nuisance.

Dear Sir/Madam,

On Friday 6th November 2020, we (Metropolitan Police, Brent Licensing) received an application for a Premises Licence under Section 17 of the Licensing Act 2003, the applicant being;

Mr Kanagaratnam Selvaratnam.

The application can be summarised as follows:-

Kanaga Mart Ltd has applied to be an off licence selling food and alcohol. Mr Selvaratnam has applied for a licence to sell alcohol (Off Premises) from;

Sale of Alcohol:

1100hrs - 2300hrs Monday to Sunday.

Opening Hours:

0700hrs - 2300hrs Monday to Sunday.

The application states the following;

- No high strength beers, single can or miniatures to be sold
- CCTV will be kept for 31 days and maintained
- Noise signage, and no loitering to be displayed
- Staff to be trained on Age restricted products

Regarding this Application it is important to note that Street Drinking is a serious and well documented problem in many areas of the borough of Brent. So much so that there have been a number of official measures put in place to restrict the supply and consumption of alcohol most pertinently:

Cumulative Impact Zone (CIZ)

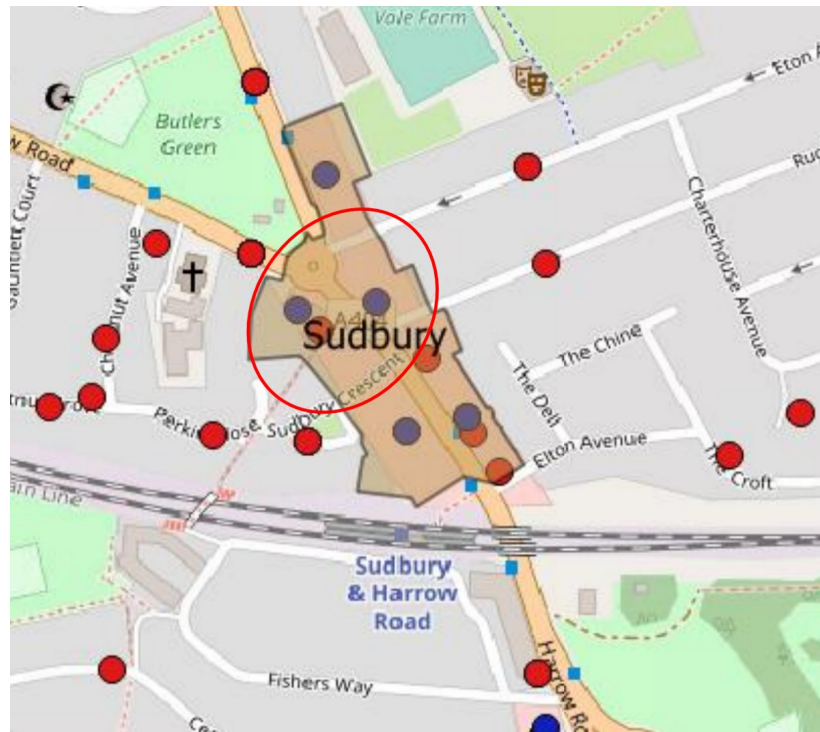
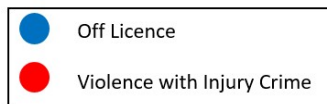
Sudbury Town Centre, Wembley has been identified as one of ten Cumulative Impact Zones (CIZs) in Brent, where the authorising of further licences may undermine the promotion of the licensing objectives.

Data captured from various sources including alcohol related police and ambulance call outs has been mapped and shown sufficient evidence to implement CIZs in the specified area. In particular crime data and evidence shows a correlation between concentrations of off-licences and alcohol related anti-social behaviour, particularly that associated with street drinking.

Sudbury Town Centre, Wembley

Sudbury Town Centre is a medium sized shopping parade in Wembley. Sudbury Town Centre is a hotspot for alcohol related calls to the Police for crime and anti-social behaviour. Calls are related to the area from the roundabout at Butlers Green, to the junction of Sudbury Crescent and along Harrow Road, where this proposed venue is situated.

The below map has been taken from Appendix B of the Brent CIZ Proposal, which shows a snapshot of violence with injury crimes, and off licences in the Sudbury CIZ and surrounding areas (01/06/2017 to 31/05/2019).



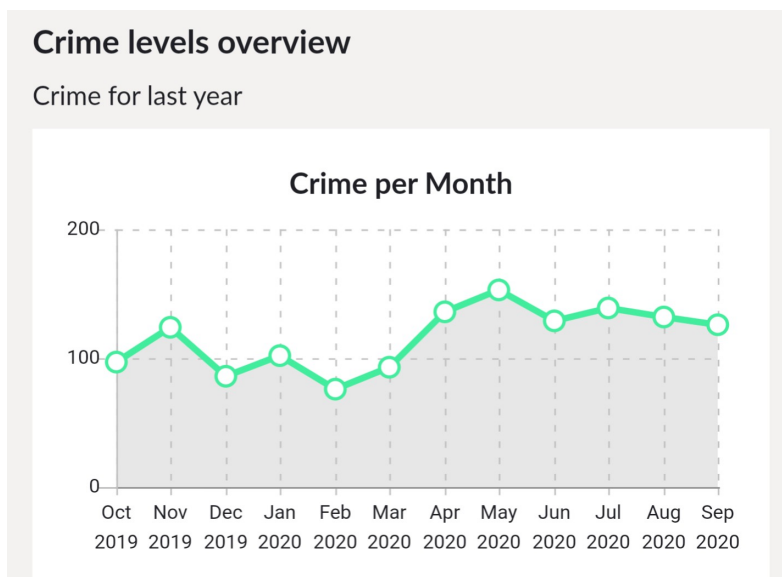
From a Police perspective, it is believed that any additional alcohol retailer within the Sudbury CIZ will add to the supply of alcohol to street drinkers and directly contribute towards the existing problem. An opportunity to reduce the supply of alcohol should be explored at every opportunity especially when the addition of a new premises would clearly exacerbate the problems being experienced already, highlighted in the stats below taken from Police.uk Crime Map. These following stats cover the area in September 2020.

Top reported crimes	
Most commonly reported crimes during Sep 2020	
Anti-social behaviour	51
Violence and sexual offences	29
Drugs	12
Other theft	10

The following map shows the locations of hotspots within the Sudbury CIZ, the '26' and '41' Hotspots fall on the location, and the immediate surroundings of the proposed off licence (HAO 2LW).



The following graphic is also taken from Police.uk and shows the crime rates per month in the area of the proposed off licence (HAO 2LW) averaging at approximately 120 crimes per month.



Below is a list of the crimes in the area of the proposed venue, evidenced in more detail, with redactions due to data protection. This list includes a snapshot of some of the crimes which have occurred in the last year. The types of crimes listed and the frequency that they occur can be attributed to, and are exacerbated by, the consumption of alcohol.

Each of the below entries is within 3-5 minutes' walk from 755 Harrow Road, Wembley, HA0 2LW, taken from police indices from 01/01/2020 – 10/11/2020;

04/11/2020 – 1800hrs – Public Order Offences – 1927###/20
31/10/2020 – 1830hrs – Theft - 1927###/20
18/10/2020 – 1130hrs – Theft - 1926###/20
15/10/2020 – 1400hrs – GBH/Serious Wounding - 1925###/20
25/09/2020 – 1100hrs – Theft - 1923###/20
16/09/2020 – 0215hrs – ABH - 1920###/20
23/06/2020 – 0300hrs – Public Order Offences - 1914###/20
19/06/2020 – 1100hrs – Theft - 1915###/20
18/06/2020 – 2005hrs – Criminal Damage - 1914###/20
31/05/2020 – 1400hrs – GBH/Serious Wounding - 1913###/20
20/05/2020 – 1430hrs – Theft - 1912###/20
21/02/2020 – 1928hrs – Theft - 1905###/20
09/02/2020 – 0300hrs – Public Order Offences - 1903###/20
09/02/2020 – 0130hrs – Theft - 1903###/20
19/01/2020 – 0130hrs – Common Assault - 1901###/20

On Wednesday the 11th November 2020 at 1225hrs, I contacted the applicants by telephone and asked Mr SELVARATNAM if he was happy to answer a few questions about the application, to which he responded yes, however when I asked questions, his wife, Mrs SELVARATNAM answered on his behalf with him next to her.

I asked the following questions relevant to the application, and recorded their replies;

PC DARWOOD: Do you know what a Cumulative impact zone / CIZ is?

Mrs Selvaratnam: Yeah, it's a red zone

PC DARWOOD: What does that mean to you?

Mrs Selvaratnam: There is more than... selling... *inaudible*

PC DARWOOD: Could you say that again.

Mrs Selvaratnam: Red zone

PC DARWOOD: Okay I don't think you quite understand what it means, generally its an area that's been deemed to have a lot of crime and anti-social behaviour, and an area which already has a lot of shops that sell alcohol etc.

Mrs Selvaratnam: okay

PC DARWOOD: Do you have a solicitor?

Mrs Selvaratnam: Yes I can get one

PC DARWOOD: Will you be working at the store?

Mrs Selvaratnam: Yes me and my husband

PC DARWOOD: Are you and your husband Personal Licence Holders?

Mrs Selvaratnam: Yes I am

PC DARWOOD: How long have you been a PLH?

Mrs Selvaratnam: I got it this week maybe two weeks ago

PC DARWOOD: Okay great, can you tell me the 4 licensing objectives, what you know of them?

Mrs Selvaratnam: Don't sell to under 18s

PC DARWOOD: Yes that's part of one, protecting children from harm, can you tell me any others?

Mrs Selvaratnam: Nuisance

PC DARWOOD: Okay, what does that mean to you?

Mrs Selvaratnam: Drunk people and disturbing the public

PC DARWOOD: What will you be selling if you were to get your licence approved?

Mrs Selvaratnam: Beer. Wine. Whiskey. All alcohols

PC DARWOOD: And if your licence was not approved, what would you sell?

Mrs Selvaratnam: Groceries, Red bulls, Juices

PC DARWOOD: Do you think you could operate without alcohol sales?

Mrs Selvaratnam: No. Business would be very low. I can't. It would be very bad.

PC DARWOOD: What do you know of the Sudbury area, have you worked here before?

Mrs Selvaratnam: I live in the area, three minutes' walk away from the shop

PC DARWOOD: That's great, what is it like living there?

Mrs Selvaratnam: Mess. Little bit dangerous

PC DARWOOD: Why do you think that is?

Mrs Selvaratnam: So many people around.

PC DARWOOD: Okay, Do you have any questions for me?

Mrs Selvaratnam: When will I hear about the application?

PC DARWOOD: The council will contact you regarding the next steps.

Following the telephone conversation, I have concerns with the applicants' business plan for this premises. The applicants have a vague knowledge of the Licencing Objectives, however from the phone call I doubt their capability to uphold the objectives in practical application.

The applicants live in the area where the proposed shop will be situated and have admitted to the area being messy, crowded and dangerous. Despite this, when asked about what they will sell, they listed **all alcohols**. When asked if they could operate without alcohol the applicant has said, '**No. Business would be very low. I can't. It would be very bad.**' This would suggest the purpose of this application is to solely sell alcohol.

To re-iterate, this application, if granted, will directly contribute to the ongoing problems that the CIZ is in place to prevent. Sudbury in particular, cannot cope with another off-licence. The area is already completely saturated with similar venues. In such a small strip of shops there are **9 similar premises** (Lycamobile, Tesco, European Food, Sudbury Supermarket, Paneer Food & Wine, Everyday Food & Wine, Hamptons Food & Wine, Sudbury Town Post Office and Off Licence, Waterloo Food & Wine) within a 3 minute walk that all sell alcohol and that is **not including The Swan Public House and the several restaurants**, some of which also have the capacity for alcohol sales. The area will not benefit in the slightest from another off licence, it will be detrimental, and the temptation to provide lower cost alcohol in an attempt to undercut the plethora of competition will be extremely high.

Even with the strictest of conditions attached ANY additional supplier of alcohol within the Cumulative impact zone will be a direct contributor to crime and disorder and anti-social behaviour.

I request that this application for a Premises licence at Kanaga Mart Ltd, 755 Harrow Road, Wembley, HA0 2LW be refused.

I do not believe there are any conditions that could be attached to the licence to negate the risk of the objectives being undermined. I accept the decision does not rest with me but with the committee. With that in mind, if the licence was granted I would ask for Licensable Activities and Opening Hours to be restricted and I would ask for the following conditions:

1. CCTV shall be installed to Home Office Guidance standards and maintained in a good working condition and recordings shall be kept for 31 days and shall be made available to police and licensing officers immediately upon request. A member of staff fully conversant with the use and operation of the CCTV system and how to provide footage to police or local authority requests shall be present throughout the permitted hours for sale of alcohol.
2. A CCTV camera shall be installed to cover the entrance of the premises and capture clear facial recognition images and a clear head and shoulders image of every person entering or leaving the premises. Suitable signage re the use of CCTV must be displayed.
3. A sign stating “No proof of age - No sale” shall be displayed at the point of sale
4. A “Challenge 25” policy shall be adopted and adhered to.
5. An incident/refusal book shall be kept at the premises, and made available for Inspection on request to an authorised officer of Brent Council or the Police, which will record the details (including day, date, time, summary of incident) of any of the following:
 - all crimes reported to the venue
 - all ejections of patrons
 - any complaints received
 - any faults in the CCTV system
 - any refusal of the sale of alcohol including ‘Off Deliveries/sales of alcohol’
 - any visit by a relevant authority or emergency service.
6. 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.
7. Any staff directly involved in selling alcohol for retail to consumers, staff who provide training and all managers will undergo regular training of Licensing Act 2003 legislation. This will be documented and signed for 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.
8. Promotions that encourage irresponsible drinking shall not be permitted.
9. A clear and unobstructed view into the premises shall be maintained at all times.
10. A suitable intruder alarm complete with panic button shall be fitted and maintained.
11. No high strength beers, lagers, and ciders above 5% ABV shall be stocked with the exception of premium beers.
12. A personal licence holder shall be present on the premises and supervise the sale of alcohol throughout the permitted hours for the sale of alcohol

13. A minimum of two members of staff shall be present throughout the permitted hours for the sale of alcohol.

14. No single cans of beer, lager or cider shall be sold

15. No miniatures to be sold – (5cl or 50ml)

16. Outside of the hours authorised for the sale of alcohol, all alcohol within the trading area is to be secured behind locked grills, locked screens or locked cabinet doors so as to prevent access to the alcohol by customers or staff.

17. All alcoholic drinks shall be clearly labelled or marked with the name of the premise.

18. A notice asking Customers to leave quietly from the premises shall be displayed by the exit/entrance.

19. Invoices are to be produced to Police, or a member of an appropriate authority, upon request to evidence payment of duty on goods.

Yours sincerely,

Ally Darwood PC2158NW

Brent Licensing Police Team



Brent Civic Centre
Engineers Way
Wembley
Middlesex HA9 0FJ

EMAIL susana.figueiredo@brent.gov.uk

WEB www.brent.gov.uk

Hilda Cameron
Licensing & Qualifications Ltd
Westminster Business Centre
Printing House Lane
Hayes
UB3 1AP

4th December 2020

Ref: 20142

Dear Hilda Cameron,

Licensing Representation to the Initial Application for the Premises Licence at Kanaga Mart Ltd, 755 Harrow Road, Wembley, HA0 2LW

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 new premises licence under section 17 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.

Cumulative Impact Zone (CIZ)

The Council's current Licensing Policy came into effect 7th January 2020. Crime and complaints assessments in 2015, did not identify any requirement for a CIZs. However, since 2016 there has been a significant and notable increase in alcohol related crime and anti-social behaviour which is having an adverse impact in some areas and neighbourhoods generating complaints from residents, councillors and the Police. This is undermining the licensing objectives and also has potential to undermine the vitality of Brent's town centres.

Sudbury Town has been identified as one of ten Cumulative Impact Zones (CIZs) in Brent, where the authorising of further licences may undermine the promotion of the licensing objectives.

The Statement of Licensing Policy states: -

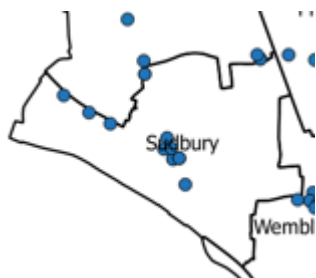
'Sudbury Town – Harrow Road and Watford Road

This relatively small town centre has a relatively high number of alcohol related ambulance call outs and anti-social behaviour. The Licensing service also receives high volumes of calls regarding street drinking. It is proposed that a CIZ be introduced for off-licences on Harrow Road from the junction of Sudbury Roundabout (adjacent to District Road) up to the junction of Chestnut Avenue, along Watford Road up to the junction of Homefield Avenue.'

Data captured from various sources including alcohol related police and ambulance call outs has been mapped and shown sufficient evidence to implement CIZs in the specified area. In particular crime data and evidence shows a correlation between concentrations of off-licences and alcohol related anti-social behaviour, particularly that associated with street drinking.

Street Drinking Hotspots

There are relatively few calls to police specifically about street drinking. This may be because they are recorded as other ASB types such as littering or noise. Between 01/06/2017 and 31/05/2018, there were only 53 calls to police. The following year, there were 142. This represents an increase of 168%. Part of this increase may be attributed to callers being aware of the borough wide PSPO on drinking in public which came into effect in October 2017.



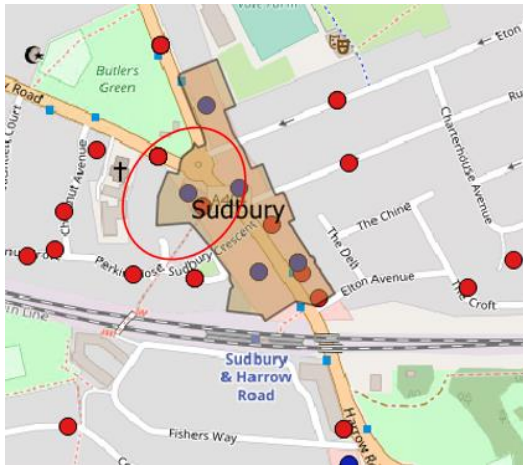
Calls to police specifically related to street drinking between 01/06/2017 and 31/05/2019

Hotspots in Brent in Ambulance and Police alcohol flagged call out data



Alcohol-related ambulance and Police calls between 01/06/2017 to 31/05/2019

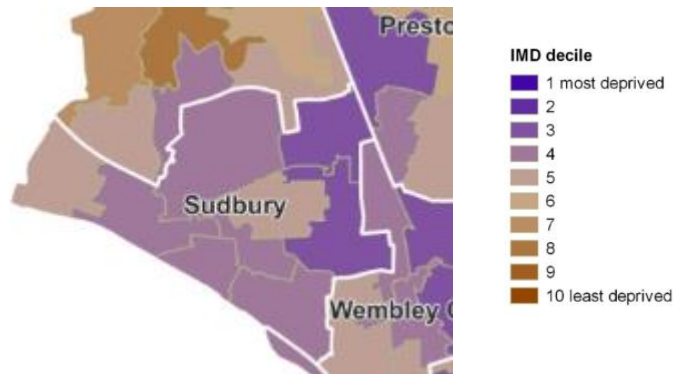
Hotspot of Violence with Injury Crimes



All violence with injury crimes between 01/06/2017 and 31/05/2019

Brent Index of Multiple Deprivation (IMD) score 2015 by Lower Super Output Areas

The Index of Multiple is made up of income deprivation, employment deprivation, education, skills and training deprivation, health deprivation and disability, crime, barriers to housing services and living environment.



Brent Index of Multiple Deprivation (IMD) score 2015 by Lower Super Output Areas

The purpose of the CIZ in Sudbury, is to address the issues mentioned above.

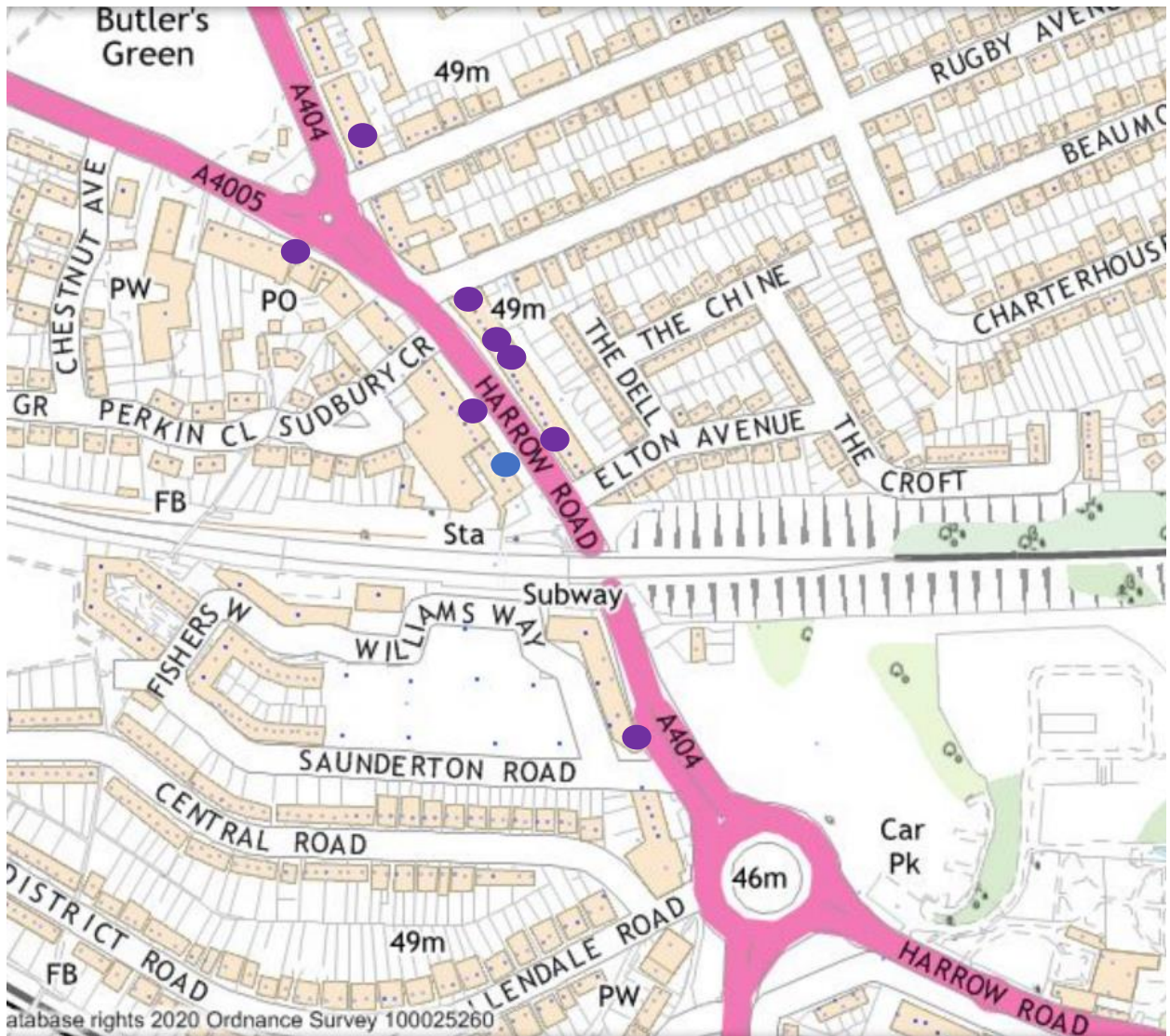
The Premises

The premises, namely Kanaga Mart Ltd, 755 Harrow Road, Wembley, HA0 2LW falls within one of Brent's ten CIZs.



Kanaga Mart Ltd, 755 Harrow Road, Wembley, HA0 2LW

The premises itself is located along the main High Street in the heart of the town centre, where there are a number of businesses. In relation to the supply of alcohol for off sales, there are eight existing off licences that have premises licences, all within a few minutes walk of each other.



Key:
 Existing off licences ●
 Proposed off licence ●

Public Space Protection Order (PSPO)

The entire Borough of Brent is subject to a Public Space Protection Order for street drinking and therefore it is an offence to drink alcohol in any public place.

If a police officer reasonably believes that a person is, or has been, consuming intoxicating liquor within these areas, the officer may require the person concerned:

- a) not to consume in that place anything which is, or which the officer reasonably believes to be, intoxicating liquor
- b) to surrender anything in his/her possession which is, or which the officer reasonably believes to be, intoxicating liquor or a container for such liquor (other than a sealed container)
- c) An officer may dispose of anything surrendered to him/her as above.
- d) Issue fixed penalty notices on offenders
- e) Prosecute persistent offenders

However, in reality there are limited police officer resources, which in practice would prevent the above from being enforced. This therefore places a greater emphasis on the responsibility

of those premises that are selling alcohol for consumption off the premises. It is clear that if off licences did not exist, the number of street drinkers would decline.

Therefore simply selling alcohol to customers who once off the premises, are no longer the responsibility of the licence holder, the Designated Premises Supervisor (DPS) and/or members of staff is no longer a viable option.

Premises Licence Application

Operational Plan, Training Manual & Conditions

Although the application proposes a number of conditions, it does not appear any different to a standard 'off licence' in terms of its unique selling point.

Simply listing a number of conditions from Brent's pool of model conditions without any type of substantive operational plan for example, appears inadequate. The Licensing Authority would expect to see information on how the business plans to ensure that their particular premises will go above and beyond in promoting the licensing objectives in an already saturated area. This could also include the 'training manual' mentioned in the application form which should give detailed information on the training that is covered. This would go some way in reassuring the Licensing Authority that the business has taken the impact on the local area of adding another off licences to the eight that already exist.

Safeguarding the Local Area

The Statement of Licensing Policy lists considerations to be made when applying for a new premises licence, particularly those considerations relating to street drinking.

However, the conditions that are mentioned in the application fail to address the likes of such things outside of the premises that could be directly linked back to the premises. This includes items such as the clearing up of litter which may be left outside the premises by customers, the labelling of alcohol with the premises name in order to link street drinkers back to the premises or measures to discourage street drinkers from loitering outside the premises.

As per Brent Council's Statement of Licensing Policy, a voluntary offering of a ban on high strength alcohol sales does not necessarily address the requirements under a Cumulative Impact Zone.

The Plan

Other considerations mentioned are the appropriate location of alcohol in relation to the sales counter so as to be directly supervised by staff. In the case of this application, the plan supplied shows that the beer fridge cannot be properly supervised by staff at the counter. Relying on CCTV camera screens to watch customers would be difficult when there are other customers being served simultaneously.

The application does not mention the licence holders history of any previously run premises or background knowledge of how a premises supplying alcohol would be run. The assumption then, is that the licence holder does not have any previous experience which may in turn undermine the licensing objectives.

Summary

The Statement of Licensing Policy states that any licence application in a CIZ area will need to demonstrate with evidence that its operation will not add to any cumulative impacts that the CIZ is seeking to address. Further, new applicants and those applying for variations would be required to demonstrate how their premises will not contribute to street drinking in those areas.

The effect of adopting a CIZ is to “create a rebuttable presumption” that applications for licences which are likely to add to the existing cumulative impact will normally be refused (or subject to certain limitations) unless the applicant can demonstrate that there will be no negative cumulative impact on the licensing objectives.

Other than the list of proposed conditions, the application and operating schedule fails to demonstrate that a grant will not lead to a negative cumulative impact on one or more of the licensing objectives and to the contrary add to the issues of an existing saturated area.

The application also fails to describe any previous experience the licence holder has in operating a premises that supplies alcohol.

It is on this basis, that the Licensing Authority ask that the application for a new premises licence is refused by the Licensing Sub-Committee. Adding conditions to a premises licence, in the Licensing Authority’s opinion is not adequate when the application does not demonstrate what is being put in place in order to avoid further cumulative impact. Adding an additional off licence to the eight that already exist in the immediate area, will no doubt be detrimental to the local area.

If the committee however decide that there is sufficient evidence to the contrary, the Licensing Authority would ask that the following conditions be added to the operating schedule:-

The Licensing Authority require the following points to be included in the operating schedule or added as conditions on the premises licence:

1. CCTV shall be installed to Home Office Guidance standards and maintained in a good working condition and recordings shall be kept for 31 days and shall be made available to police and authorised Officers from Brent Council.
2. 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.
3. A CCTV camera shall be installed to cover the entrance to the premises and further cameras to cover the entire servery area and till.
4. A member of staff shall always be present on the premises whilst they are open who is capable operating the CCTV system and able to facilitate immediate viewing of CCTV footage upon the request of the Police and Authorised Officer of the Licensing Authority.
5. Promotions that encourage irresponsible drinking shall not be permitted.
6. A “Challenge 25” policy shall be adopted and adhered to at all times.

7. A sign stating "No proof of age – No sale" shall be displayed at the point of sale.
8. 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.
9. Any staff directly involved in selling alcohol for retail to consumers, staff who provide training and all managers will undergo regular training (every 12 months) of Licensing Act 2003 legislation. This will be documented and signed for 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.
10. Outside of the hours authorised for the sale of alcohol, all alcohol within the trading area is to be secured behind locked grills, locked screens or locked cabinet doors so as to prevent access to the alcohol by customers or staff.
11. All alcoholic drinks shall be clearly labelled or marked with the name of the premises.
12. A notice asking Customers to leave quietly from the premises shall be displayed by the exit/entrance.
13. A single incident log shall be kept at the premises, and made available for inspection on request to an authorised officer of Brent Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
14. No high strength beers, lagers, and ciders above 6.0% ABV shall be stocked or sold at the premises.
15. A clear and unobstructed view into the premises shall be maintained at all times.
16. Invoices are to be produced to Police, a member of an appropriate authority or council officers upon request to evidence payment of duty on goods.
17. All deliveries shall take place during the normal working day (i.e. 09:00 to 18:00 daily).
18. A lockable safe with deposit slot and anti-fishing mechanisms must be used at the counter till area in order to prevent crime.
19. A suitable intruder alarm and panic button shall be fitted and maintained.
20. A personal licence holder shall be present on the premises and supervise the sale of alcohol throughout the permitted hours for the sale of alcohol.
21. All alcoholic drinks shall be clearly labelled or marked with the name of the premises.
22. All alcoholic drinks must be bagged into a different coloured or labelled bag to that of other items. Where alcohol is to be mixed with other groceries, the bag should be the same coloured one that is used for sales of alcohol.

23. An electronic till prompt should be used for all alcohol sales.

24. No single cans of beer, lager or cider.

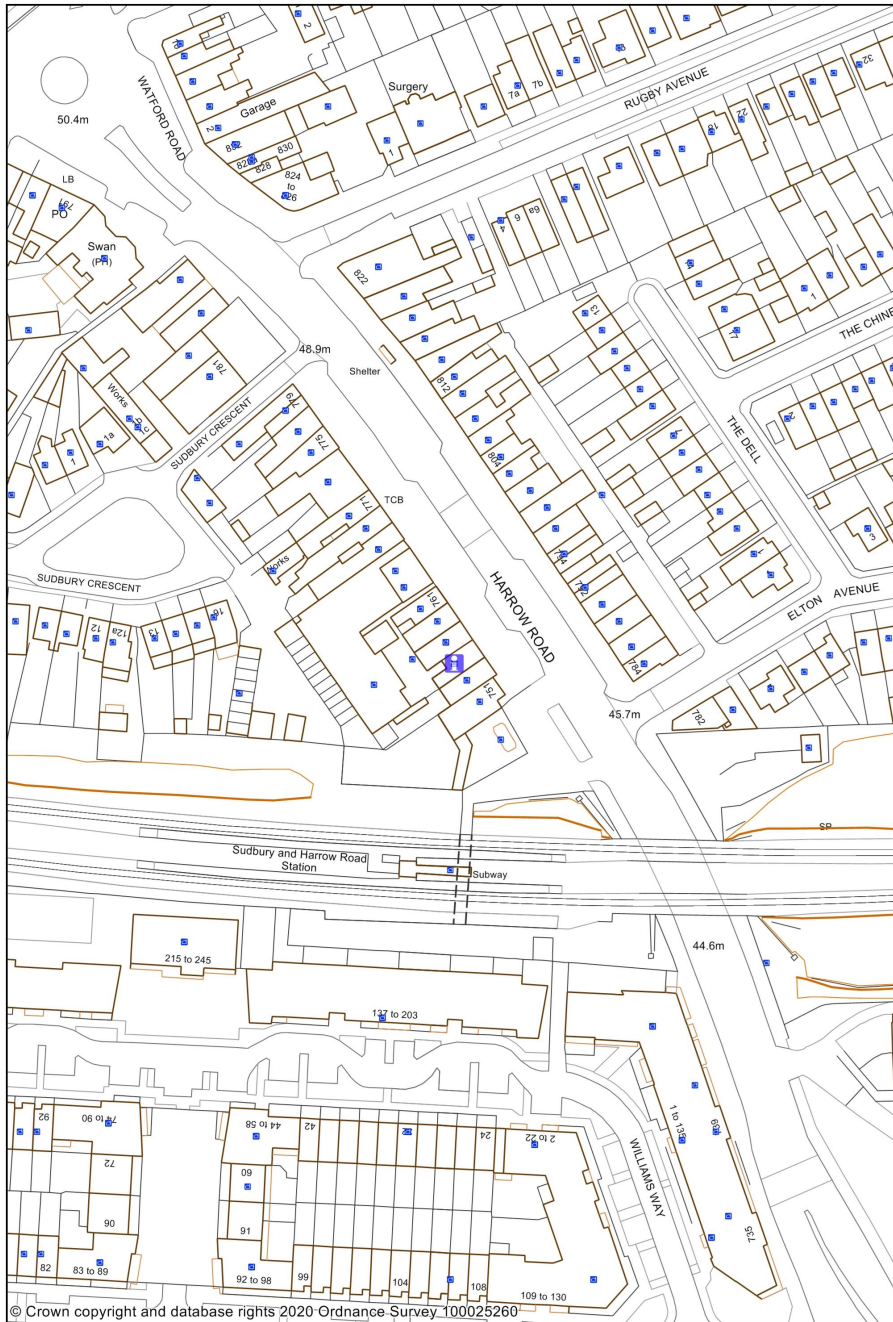
25. No sale of miniature spirits (5cl).

Yours faithfully

A small, square box containing a handwritten signature in black ink. The signature appears to be 'S. Figueiredo'.

Susana Figueiredo
Licensing Inspector
Regulatory Services

Kanaga Mart, 755 Harrow Road



1:1250

0 0.02 0.04 kilometres



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