



## Alcohol and Entertainment Licensing Sub-Committee

**Tuesday 12 April 2022 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)  
Hylton  
Maurice

#### Substitute Members

Councillors:

Ahmed, Denselow, Chohan, Hector, Grahl, McLeish,  
Shahzad

**For further information contact:** Devbai Bhanji, Governance Assistant  
Tel: 020 8937 6841; Email: [devbai.bhanji@brent.gov.uk](mailto: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](http://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 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
<b>1 Apologies for absence and clarification of alternate members</b>	
<b>2 Declarations of Interests</b>	
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.	
<b>3 Application for by Esther Chan - Licensing Enforcement Officer for the premises known as Shanzelize, 11 Kilburn Bridge, Kilburn High Road, NW6 6HT, pursuant to the provisions of the Licensing Act 2003</b>	1 - 146

**Date of the next meeting:**



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

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## LICENSING ACT 2003

### Application for the Review a Premises Licence

Name of Applicant:	Esther Chan - Licensing Enforcement Officer
Name & Address of Premises:	Shanzelize, 11 Kilburn Bridge, Kilburn High Road, NW6 6HT
Applicants Agent:	Robert Sutherland and Joshua Simons

#### 1. Application

The application is for the review of a premises licence held by Mr Hashem Beik Mohammadi. The premises are known as Shanzelize, 11 Kilburn Bridge, Kilburn High Road, NW6 6HT.

#### 2. Grounds for Review

The grounds for review are Prevention of Crime & Disorder and Public Safety and the Prevention of Public Nuisance.

The premises has attracted a catalogue of nuisance complaints.

The licensee has failed to comply with the conditions and hours attached to the premises licence.

The Licensing Authority have grounds to believe that unauthorised areas have been used to provide licensable activities.

Customers have been witnessed smoking in a substantially enclosed area in breach of the smoke-free legislation.

#### 3. Relevant Representations

Representations have been received from Licensing Enforcement Officers, the Police, Nuisance Control Team and members of the public.

A letter of support has also been received from a member of the public.

#### 4. Background

The hearing was previously adjourned to provide the agent/licensee time to consider documents that were provided late.

These premises are currently licensed for regulated entertainment and the sale of alcohol from 8am to midnight Monday to Sunday, late night refreshment and to remain open until 1am Monday to Sunday.

The Designated Premises Supervisor is Mr Hashem Beik Mohammadi.

- 7. Associated Papers**
- A. Review Application
  - B. Police Representation
  - C. Nuisance Control Rep
  - D. Resident Reps
  - E. Letter of Support
  - F. OS Map

## APPLICATION FOR A REVIEW OF A PREMISES LICENCE OR CLUB PREMISES CERTIFICATE

**Application for the review of a premises licence or club premises certificate  
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.....ESTHER CHAN ON THE BEHALF OF THE LICENSING AUTHORITY.....

.....  
[insert name of applicant] **apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable).**

### Part 1 – Premises or club premises details

<b>Name and postal address of premises or, if none, ordnance survey map reference or description</b>  Shanzelize 11 Kilburn Bridge Kilburn High Road	
<b>Post Town: London</b>	<b>Post Code (if known) NW6 6HT</b>
<b>Name of premises licence holder or club holding club premises certificate (if known)</b>  Mr Hashem Beik Mohammadi	
<b>Number of premises licence or club premises certificate (if known)</b>  679950	

## Part 2 - Applicant details

- I am
- Please tick ✓ Yes**
- 1) An individual, body or business which is not a responsible authority  
(Please read guidance note 1 and complete (A) or (B) below) ☐
- 2) a responsible authority (please complete (C) below) ✓
- 3) a member of the club to which this application relates (please complete (A) below) ☐

### (A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

**Please tick**

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

**Surname**

**First names**

**Please tick ✓ Yes**  
☐

**I am 18 years old or over**

**Current postal  
address  
if different from  
premises address**

**Post Town**

**Postcode**

**Daytime contact telephone number**

**E-mail address (optional)**

### (B) DETAILS OF OTHER APPLICANT

Name and address
Telephone number (if any)
E-mail address (optional)

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address  Esther Chan Brent Civic Centre Engineers Way Wembley HA9 0FJ
Telephone number (if any) 0208 937 5303
E-mail address (optional) esther.chan@brent.gov.uk

**This application to review relates to the following licensing objective(s)**

Please tick one or more boxes

- |   |                                     |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input checked="" type="checkbox"/> |
| 2) public safety                        | <input checked="" type="checkbox"/> |
| 3) the prevention of public nuisance    | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/>            |

**Please state the ground(s) for review** (please read guidance note 2)

Shanzelize, 11 Kilburn Bridge, Kilburn High Road, NW6 6HT is located on a busy high street, close to residential dwellings. On 14th November 2018, Mr Hashem Beik Mohammadi submitted an application to transfer the premise licence into his name. On the 16th November he submitted the application form to become the Designated Premise Supervisor (DPS) of the premises.

The Premise Licence permits the following licensable activities and hours:

**Regulated Entertainment**

Monday to Sunday – 08:00hrs to 00:00hrs

**Late Night Refreshments**

Monday to Sunday - 23:00hrs – 01:00hrs

**Sale or Supply of Alcohol (For consumption on & off the premises)**

Monday to Sunday – 08:00hrs – 00:00hrs

**Opening Hours**

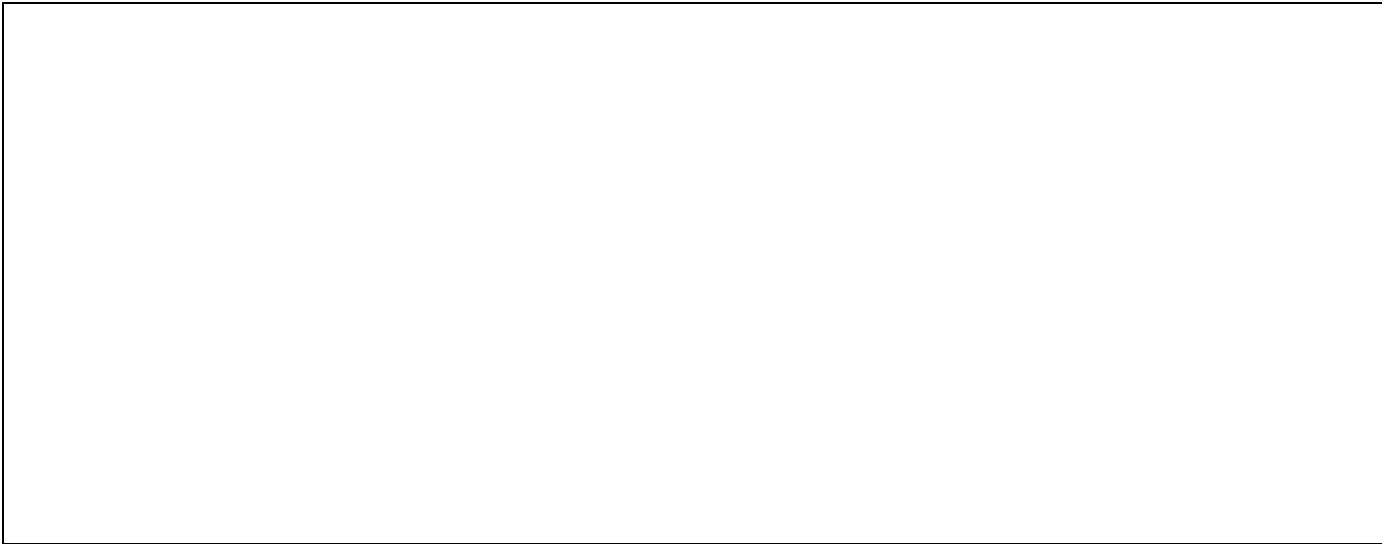
Monday to Sunday – 08:00 – 01:00hrs

The premises has attracted a catalogue of nuisance complaints.

The licensee has failed to comply with the conditions and hours attached to the premises licence.

The Licensing Authority have grounds to believe that unauthorised areas have been used to provide licensable activities.

I have witnessed customers smoking in a substantially enclosed area in breach of the smoke-free legislation.



**Please provide as much information as possible to support the application** (please read guidance note 3)

On 15<sup>th</sup> January 2019, the Nuisance Control Team notified the Licensing Authority the service of a Section 80 Noise Abatement Notice under the provisions of the Environmental Health Department Act 1990. The Noise Abatement Notice was served on 13<sup>th</sup> January 2019 following the witnessing of a Statutory Noise Nuisance from the playing of loud music emanating from the premises at such a level as to constitute a statutory nuisance within the meaning of the law (Appendix 1).

On 31<sup>st</sup> January 2019, the Council received an online enquiry from a resident stating **“I’m complaining about a bar that has suddenly started an outdoor garden disco 4 nights a week close to our property which is causing a disturbance to the residents. I wondered if they had a licence to be able to do that ?”**

On Tuesday 19<sup>th</sup> February 2019, I conducted a joint visit to the premises with [REDACTED], Public Safety Officer to inspect the premise and discuss noise complaints related to music emanating from the rear of the premises (Appendix 2).

During my visit, I went through the conditions embedded on the premise licence with Mr Mohammadi. It became apparent that Mr Mohammadi failed to comply with numerous conditions attached to the premise licence.

Furthermore, the licensee made changes to the premises including modifying the internal layout and by making use of the outside space by converting the rear garden into a fully enclosed seating area (Appendix 3 -5).

These changes mean that the premises is now inconsistent with the plan that was originally submitted with the licence application back in 2011. Technically, this makes the license invalid as licensable activities are being supplied in an unlicensed area.

Mr Mohammadi confirmed Shisha smoking and licensable activities are provided in rear seating area, which he said could seat around 60 persons. It was noted that large speakers and TV screens were placed around the rear seating area (Appendix 6).

Officer [REDACTED] found that the rear structure posed a serious risk. Obstruction from boxes and a charcoal burner positioned in an unsafe manner caused health and safety concerns, which were expressed to Mr Mohammadi (Appendix 7-9).

Mr Mohammadi was warned that he must not provide any licensable activities until he submits a variation application to amend the existing plan. He was advised to obtain Building Control/Planning approval before doing this. This is because it would be futile them applying to licence an area, which subsequently is found to breach the planning rules. If changes were required to comply with planning, then this may make their license outdated again.

A letter of warning dated 22<sup>nd</sup> February 2019 was served to Mr Mohammadi confirming the matters discussed at my visit (Appendix 10).

On Saturday 2<sup>nd</sup> March 2019, I was on night duty with another Licensing Inspector. At approximately 23:20hrs, we drove into Mallard Close which is located behind the premises and could hear faint Arabic music emanating from the rear of the premises.

Subsequently, I entered the premises at 23:30hrs and walked into the rear seating area (fully enclosed), where most of the customers were sitting, smoking shisha and having refreshments.

Mr Mohammadi was seating with his customers and came to greet me.

The rear seating area was fully packed with customers and due to the high level of smoke emissions from the shisha pipes and lack of space to manoeuvre around the premises, I could not conclude my checks. Mr Mohammadi was reminded that he must not use the rear seating area to provide licensable activities, which included regulated entertainment.

Mr Mohammadi claimed he had not received my warning letter dated the 22<sup>nd</sup> February 2019 and confirmed his email address.

On 4<sup>th</sup> March 2019, I sent Mr Mohammadi an email confirming my visit on 2<sup>nd</sup> March 2019, attached with my warning letter dated 22<sup>nd</sup> February 2019 (Appendix 11).

On 10<sup>th</sup> April 2019, I sent Mr Mohammadi two separate letters on different subject matters. The first letter requested him to apply for a street trading licence for the tables and chairs outside the premises. (Appendix 12).

The second letter was to notify him that the Licensing Authority are aware that Iranian and Arabic music events were being advertised for every Friday and Saturday night. He was reminded not use unauthorised areas to provide licensable activities. (Appendix 13).

On Sunday 12<sup>th</sup> May 2019, at approximately 00:26hrs, I visited the premises and again found most of the customers seated at the rear, smoking shisha in a fully enclosed structure and found two fresh pints of beer served in open glasses to customers. Condition 6 embedded on the premises licence stipulates that “**Customers shall not be permitted to take open glass containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority**”. Other breaches were identified and explained to Mr Mohammadi.

On 22<sup>nd</sup> May 2019, I sent a letter to Mr Mohammadi confirming my visit on 12<sup>th</sup> May 2019 and invited him to attend Brent Civic Centre on Monday 10<sup>th</sup> June 2019 for a formal interview, which he accepted (Appendix 14).

On Monday 10<sup>th</sup> June 2019, Mr Mohammadi attended Brent Civic Centre with his friend who acted as his interpreter. However, he was required to notify me in advance that he wished to appoint an independent interpreter and as such, the PACE interview was void.

PC [REDACTED], who accompanied me to the interview and I decided to proceed with the interview in the form of a meeting.

During the meeting, Mr Mohammadi admitted that he had failed to comply with the licensing conditions and thus, uphold the licensing objectives.

He said he has invested a lot of money in the business and required support from the Council.

On the grounds that Mr Mohammadi made an effort to attend the meeting and admitted the non-compliances, a letter of warning was issued on 14<sup>th</sup> June 2019 (Appendix 15).

On 11<sup>th</sup> June 2019, Mr Mohammadi applied for a street trading licence to have tables and chairs outside the premises. The application was granted.

On 28<sup>th</sup> February 2020, the Licensing Authority were alerted of noise complaint instigated by a local resident. The nature of complaint relates to allegation of breach of opening hours and loud music causing disturbance (Appendix 16).

Following the complaint, on Saturday 14<sup>th</sup> March 2020 at 21:05hrs, I conducted a joint visit with Brent Licensing Police, Sergeant [REDACTED] and PC [REDACTED] to the premises.



We sat with Mr Mohammadi in the main restaurant seating area to explain our concerns with ongoing noise complaints and the consequences if he continues to undermine the licensing objectives. I went through the licensing conditions and took notes of Mr Mohammadi's comments, which was confirmed to him in a letter dated 19<sup>th</sup> March 2020 (Appendix 17).

On 5<sup>th</sup> November 2020, PC [REDACTED] from Brent Police Licensing Unit informed the Licensing Authority of a criminal intelligence report concerning an incident that occurred on 4<sup>th</sup> November 2020 whereby Police Officers attended the premise, when Covid restrictions applied.

On 4<sup>th</sup> November 2020 at 20:14hrs, a member of the public visited the premise for Shisha and contacted the Police stating that there were a hundred people within the premise and there were no social distancing measures in place.

Police Officers acted on the information and conducted a visit at the location. Police Officers initially went to the rear of the location. There was very loud music present, with people heard singing. The police officers then entered from the main entrance, and there were limited signs encouraging masks to be worn, and no hand sanitiser. The staff were not wearing any PPE such as masks or gloves. Upon entering the location, officers had walked directly to the rear of the location, where the shisha area is located. Upon entering this place, it became evident that there was no measures in place in regards to COVID. There were no social distancing measures in place, and the customers were sat very close to each other. There is a bench that goes around the edge of the shisha area, that was filled with customers. The tables in the middle were full, and people sat very close together.

The manager at the time accepted responsibility of the reason why police had attended, and accepted that there were a large amount of people present.

They had agreed to evacuate the location, and even when the customers were queuing, there was no social distancing in place.

Police were present while the staff made everyone leave, and this took over thirty minutes to do so (Appendix 18).

**From the 4<sup>th</sup> July 2020, Licensed businesses that remain subject to closure include Night Clubs.**

**Also subject to closure are "Dance halls, discotheques and any other venue which... opens at night... has a dance floor or other space for dancing by members of the public, and provides music, whether live or recorded, for dancing".**

On 1<sup>st</sup> April 2021, I sent a warning letter to Mr Mohammadi to advise him that a new premise licence was required as it has been noted that 12 Kilburn Bridge formally known as 'La Dolce Vita' was replaced with a new signage displayed across 11 -12 Kilburn Bridge with the name Shanzelize,. This led me to assume he had merged both 11-12 Kilburn Bridge into one entity. I was unable to visit the premises to verify the layout as it was closed during the day (Appendix 19).

On 13<sup>th</sup> April 2021, I visited the 12 Kilburn Bridge to ascertain the layout of the premises. Mr [REDACTED] who helps Mr Mohammadi confirmed the two premises will remain as separate businesses for the time being.

On 14<sup>th</sup> April 2021 I sent Mr Mohammadi an email to confirm my discussion with Mr [REDACTED] during my visit on 13<sup>th</sup> April 2021. Application forms were sent via email requesting Mr Mohammadi to transfer the premise licence, vary the DPS and apply for pavement licences. (Appendix 20).

On 27<sup>th</sup> April 2021, Mr Mohammadi submitted an application to apply for a pavement licence.

On 12<sup>th</sup> July 2021, I received an email from PC [REDACTED] of an incident that occurred at the premises on 4<sup>th</sup> July 2021. Between the times of 01:45hrs to 01:49hrs, a call was received from a person outside the venue who stated that his friend was inside and security were not letting anyone else leave the premise. Caller mentioned that security had batons.

On Thursday 15<sup>th</sup> July 2021, I visited the premises as I had reason to believe the basement was being used for licensable activities. The front signage clearly states 'restaurant, shisha, garden, dancefloor' (Appendix 21).

The premise was open at the time of my visit in the afternoon and there were a few males sitting in the rear seating area watching a sporting programme on TV.

I asked Mr Mohammadi if he was using any other areas to provide licensable activities to which he answered 'no'.

On entering the rear seating area, I noticed a large piece of decorated material covering a door, which lead to the basement room (Appendix 22).

I contacted the Neighbourhood Patrol Officers to assist me with the visit. Whilst I was waiting for their arrival, I continued to look around the premises and entered the rear store room, where the shisha pipes and ingredients were kept. I noticed a male smoking a cigarette in the room, which was fully enclosed.

As soon as he acknowledged my presence, he threw the cigarette butt in the bin, smirked at me and walked off. I immediately notified the manager known as [REDACTED] who stood behind me. [REDACTED] dismissed me and said 'what do you expect me to do if I didn't see him smoking'.

I told Mr Mohammadi, who was sitting in the main restaurant area about the incident. Whilst Mr Mohammadi was apologising for the male's action, [REDACTED] intercepted our conversations continuously in a defensive manner. I told Mr Mohammadi that I refuse to speak with [REDACTED] due to his uncourteous manner. Mr Mohammadi then told me he had to move out of his property as he encountering financial difficulties and could not afford to pay bills. He told me that the manager who was in charge of his business affairs took his laptop and left the business without giving him the password to his accounts.

Two Neighbourhoods Patrol Officers arrived and I was lead to the basement (Appendix 23). As I walked down the staircase, I noticed the floor was slightly flooded with water. The main floor was open with chairs placed against the wall (Appendix 24) There were large speakers displayed on the rear stage, which suggest that area is utilised for the provision of regulated entertainment. Mr Mohammadi said the room is used for 'private parties' (Appendix 25).

It had been noted that Mr Mohammadi had taken over the adjoining premise 12 Kilburn Bridge, Kilburn High Road, London, NW6 6HT but failed to transfer the premise licence and vary the DPS. He was instructed to submit the relevant application forms should he wish to provide licensable activities.

On 16<sup>th</sup> July 2021, Brent CCTV Control Room notified us that on Saturday 3<sup>rd</sup> into Sunday 4<sup>th</sup> July 2021, a few reports went onto the Police CAD System in reference to people being prevented from leaving as the shutter at the front of the premises was down. The staff in the premise would raise the shutter when a number of people are ready to leave. There were further reports of approximately over 100 people in the rear beer garden. CAD details suggested the premise was undertaking illegal lock-ins to provide shisha and licensable activities.

This information was shared with various internal and external authorities in conjunction with my findings from my visit on 15<sup>th</sup> July 2021.

This was followed up by email I sent to Mr Mohammadi requesting him to provide CCTV for Saturday 3<sup>rd</sup> July 2021 from midnight to Sunday 4<sup>th</sup> July 2021 05:00hrs covering the front of the premise, main restaurant, rear and basement area to verify the allegations (Appendix 26). Another separate email was sent advising Mr Mohammadi to submit the relevant application forms to transfer the premise licence and vary the DPS at 12 Kilburn Bridge.

On 16<sup>th</sup> July 2021, I rang Mr Mohammadi to remind him to provide the requested CCTV footage as per my email on 16<sup>th</sup> July 2021. He said, he will resolve the matter by Monday 19<sup>th</sup> July 2021.

On 16<sup>th</sup> July 2021, the Licensing Authority received a member's enquiry related to a resident complaining about noise disturbance (Appendix 27).

On 21<sup>st</sup> July 2021, the Licensing Authority received a correspondence signed by Mr [REDACTED] stating that Mr Mohammadi has authorised him to communicate with us regarding his licensable activities (Appendix 28).

Upon notification of Mr [REDACTED] involvement with the business, he contacted me on the telephone to discuss matters related to the premises. I told Mr [REDACTED] I requested CCTV footage as part of an investigation, which I was still awaiting. Mr [REDACTED] told me that the requested CCTV footage was unavailable.

After my telephone conversation with Mr [REDACTED], I issued a letter requesting an explanation as to why Mr Mohammadi failed to provide CCTV as part of the condition on the licence and reiterated the fact he cannot use the rear extended area and basement to supply licensable activities (Appendix 29).

On 23<sup>rd</sup> July 2021, Mr [REDACTED] sent an email confirming that the cameras were not working. In reply to his email, I asked him when the new cameras would be installed and if this covered the basement. (Appendix 30).

On 26<sup>th</sup> July 2021, I visited Brent CCTV Control Room to view recordings near the premises. I checked various dates and times and found customers entering the premises after midnight and customers leaving the premises after 1:00hrs.

Please see below summary of events captured on Brent CCTV camera facing Kilburn High Road.

**Saturday 26<sup>th</sup> June 2021 – Footage extracted from 00:15hrs to 00:45hrs:**

00:17hrs	2 females enter premises.
00:24hrs	2 males enter premises.
00:38hrs	4 individuals enter premises.
00:39hrs to 00:41hrs	5 males who were standing outside Ladbroke's walk to the premises with other individuals standing outside. They gradually enter premises.
00:41hrs	4 females enter premises.

**Sunday 4<sup>th</sup> July 2021 – Footage extracted from 04:00 to 04:45hrs:**

04:00hrs – 04:01hrs	3 males and 3 females outside premise
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	and then re-enter premises.
04:11 hrs	2 males leave the premises
04:17hrs	Approximately over 70 customers leave the premise congregating on the public highway. No sign of SIA controlling the crowd.
04:40hrs – 04:45hrs	A few individual remain outside the premise mingling.

**Saturday 10<sup>th</sup> July 2021 – Footage extracted from 00:15hrs – 00:45hrs:**

00:18hrs	Numerous individuals enter premises.
00:20hrs	Male seen crossing at the traffic lights enter premises.
00:21hrs	2 males seen crossing at the traffic lights enter premises.
00:35hrs	4 females enter premises.
00:41hrs	More individuals enter the premises

**Sunday 11<sup>th</sup> July 2021 – Footage extracted from 04:00hrs – 04:45hrs:**

- Large crowd, approximately over 70 people disperse from premises.
- No sign of SIA controlling crowd congregating on the public highway.

To view watch the footages, please refer to [\(Appendix 31\)](#).

On 22<sup>nd</sup> July 2021, The Community Safety informed The Licensing Authority that a resident reported the following:

**“Shanzelize Restaurant NW6 6HT has amplified music playing in their outdoor smoking area every night until 11pm or 12am. This is illegal. They have been doing it for years and your noise team informed me 3 years ago that it is the most complained about address in Brent. How are they permitted to continue trading when they flout the law every single day?”**

On 27<sup>th</sup> July 2021, Mr [REDACTED] sent me an email stating that he been advised that sixteen cameras would be installed in the next couple of days, however they are no cameras in the basement as Mr Mohammadi had no plans to use the room until authorisation is in place [\(Appendix 32\)](#). Invoice of the new camera installation was attached with the email [\(Appendix 33\)](#).

On 2<sup>nd</sup> August 2021, the Licensing Authority received the application forms to transfer the premise licence and vary the DPS to Mr Mohammadi at 12 Kilburn Bridge, the adjoining premises to 11 Kilburn Bridge.

On 11<sup>th</sup> August 2021, I came across a video uploaded by a member of the public on YouTube on 5<sup>th</sup> March 2020. The video displayed Shanzelize-Kilburn, with a musician playing the keyboard and a live singer singing Arabic tunes, which appeared to be in the basement, fully enclosed. Patrons are seen dancing and singing along with the live singer. At 2.13 minutes into the video clip, a female with blonde hair sitting at front is seen inhaling from what I believe to be a shisha pipe [\(Appendix 34\)](#).

I looked online and found out that during this period, events including regulated entertainment

were advertised on social media for Wednesday 4<sup>th</sup> March 2020 and Friday 6<sup>th</sup> March 2020 (Appendix 35).

On 23<sup>rd</sup> August 2021, PC [REDACTED] from Brent Licensing Unit informed me via email of recent complaints about lock-ins at Shanzelize, attached with a flyer that clearly supports the notion of them repeating the breach of licensable activities.

On 17<sup>th</sup> September 2021, the London Fire Brigade sent a copy of a Notification of Fire Safety Deficiencies related to 11A to 12A Kilburn Bridge dated 10<sup>th</sup> September 2021. (Appendix 36).

On 22<sup>nd</sup> September 2021, I sent an email to Mr Mohammadi requesting CCTV footage for the 12<sup>th</sup> September 2021 and informed him that I intend visit the premise with the Public Safety Officer.

On 27<sup>th</sup> September 2021, I contacted Mr Mohammadi via telephone followed by an email to reschedule our appointment to 8<sup>th</sup> September 2021. In the meantime, he was told to save the CCTV footage of 12 September 2021 on an UBS stick for collection.

On 5<sup>th</sup> October 2021, I visited Brent CCTV Control Room to view recordings near the premises on 12<sup>th</sup> September 2021 from various timings split into two clips, see my findings below:

02:22hrs	2 males enter premises
02:26hrs	1 male leaving premises
02:38hrs	1 male enter premises
02:44hrs	2 males enter premises
02:49hrs to 3:15hrs	Numerous groups of people enter premises.
04:21hrs – 05:00hrs	People leaving the premise in spells, loitering on the public highway, no sign of SIA staff managing the crowd.

The footage indicates customers were permitted entry after the no-entry time of midnight contrary to Condition 15, which stipulates “No entry or re-entry shall be permitted after 24:00 hours”. In addition numerous customers were leaving the premises from 04:21hrs, the premise should be closed to the public by 1am.

To view watch the footages, please refer to (Appendix 37).

On 8<sup>th</sup> October 2021, I visited the premises with [REDACTED], Public Safety Officer in the presence of Mr [REDACTED] and Mr Mohammadi. We entered the basement and found the room decorated with party accessories such as a ‘Congratulations’ banner, pompoms and garlands mounted on the wall. Confetti were scattered on the floor and the large speakers were still located on the stage, which were supposed to be removed (Appendix 38-39).

Officer [REDACTED] made observations around the whole premises. We sat with Mr Mohammadi to express licensing, health and safety concerns. I asked him if the premise was opened after the permitted hours and if he had an event on 12<sup>th</sup> September 2021, to which he replied “no”. I reminded Mr Mohammadi to provide me with the CCTV for that day. He rang the ‘engineer’ on his mobile phone a couple of times to no avail. I told him, this was unacceptable since I gave him sufficient time to download the footage onto an USB stick.

Mr Mohammadi said the business was suffering. He claimed no one is purchasing alcohol despite he had a full bar of alcohol. (Appendix 40) and he has stopped customers smoking shisha in the rear seating area. I suggested to Mr Mohammadi that he should consider removing himself as the DPS as he presented a lack of licensing knowledge and mentioned his English is not good, thus he required helped from Mr [REDACTED]. Mr Mohammadi reacted to my



suggestion in an abrupt manner.

On Friday 22<sup>nd</sup> October 2021, I conducted routine evening visits with Licensing Police, Sergeant [REDACTED], PC [REDACTED] and PC [REDACTED]. At 20:35hrs, we entered Mallard Close to check if the rear door was accessible and if loud music was emanating from the premises. The rear door was closed and there was no loud music emanating from the premises.

We then entered the premises via the front entrance. The main restaurant seating was empty. The bar was fully exposed with alcohol. There were three males sitting on the big couch in rear seating area, facing the main restaurant. They appeared to have some involvement in the business. At soon as they saw our presence, they were seen making calls. Customers were seen in rear seating area, smoking shisha.

We went to the basement and loud Arabic music was audible. Although there were no customers at the time of our visit, the set-up indicated that the basement was intended for the use of providing regulated entertainment. Chairs and tables were set up neatly with fresh balloons fixed on the wall. Disco lights were flashing and the stage was prepared with speakers and sound deck.

Throughout our duration in the premises, no member of staff engaged with us aside from a male security staff who informed that he had came to the premises to work on the night and needed confirmation. We were told that the owner was at the gym. We left the venue to continue with our duties.

On 27<sup>th</sup> October 2021, I issued a letter to Mr Mohammadi informing him of my visit with the Licensing Police on 22<sup>nd</sup> October 2021 and we had reasons to believe that he has been using unauthorised areas to provide licensable activities. (Appendix 41).

On 11<sup>th</sup> November 2021, we were informed by Camden Council Noise Service who received a call out to the premises on the evening of 6<sup>th</sup> November 2021. Premises was instructed to close front doors to prevent noise outbreak. Premises complied.

On 17<sup>th</sup> November 2021, Mr [REDACTED] sent an email to me to confirm he is no longer in discussions with Mr Mohammadi regarding the transfer of the premise licence to himself. Mr Mohammadi will look for a suitable individual to transfer the premise licence (Appendix 42).

On 19<sup>th</sup> November 2021, Camden Council informed us that their Noise and Pollution officers visited Shanzelize on 15<sup>th</sup> November 2021, following a report of entertainment noise causing a disturbance to nearby residents.

When visiting, officers witnessed loud amplified music and a microphone being used at the premises, which was clearly audible from the opposite side of the road, and likely intrusive enough to be considered a Statutory Noise Nuisance to the residential property nearby. With the doors and windows of the establishment open, the music and amplified voices drowned out the sound of passing traffic.

Noise was still audible at an unreasonable level when the doors and windows were closed, worsened when patrons entered and exited the premises. It wasn't until the owner, with whom officers spoke, eventually (reluctantly) reduced the volume as well, that the noise was of a more acceptable level.

There was also an issue of clearly intoxicated customers shouting abuse at officers with limited intervention from the premises' owner.

On 15<sup>th</sup> December 2021, the Principal Nuisance Control Officer copied The Licensing Authority in their response to Camden Council ([Appendix 43](#)).

On 4<sup>th</sup> January 2022, Brent Council's Community Safety Team reported anti-social behaviour at the premises instigated by a member of the public stating that the premise has re-commenced playing loud amplified music in their outdoor smoking area regularly.

On 12<sup>th</sup> January 2022, Brent Council's Community Safety Team notified the Licensing Authority of a complaint related to loud amplified music played at business premises.

It is evident that the premises is operating as a nightclub and shisha lounge. Regulated entertainment such as recorded music, live music and performance of dance (belly dancing) is clearly advertised in form of events on the business website and social media platform <https://www.shanzelize.uk/> ([Appendix 44](#)).

In my opinion, the licensed area (main restaurant) is mainly used as thoroughfare to gain access to the rear seating area. The evidence captured indicates that Mr Mohammadi has ignored the Council's warning by continuing to use unauthorised areas to provide licensable activities.

From a Crime and Disorder perspective, not having CCTV footage available for officers to view and using unauthorised areas to provide licensable activities and breaching the authorised hours of the premise licence are serious concerns.

From a public nuisance point of view, the fact that there have been several complaints from residents in regards to noise from the premises and the fact that the licensee/DPS has failed to be truthful by permitting patrons to use unauthorised areas for licensable activities clearly shows that Mr Mohammadi is an irresponsible business operator.

By viewing Brent CCTV footages and my engagement with Mr Mohammadi, there has been a lack of responsible management. The lack of responsible management was evidenced by the conduct of the staff members, licensee/DPS, the lack of control demonstrated by customers spilling into the public highway furthermore to noise disturbance to local residents. The hostile and irresponsible attitudes perpetuated by staff and Mr Mohammadi is unacceptable.

It considered that suitable training and supervision is not currently in place, or effective, to prevent incidents of public nuisance.

The Council have exhausted all avenues to help the licensee promote the licensable objectives. Various responsible authorities have visited the premises to advise and warn the licensee to take steps to demonstrate he is a responsible trader. Mr Mohammadi has failed to address the matters seriously by breaching the licensing conditions and terminal hours.

The evidence presented in this review application points out direct contravention of the premise licence requirements, and is deemed to result in the creation of public nuisance, impact of public safety and the potential increase in crime and disorder that affects the wider community including customers and staff. This is contrary to the licensing objectives of:

- The prevention of public nuisance;
- Public safety and:
- The prevention of crime and disorder.

### **Recommendations:**

It is recommended that the premise licence for the Shanzelize, 11 Kilburn Bridge is **revoked**.

Revocation is requested in light of ongoing non-compliances and a wilful disregard for residents affected by the premise activities.

The licensing authority reserve the right to give evidence on any further incidents where the licensing objectives have not been promoted which may take place at, or in the vicinity of the premises, between the service of the application and the hearing and/or during the time allowed for any appeal proceedings.



Please tick ✓ **Yes**

Have you made an application for review relating to this premises before?

☐

If yes, please state the date of that application

Day

Month

Year

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

**If you have made representations relating to this premises before, please state what they were and when you made them**

**Checklist**


Please tick ✓ **Yes**

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate ✓
- I understand that if I do not comply with the above requirements my application will be rejected ✓

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

### Part 3 – Signatures (please read guidance note 4)

**Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 5). If signing on behalf of the applicant please state in what capacity.**

Signature .....  .....

Date ..... 28<sup>th</sup> January 2022.....

Capacity ..... Licensing Inspector.....

<b>Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)</b>	
<b>Post town</b>	<b>Post code</b>
<b>Telephone number</b>	
<b>If you would prefer us to correspond with you by e-mail your e-mail address (optional)</b>	

**Data Protection:** The London Borough of Brent will use this information for the purposes of The Licensing Act 2003 and related purposes. Any member of the public may examine the application form on request. Further information can be found at [www.brent.gov.uk/privacy](http://www.brent.gov.uk/privacy)

You are providing your information to Brent Council, contact details [business.licence@brent.gov.uk](mailto:business.licence@brent.gov.uk). The Council's Data Protection Officer can be contacted via [dpo@brent.gov.uk](mailto:dpo@brent.gov.uk), or 020 8937 1402.

Your information is collected for the purpose of processing your licence application as required to fulfil the council's duties under the following legislation, statutory or contractual requirement or obligation.

**Legislation**  
Licensing Act 2003

**Context**  
For the processing of licensing applications and the prevention of fraud

The information may be shared with the Metropolitan Police, London Fire Brigade and teams within Brent Council, as statutory consultees, the Home

## Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

**Please return the completed form and any accompanying documents to the following address with a copy to the premises licence holder / Club that the application relates to:-**

Licensing Department  
Brent Council  
Brent Civic Centre  
Engineers Way  
Wembley  
HA9 0FJ

☎ 020 8937 5359

Email: [business.licence@brent.gov.uk](mailto:business.licence@brent.gov.uk)

**Please follow the instructions in the checklist to submit the relevant copies to the responsible authorities. Contact details shown below:**

Chief Officer of Police  
Brent Licensing Department  
Fifth Floor  
Brent Civic Centre  
Engineers Way  
Wembley  
HA9 0FJ

Tel: 020 8733 3206

North West Area 1  
London Fire Brigade  
169 Union Street  
London  
SE1 0LL

Tel: 020 8555 1200 x38778

Trading Standards  
Fifth Floor  
Brent Civic Centre  
Engineers Way  
Wembley  
HA9 0FJ

Tel: 020 8937 5555

Environmental Health  
Fifth Floor  
Brent Civic Centre  
Engineers Way  
Wembley  
HA9 0FJ

Tel: 020 8937 5252

Children's Services  
Brent Civic Centre  
Engineers Way  
Wembley  
HA9 0FJ

Tel: 020 8937 5359

Licensing Authority  
Fifth Floor  
Brent Civic Centre  
Engineers Way  
Wembley  
HA9 0FJ  
Tel: 020 8937 5359

Area Planning Service  
Brent Civic Centre  
Engineers Way  
Wembley  
HA9 0FJ

Tel: 020 8937 5210

Public Safety Team  
Fifth Floor  
Brent Civic Centre  
Engineers Way  
Wembley  
HA9 0FJ

Tel: 020 8937 5359

DAAT  
Public Health Directorate  
Wembley Centre for Health and Care  
116 Chaplin Road  
Wembley  
HA0 4UZ

Home Office Immigration Enforcement  
Alcohol Licensing Team  
Lunar House  
40 Wellesley Road  
Croydon





REGENERATION AND ENVIRONMENT

Brent Civic Centre, Engineers Way,  
Wembley, Middlesex. HA9 0FJ  
Tel: (020) 8937 5252  
Direct Line 020-8937 5561

Email: [ens.noiseteam@brent.gov.uk](mailto:ens.noiseteam@brent.gov.uk)

Web: [www.brent.gov.uk](http://www.brent.gov.uk)

Date: 13/01/2019

Mr Hashem Belk Mohammadi  
Shanzelize  
11 Kilburn Bridge  
Kilburn High Road  
London  
NW6 6HT

Your Ref:  
Our Ref: SR/14017/18  
Contact: [REDACTED]

Dear Mr Hashem Belk Mohammadi,

**Environmental Protection Act 1990**

**11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT**

On the 12 January 2019, Officers from Environmental Health noted loud music emanating from the above premises at such a level as to constitute a statutory nuisance within the meaning of the law.

Therefore I am obliged to serve the enclosed Notice under Section 80 of the Environmental Protection Act 1990. This is intended to deal with this matter, not by taking proceedings in respect of this incident, but enabling the Council to take formal legal action should there be any further noise nuisance.

Should further complaints be received, we will investigate by monitoring the situation. Monitoring will either take the form of periodic visits, to be carried out day or night, by officers who will engage in non-intrusive monitoring (i.e. without alerting you prior to the visit) usually by visiting the person making the complaint, and/or the use of remote monitoring equipment which measures and records the noise being complained about.

Contravention of the notice could lead to the instigation of criminal proceedings against you. The maximum fine for each offence currently stands at an unlimited fine upon conviction. The previous maximum fine was £20,000

**Please note that there is a right of appeal to the notice. Application has to be made to the Magistrates Court within 21 days. The details are provided on the notes to the notice.**

If there continues to be a persistent noise nuisance, the council will also consider applying to the Courts for a warrant in order to seize all audio equipment from your premises.

Accordingly, I would strongly advise that you cease to cause noise nuisance and refrain from playing loud music at such a level as to disturb your neighbours.

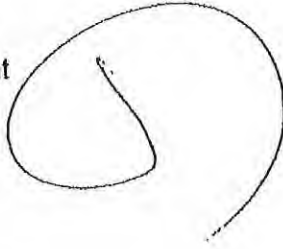
Should you require any further information, please do not hesitate to contact me at the above address.

Yours sincerely,



Brent - building a better borough

Environmental Health Officer  
Regeneration and Environment



Brent - building a better  
borough

## **LONDON BOROUGH OF BRENT**

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### **Environmental Protection Act 1990**

#### **Section 80**

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#### **Abatement notice in respect of statutory nuisance**

Mr Hashem Beik Mohammadi  
Shanzelize  
11 Kilburn Bridge  
Kilburn High Road  
London  
NW6 6HT

**TAKE NOTICE** that under the provisions of the Environmental Protection Act 1990 the Council of the London Borough of Brent being satisfied of the **existence** of noise amounting to a statutory nuisance under section 79(1)(g) of that Act at the premises known as Neighbouring and nearby residential units to: Shanzelize, 11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT within the district of the said Council arising from the playing of amplified music and amplified speech.

**HEREBY REQUIRE YOU** as the occupier and person responsible of the premises from which the noise is or would be emitted **forthwith** from the service of this notice, to abate the same and also

**HEREBY PROHIBIT** the recurrence of the said nuisance and for that purpose require you to: **Cease or cause to cease the playing of amplified music and amplified speech at such a level as to constitute a nuisance**

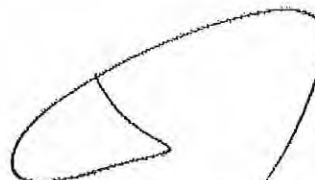
**IN** the event of an appeal this notice shall **NOT** be suspended until the appeal has been abandoned or decided by the Court, as, in the opinion of the Council, the expenditure which would be incurred by any person in carrying out works in compliance with this notice before any appeal has been decided would not be disproportionate to the public benefit to be expected in that period from such compliance.

**IF** without reasonable excuse you contravene or fail to comply with any requirement of this notice you will be guilty of any offence under section 80(4) of the Environmental Protection Act 1990 and on summary conviction will be liable to a fine not exceeding level 5 on the Standard Scale (currently £5,000), together with a further fine of an amount equal to one-tenth of that level for each day on which the offence continues after conviction. A person who commits an offence on industrial, trade or business premises will be liable on summary conviction to a fine not exceeding £20,000.

The Council may also take proceedings in the High Court for securing the abatement, prohibition or restriction of the nuisance. Further, if you fail to execute all or any of the works in accordance with this notice, the Council may execute the works and recover from you the necessary expenditure incurred.



Dated: 13/01/2019 Signed:



Print Name: [REDACTED]  
Regulatory Services  
Authorised Officer

Regulatory Services, Brent Civic Centre, Engineers Way, Wembley HA9 0JF

Tel: 0208 937 5252

Email: ens.noiseteam@brent.gov.uk

Ref: EH/18/14017/MW

NB The person served with this notice may appeal against the notice to Brent Magistrates' Court, 448 High Road, London NW10 2DZ within twenty-one days beginning with the date of service of the notice (see notes attached).

If you require further information or have a query in respect of this notice, please call [REDACTED]  
V [REDACTED]

23-40 hrs

The Notice Of Violation Is A Copy Was Served By	
Me On The 13th Day Of	
JAN. 2018	
At THE NAMSD	
By Officer @ 23:40 hrs	
Of The Premises	
By Sending The Notice To The Addressed	
To The Premises Address Or To The Notice For	
Received Delivery No. 5555555555555555	
Signed [Signature]	
Designation C-10	



APPENDIX 2 – FRONT OF PREMISES



APPENDIX 3 – LICENSED AREA – MAIN RESTAURANT/BAR





APPENDIX 4 – UNLICENSED AREA – REAR SEATING AREA



APPENDIX 5 – UNLICENSED AREA – REAR SEATING AREA



APPENDIX 6 – LARGE TV & SPEAKERS IN REAR SEATING AREA





APPENDIX 7 – REAR FIRE EXIT OBSTRUCTED

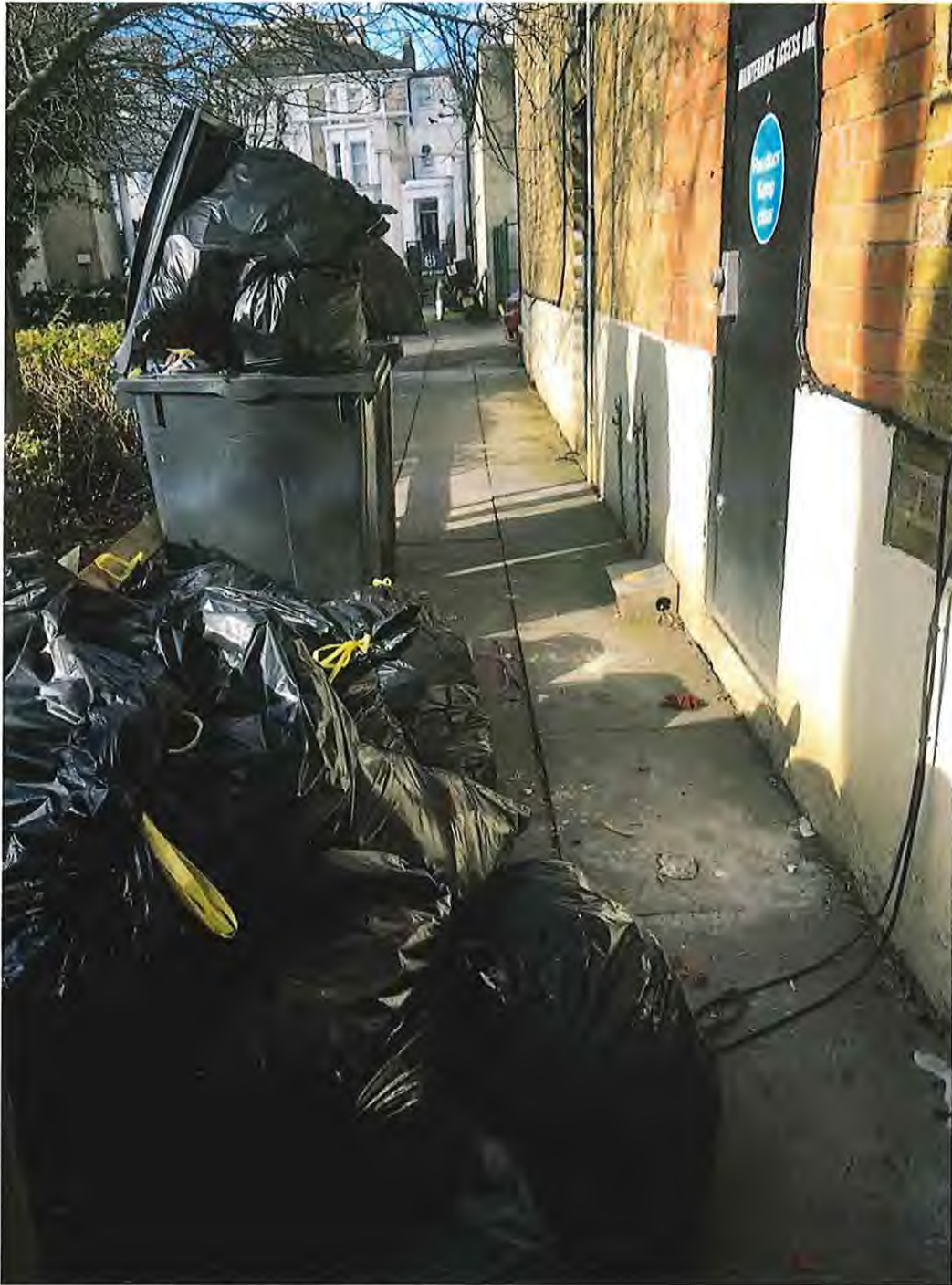


APPENDIX 8 – CHARCOAL BRAZIER TO PRODUCE HOT COAL FOR  
SHISHA LOCATED BY REAR FIRE EXIT





APPENDIX 9 – RUBBISH LOCATED OUTSIDE REAR FIRE EXIT ROUTE







Hashem Beik Mohammadi  
Shanzelize  
11 Kilburn Bridge  
Kilburn High Road  
London  
NW6 6HT

22<sup>nd</sup> February 2019

Our Ref: 0394

Dear Mr Mohammadi,

**Licensing Act 2003 – Noise Complaint / Unlicensed Areas  
London Local Authorities Act 1990 & Amendments – Street Trading  
Re: Shanzelize, 11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT**

I am writing to confirm my visit at the above premise with Chris Pearce, Public Safety Officer on Tuesday 19<sup>th</sup> February 2019 to carry out a routine inspection and discuss matters concerning the premises.

**Conditions Embedded on the Premise Licence**

1 Door supervisors shall wear clothing that can be clearly and easily identified on CCTV.  
***Comment: You must ensure that all door supervisors wear clothing such as high visibility jackets, vests and armbands that can be clearly and easily identified on CCTV at all times.***

2 Door supervisors of a sufficient number and gender mix, shall be employed from 21:00 hours on any day when the premises are open for the sale of alcohol with music either live or recorded and the facilities for dance or the performance of dance past midnight.

***Comment: You confirmed that you have two male door supervisors and you have recently employed a new company but you did not have the company details at time of my visit. You stated that your door supervisors are on duty from 18:00hrs until midnight. You must ensure that a sufficient number of door supervisors are employed at the specified time until the closing hour. The role of the door supervisors is to ensure effective dispersal of patrons from the premises at the end of the night.***

3 A register/log containing the names, badge number, dates & times of duty of security staff and any incidents that occur shall be kept and made available to the Police and Licensing Authority.

***Comment: You were unable to show me the register/log at the time of visit. You must maintain a register of the door supervisors on duty on any occasion they are employed at the premises.***



4 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 if requested.

**Comment: You confirmed that CCTV recordings are kept for more than 31 days and you demonstrated recordings are linked to your mobile phone. You must ensure that CCTV cameras are installed to Home Office Guidance.**

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

**Comment: You must ensure that the CCTV system is capable of obtaining clear facial recognition images and a clear head and shoulder image of every person entering or leaving the premises.**

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

**Comment. It has been noted that both the 'front external seating area' and the rear 'shisha lounge' are not defined on the current plan linked to premise licence. As a result, you were made aware that these areas must not be used at any time to provide licensable activities.**

**Front External Seating**

**In terms of the front external seating area you must apply for a **street trading licence** and **vary the premise licence** to include this area for licensable activities. You must remove the tables and chairs from the front of the premises until the relevant licence(s) is in place.**

**Rear Shisha Lounge**

**You advised me that you have applied for planning permission for the use of this area, which you are awaiting decision. However, as mentioned above, you are not permitted to use this area to provide licensable activities including the supply of alcohol and regulated entertainment until this area is approved by submitting a **variation application** to update the plan.**

**\*The issues with the plan were also explained to your representative 'Saeed' on the telephone.**

7 Customers shall not be permitted to take open containers of alcohol off the premises.

**Comment: You must ensure customers do not take open containers of alcohol off the premises.**

8 The total number of people permitted on the premises including staff and performers shall not exceed 200.

**Comment: You reminded that you must not exceed the above capacity. A capacity specific assessment should be conducted and approved by the Licensing Authority This assessment shall be completed by a competent person and show all calculations used to reach the final capacity and reference the guidance used to achieve this figure. This assessment shall be appraised annually or at the time of any building or layout structural works.**

9 A "Challenge 21" policy shall be adopted and adhered to.

**Comment: You advised me that you have adopted an age verification policy, however there were no customer notices on display at the bar or around the premises to make your customers aware of this policy. Furthermore, you were unable to show me the training documents to prove your staff members are trained to challenge customers that appear to look under 21 years old.**

10 A refusal book shall be kept and maintained.



**Comment: This was not available to view at the time of my visit. You must record any refusal of entry to the premise and refusal of the sale of alcohol.**

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

**Comment: This was not available to view at the time of my visit. Recordable incidents should include:**

- (a) all crimes reported to the venue**
- (b) all ejections of patrons**
- (c) any complaints received**
- (d) any incidents of disorder**
- (e) all seizures of drugs or offensive weapons**
- (f) any faults in the CCTV system or searching equipment or scanning equipment**
- (g) any refusal of the sale of alcohol**
- (h) any visit by a relevant authority or emergency service.**

12 No alcohol shall be available for any customer when the premises are open for primarily for use by persons under the age of 18.

**Comment: You must ensure that alcohol is not available for any customer when the premises are open for primarily for use by persons under the age of 18.**

13 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.

**Comment: It was noted that Part B of the premise licence was not displayed. You must display Part B of the premise licence in accordance to the above condition. Part A of the premise licence should be made available for the Police or Council Officials to see upon request.**

14 A suitable intruder alarm complete with panic button shall be fitted and maintained.

**Comment: You confirmed that you have an intruder alarm which is in working order.**

15 No entry or re-entry shall be permitted after 24:00 hours.

**Comment: you were reminded that you must not permit entry or re-entry after 24:00hrs.**

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

**Comment: Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.**

17 Notices advertising the number of a local licensed taxi service shall be displayed in a prominent position.

**Comment: You stated that there is a minicab firm near the premises, however you must display notices in a prominent position advertising the number of a local licensed taxi service.**

18 Facilities within the premises shall be made available for customers to await taxis.

**Comment: You must ensure that there are appropriate facilities within the premises where customers can wait for a taxi.**

19 The locks and flush latches on the exit doors and gates shall be unlocked and kept free from fastenings other than push bars and pads whilst the public are on the premises.

***Comment: It was addressed by Mr Pearce that the rear exit is not a suitable 'emergency exit' as it is not indicated on the plan and it does not meet health and safety standards.***

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

***Comment: It has been noted that the socket outlets are not protected by a RCD. You stated that you are currently not providing music. However, it has been noted that TV screens and large speakers were located in the 'rear shisha lounge' which suggest that regulated entertainment is provided. May I remind you that this area is not approved on the plan linked to the premise licence, therefore you must not supply any licensable activities.***

### **Noise Complaints**

I have been made aware that the Council's Nuisance Control Team have received complaints related to noise nuisance in the form of loud music emanating from the premises.

I would strongly suggest that you review your operations to ensure you are not contributing to the above matters.

If further evidence comes to our attention which indicates that you are undermining the licensing objectives, your premise licence will be reviewed and you may also be prosecuted.

If you are interested in applying for a street trading licence and vary your premise licence, please contact me. I will send you the information and application forms.

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

Yours faithfully,



Esther Chan  
Licensing Inspector  
Planning, Transportation & Licensing

**CC: Brent Licensing Police**



## APPENDIX 11 – EMAIL 4<sup>TH</sup> March 2019

**From:** Chan, Esther <Esther.Chan@brent.gov.uk>

**Sent:** 04 March 2019 14:13

**To:** [REDACTED]

**Cc:** Business Licence <business.licence@brent.gov.uk>; [REDACTED]  
[REDACTED]

**Subject:** RE: Shanzelize 11 Kilburn Bridge Kilburn High Road London NW6 6HT 22.02.19

Dear Mr Mohammadi,

Following my visit to the above premise on Saturday 2<sup>nd</sup> March 2019, please find attached the letter sent to your email address on 22<sup>nd</sup> February 2019. It has been noted that on Saturday 2<sup>nd</sup> March 2019, music was played in the rear 'shisha' lounge. It was stressed to you that you are not permitted to play music or provide any form of licensable activities at the rear as it is currently an unlicensed area.

In light of the nuisance complaints and breaches identified at my previous visit, the Licensing Authority will review your premise licence should we find evidence you are undermining the licensing objectives.

During my visit, you claimed you did not receive my email on the 22<sup>nd</sup> February 2019. If you prefer us to send correspondences to an alternative email address, please let me know.

Please do not hesitate to contact me if you wish to discuss the matter.

Kind Regards

Esther Chan  
Licensing Inspector  
Planning, Transportation & Licensing  
Brent Council

Tel: 0208 937 5303

[www.brent.gov.uk](http://www.brent.gov.uk)

**From:** Chan, Esther

**Sent:** 22 February 2019 13:56

**To:** [REDACTED]

**Cc:** Business Licence

**Subject:** Shanzelize 11 Kilburn Bridge Kilburn High Road London NW6 6HT 22.02.19

Dear Mr Mohammadi,

Please find attached letter following my visit to the above premise on Wednesday 20<sup>th</sup> February 2019.

Kind Regards

Esther Chan  
Licensing Inspector  
Planning, Transportation & Licensing  
Brent Council

Tel: 0208 937 5303

[www.brent.gov.uk](http://www.brent.gov.uk)



Brent Civic Centre  
Engineers Way  
Wembley  
Middlesex HA9 0FJ

EMAIL [esther.chan@brent.gov.uk](mailto:esther.chan@brent.gov.uk)

WEB [www.brent.gov.uk](http://www.brent.gov.uk)

Hashem Beik Mohammadi  
Shanzelize  
11 Kilburn Bridge  
Kilburn High Road  
London  
NW6 6HT

10<sup>th</sup> April 2019

Ref: 0394

**London Local Authorities Acts 1990 & Amendments – Street Trading**  
**Re: Shanzelize, 11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT**

Following my letter dated 22<sup>nd</sup> February 2019 and my subsequent visit on Saturday 2<sup>nd</sup> March 2019, you were advised to apply for a street trading licence to place tables and chairs outside the premises.

You were told to remove all items from the public highway immediately, if you did not wish to apply for a street trading licence.

It has been brought to my attention that you have ignored the Council's warning by failing to apply for a street trading licence and continuing to display tables and chairs on the public highway, which was observed by a Council Officer on 5<sup>th</sup> April 2019 (see below image).



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



## APPENDIX 12 – LETTER DATED 10.04.2019 STREET TRADING

If you wish to apply for a street trading licence, please see information below. As mentioned in my previous letter dated 22<sup>nd</sup> February 2019, a variation application to vary the premise licence may be required if you wish to provide licensable activities outside.

### Apply for a street trading licence

- Complete the enclosed application form and return it to **business.licence@brent.gov.uk**
- You can apply for a minimum of six months which will cost £546 or for a year which will cost £1092 (£91 per month). Once your application is granted, we will confirm the start date and the final fee based on the remaining months. This is payable up front by cheque made payable to 'London Borough of Brent'.
- You are also required to pay an application fee of **£81.50** for the initial application form (in a separate cheque).
- One passport size photo is required
- Public liability insurance documentation
- Proof of home address (this must be in an individual's name and not a business).

The licence will expire on 31<sup>st</sup> March 2020 and you may renew the street trading if you conform with the street trading conditions.

If we do not receive a street trading application from by **Monday 22<sup>nd</sup> April 2019**, I will assume you do not wish to apply for a street trading licence, therefore all items must be removed from the public highway.

Now that the implications have been made known to you, I trust that the council can rely upon your co-operation in this matter.

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

Yours faithfully,



Esther Chan  
Licensing Officer  
Planning, Transportation & Licensing

**Enc Street Trading Application**





# Brent

## APPENDIX 13

Brent Civic Centre  
Engineers Way  
Wembley  
Middlesex HA9 0FJ

TEL 020 8937 5303

EMAIL [esther.chan@brent.gov.uk](mailto:esther.chan@brent.gov.uk)

WEB [www.brent.gov.uk](http://www.brent.gov.uk)

Hashem Beik Mohammadi  
Shanzelize  
11 Kilburn Bridge  
Kilburn High Road  
London  
NW6 6HT

10<sup>th</sup> April 2019

Our Ref: 0394

Dear Mr Mohammadi,

**Licensing Act 2003 – Unauthorised Licensable Activities**  
**Re: Shanzelize, 11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT**

Following my letter dated 22<sup>nd</sup> February 2019, it has been noted that you advertising Iranian and Arabic live music every Friday and Saturday night.

In reference to my letter, you were advised that the 'front external seating area' and the rear 'shisha lounge' are not defined on the current plan connected to the premise licence, therefore you are not permitted to carry out unauthorised licensable activities outside the defined plan.

**Unauthorised Licensable Activity**

**An unauthorised activity takes place either:**

- without a valid licence / certificate / notice (Premises Licence, Club Premises Certificate or Temporary Event Notice)
- operating outside the authorised hours displayed on your licence / certificate / notice
- providing licensable activity which is not authorised by your licence / certificate / notice
- breaching a condition placed on your licence / certificate / notice
- when an appointed designated premises supervisor on a premises licence withdraws their consent (no longer at the premises) or does not hold a valid personal licence and you continue to sell alcohol

**Enforcement action will be taken by either the licensing authority or Brent Police as this is a serious licensing offence under Section 136 Licensing Act 2003 and if prosecuted you could face an unlimited fine and/or 6 months imprisonment.**

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

advice or information.

Yours faithfully,



Esther Chan  
Licensing Inspector  
Planning, Transportation & Licensing

**CC: Brent Licensing Police**



# Brent

## APPENDIX 14

Brent Civic Centre  
Engineers Way  
Wembley  
Middlesex HA9 0FJ

TEL 020 8937 5303

EMAIL [esther.chan@brent.gov.uk](mailto:esther.chan@brent.gov.uk)

WEB [www.brent.gov.uk](http://www.brent.gov.uk)

Hashem Beik Mohammadi  
Shanzelize  
11 Kilburn Bridge  
Kilburn High Road  
London  
NW6 6HT

22<sup>nd</sup> May 2019

Our Ref: 0394

Dear Mr Mohammadi,

### **Licensing Act 2003 – Breach of Premise Licence**

**Re: Shanzelize, 11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT**

I am writing to confirm my visit at the above premise on Sunday 12<sup>th</sup> May 2019. During my inspection, it has been noted that a number of conditions embedded on the premise licence were breached:

- Door supervisors of a sufficient number and gender mix, shall be employed from 21:00 hours on any day when the premises are open for the sale of alcohol with music either live or recorded and the facilities for dance or the performance of dance past midnight.
- Customers shall not be permitted to take open glass containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority.
- Customers shall not be permitted to take open containers of alcohol off the premises.
- A refusal book shall be kept and maintained.
- The licensee shall keep an incident book which shall be made available to the Police and Licensing Authority.
- 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.
- "Challenge 21" policy shall be adopted and adhered to.
- Notices requesting customers to leave quietly shall be displayed at each exit.



**Section 136 of the Licensing Act 2003 creates an offence to provide unauthorised licensable activities.**

Brent Council records indicate that you are the premise licence holder and designated premises supervisor for the business and as such you may have committed criminal offences contrary to the aforementioned legislation.

In order for me to investigate this matter, I am inviting you to attend **Brent Civic Centre, Engineers Way, Wembley, Middlesex, HA9 0FJ on Monday 10<sup>th</sup> June 2019 at 11am**. I request that you contact me by Tuesday 4<sup>th</sup> June 2019 to confirm your attendance to conduct a formal interview.

The interview will be conducted in line with the requirements of the Police and Criminal Evidence Act 1984 and will be recorded.

You have the right to consult a solicitor prior to the interview or have one present with you during the interview.

We also request you bring a form of identification such as a passport or full driving licence.

If you fail to attend this interview a report may be submitted to our legal services without your comments.

It is also a requirement of your premise licence that you comply with the following condition:

- 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 if requested.

I would therefore request that you provide CCTV recordings for the below dates and times:

- 3<sup>rd</sup> – 4<sup>th</sup> May 2019 between 22:00hrs to 01:30hrs
- 11<sup>th</sup> – 12<sup>th</sup> May 2019 between 22:00hrs to 01:30hrs
- 18<sup>th</sup> – 19<sup>th</sup> May 2019 between 22:00hrs to 01:30hrs

You are welcome to bring documents with you which may assist our investigations. This could include any best practice procedures the business adopts to monitor under age sale incidents and staff training records.

If you have any questions concerning the content of this letter, do not hesitate to contact me on the telephone number above.

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

Yours faithfully,



Esther Chan

Licensing Inspector  
Planning, Transportation & Licensing

**CC: Brent Licensing Police**



# Brent

## APPENDIX 15

Brent Civic Centre  
Engineers Way  
Wembley  
Middlesex HA9 0FJ

TEL 020 8937 5303

EMAIL [esther.chan@brent.gov.uk](mailto:esther.chan@brent.gov.uk)

WEB [www.brent.gov.uk](http://www.brent.gov.uk)

Hashem Beik Mohammadi  
Shanzelize  
11 Kilburn Bridge  
Kilburn High Road  
London  
NW6 6HT

14<sup>th</sup> June 2019

Our Ref: 0394

Dear Mr Mohammadi,

**Licensing Act 2003 – Meeting on Monday 10<sup>th</sup> June 2019**  
**Re: Shanzelize, 11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT**

I am writing to confirm that the PACE interview scheduled for 10<sup>th</sup> June 2019 could not proceed as you failed to notify me that you required an interpreter to assist you.

However, we decided that we would have a meeting on the basis that you brought in a representative and happy to discuss my concerns.

During the meeting, you confirmed that you are the owner of the business. You informed me that you have appointed a member of staff to handle all your paperwork due to a language barrier.

As the licensee and Designated Premise Supervisor (DPS), you were asked to explain the four licensing objectives and the conditions attached to the premise licence, which you could not explain.

You admitted that on 12<sup>th</sup> May 2019, you were playing regulated entertainment and permitted customers to consume alcohol in an unauthorised area (rear seating area) without authority.

You apologised for the breaches and concerns that the Met Police and Licensing Authority had and assured me that the business will be conducted in a responsible manner in order to promote the licensing objectives.

The Licensing Authority and Met Police have considered your comments and have decided to issue you a warning on this occasion.

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

Yours faithfully,



*Chan*

Esther Chan  
Licensing Inspector  
Planning, Transportation & Licensing

**CC: Brent Licensing Police**

## APPENDIX 16

From: [REDACTED]  
Sent: 28 February 2020 16:08  
To: Business Licence <business.licence@brent.gov.uk>  
Subject: Complaint

Dear whom this may concern,

I would like to make a formal, true and accurate complaint although wish for it to be confidential and anonymous. Therefore, I have not included any information about myself. I hope you are able to understand why I have choice to do it this way.

There is a commercial premises; 11A Kilburn High Road NW6 6HT (Shanzelize Shisha lounge/bar). The owner is Hashem Beik Mohammadi.

This premise has a licence only till 12 mid night. However, since they have opened there place which has been a couple of months they have not been using there licence in the reasonable manner in which they are supposed too. They are actually open till 4/5am in the morning on Fridays and Saturday. On weekdays until 2am. They play extremely loud music, they have a DJ and live music which is played in the basement of the premise however the music is so loud that it causes disruption to the neighbours. Previously and sometimes they have the music on the main floor but due to neighbours complaining they have moved it to the basement but have not stopped using the premise as written in their contract and license.

Previously noise complaints were made by neighbours and am aware from the mouth of neighbours that the owner of Shanzelize was actually formally fined. However, it is ridiculous that this has not been controlled by management of Brent council as they have not kept an eye on this premise.

This area is residential therefore this premise should be banned from usage from 12 mid night onwards. This is the only premise in which is causing issues. There are bars and a pub on that road as well but they do not cause any noise or nuisance issues. The owner refuses to use his licence properly and is cutting corners to play his music to whatever time he desires until 4/5 in the morning.

I have had enough of this premise and urge for the council to do something very serious about this matter. Not just a small fine but also controls for the premise to be checked and closed before 12 in the midnight.

Please do something about this serious matter as living next to this premise is seriously causing me anxiety and annoyance for my family but also my dear families.

Yours sincerely,





# Brent

## APPENDIX 17

Brent Civic Centre  
Engineers Way  
Wembley  
Middlesex HA9 0FJ

TEL 020 8937 5303

EMAIL [esther.chan@brent.gov.uk](mailto:esther.chan@brent.gov.uk)

WEB [www.brent.gov.uk](http://www.brent.gov.uk)

Hashem Beik Mohammadi  
Shanzelize  
11 Kilburn Bridge  
Kilburn High Road  
London  
NW6 6HT

19<sup>th</sup> March 2020

Our Ref: 0394

Dear Mr Mohammadi,

**Licensing Act 2003 – Complaint and Breach of Premise Licence**  
**Re: Shanzelize, 11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT**

Following my visit at the above premises with Sergeant Damien Smith and PC Gary Norton Saturday 14<sup>th</sup> March 2020 at 21:05hrs, it has been noted that you have failed to comply with the following conditions embedded on your premise licence:

**Conditions Embedded on the Premise Licence**

Condition 2 - Door supervisors of a sufficient number and gender mix, shall be employed from 21:00 hours on any day when the premises are open for the sale of alcohol with music either live or recorded and the facilities for dance or the performance of dance past midnight.

***Comment: During our visit, you stated that you did not employ door supervisors as you intended to close the premises by midnight.***

Condition 3 - A register/log containing the names, badge number, dates & times of duty of security staff and any incidents that occur shall be kept and made available to the Police and Licensing Authority.

***Comment: You were able to show me the register/log at the time of our visit, however the records indicated that the door supervisor who was on duty on Friday 13<sup>th</sup> March 2020 finished his duties at 22:33hrs due to being unwell. You claimed you had employed another door supervisor as his replacement but the required information were not recorded. You must ensure that all door supervisors record the above details at all times.***

Condition 4 - 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 if requested.

***Comment: You stated that CCTV recordings are now kept for 28 days, although you previously told me the recordings were kept for 31 days. You must ensure that CCTV cameras are installed to Home Office Guidance and recordings are kept for 31 days.***



Condition 9 - A "Challenge 21" policy shall be adopted and adhered to.

**Comment:** *You advised me that you have adopted a challenge 25 age verification policy, however you are the sole person that supplies the alcohol to customers. You are required to ensure that training is provided to all staff that are authorised to sell alcohol. Please take this opportunity to remind your staff regarding the Licensing Act 2003 and in particular the sale of alcohol to underage persons, proxy purchases and selling to drunken people. You must ensure all staff training documents are kept and maintained.*

Condition 17 - Notices advertising the number of a local licensed taxi service shall be displayed in a prominent position.

**Comment:** *You stated that there is a minicab firm near the premises, however may I remind you that you must display notices in a prominent position advertising the number of a local licensed taxi service.*

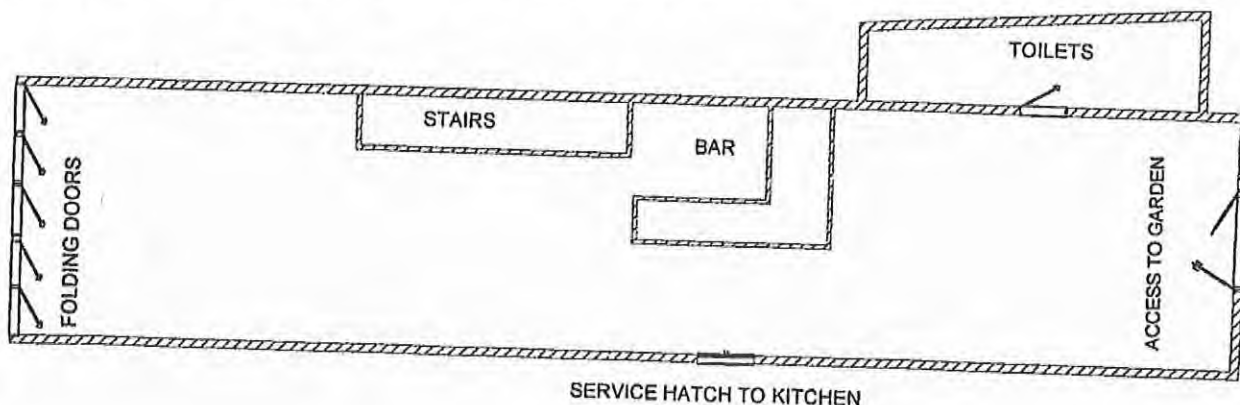
Condition 19 - The locks and flush latches on the exit doors and gates shall be unlocked and kept free from fastenings other than push bars and pads whilst the public are on the premises.

**Comment:** *During a previous visit, you were advised by Mr Chris Pearce from the Public Safety Team that the rear exit via the rear structure is not deemed a suitable 'emergency exit' as it is not indicated on the plan and it does not meet health and safety standards.*

### **Noise Complaints & Unauthorised Licensable Activities in Rear Structure**

Please be aware that the Council's Nuisance Control Team have received further complaints related to noise nuisance in the form of loud music emanating from the premises.

During my visit, music was audible from the TV screens and speakers in the rear structure. It was stressed to you that this area must NOT be used to provide licensable activities including regulated entertainment at any time. You are only permitted to provide the authorised licensable activities in accordance to the plan attached to the premise licence (see below).



If you wish to vary the plan to add licensable activities in an area that is not included on the current plan, you will need to submit a full variation application. In light of the matters concerning planning enforcement with the rear structure, it was advised to you that you obtain planning consent prior to submitting a variation application.

Considering, you were issued a warning letter dated 14<sup>th</sup> June 2019 following our meeting Monday 10<sup>th</sup> June 2019, we will consider legal action against you and/or review the premise licence if further evidence comes to our attention which indicates that you are undermining the licensing objectives.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'E Chan'.

Esther Chan  
Licensing Inspector  
Regulatory Services

**CC: Brent Licensing Police**



## APPENDIX 18

**From:** [REDACTED]  
**Sent:** 05 November 2020 09:05  
**To:** Business Licence <business.licence@brent.gov.uk>; [REDACTED]  
[REDACTED]  
**Subject:** Shanzelize - 11 Kilburn Bridge, North Maida Vale, London NW6 6HT

Good morning all,

Hope your all well. Please see the below criminal intelligence report that was received by Police this morning, from the above venue on 04/11/2020.

\*\*\*\*\*  
\*\*\*\*\*  
\*\*\*\*\*

On the 04/11/2020 at 20.14hrs, police were contacted by a member of the public, who had attended SHANZELIZE RESTAURANT earlier, and went for the Shisha. He had contacted police on CAD 7543/04OCT20.

Initial remarks stated that he had left the location a short while ago, and stated there were over a hundred people within, and there were no social distancing measures in place.

[REDACTED] had attended the location, and initially went to the rear of the location. There was very loud music present, and people heard singing. The location was then entered from the main entrance, and there were limited signs encouraging masks to be worn, and no hand sanitiser. The staff were not wearing any PPE such as masks or gloves. Upon entering the location, officers had walked directly to the rear of the location, where the shisha area is located. Upon entering this place, it became evident that there was no measures in place in regards to COVID. There were no social distancing measures in place, and the customers were sat very close to each other. There is a bench that goes around the edge of the shisha area, that was filled with customers. The tables in the middle were full, and people sat very close together.

The manager/ person in charge on the day of attendance, is a [REDACTED]. The main owner of the location is a Hashem MOHAMMADI [REDACTED]. He was in Turkey and may be returning in three weeks.

Upon speaking to [REDACTED] he had stated that people had pushed their way in, even though he had refused them entry. This cannot be validated at this stage.

[REDACTED] accepted responsibility of the reason why police had attended, and accepted that there were a large amount of people present.

They had agreed to evacuate the location, and even when the customers were queuing, there was no social distancing in place.

Body worn is available [REDACTED] The circumstances can easily be seen.

Police were present while the staff made everyone leave, and this took over thirty minutes to do so.

\*\*\*\*\*  
\*\*\*\*\*  
\*\*\*\*\*

FYI,

Kind regards,







# Brent

## APPENDIX 19

Brent Civic Centre  
Engineers Way  
Wembley  
Middlesex HA9 0FJ

TEL 020 8937 5303

EMAIL [esther.chan@brent.gov.uk](mailto:esther.chan@brent.gov.uk)

WEB [www.brent.gov.uk](http://www.brent.gov.uk)

Hashem Beik Mohammadi



1<sup>st</sup> April 2021

Our Ref: Premise Number 679950

Dear Hashem Beik Mohammadi,

### **Licensing Act 2003 – Premise Licence**

**Re: Shanzelize, 11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT**

I write with regard to the merge of 11 & 12 Kilburn Bridge, Kilburn High Road, NW6. It has been noted that you have made substantial changes to the structure, which would be in **breach** of section 36(6)(b) of the Licensing Act 2003.

In this case, 11 Kilburn Bridge, Kilburn High Road is entirely separate and distinct from 12 Kilburn Bridge, Kilburn High Road although they are adjoining premises. Any intention to include building number 12 Kilburn Bridge within the premises licence which currently relates only to 11 Kilburn Bridge would be the kind of substantial variation which is prohibited by section 36(6)(b) not only because of the substantial increase in the size of the premises but also because the changes to the premises, structurally and otherwise in terms of the provision of licensable activities and the impact on the licensing objectives, would be of a substantial nature. The fact that the two premises have different addresses and separate premises licences underlines the substantial nature and will require a new premise licence.

You will not be permitted to provide licensable activities under the current licence Premise Number 679950 on the grounds that the changes in the layout of premise has substantially changed, which will affect the licensing objectives.

You are required to submit a new application should you wish to provide licensable activities. Please visit [www.brent.gov.uk](http://www.brent.gov.uk) for more information or you can apply online.

**Failure to comply may result in the review of the premise licence.**

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

Yours faithfully,



Esther Chan  
Licensing Inspector  
Regulatory Services

## APPENDIX 20

**From:** Esther, Chan

**Sent:** 14 April 2021 16:32

**To:** [REDACTED]

**Cc:** Business Licence <business.licence@brent.gov.uk>; Licensing Police

**Subject:** RE: URGENT - Shanzelize 11 & 12 Kilburn Bridge Kilburn High Road London NW6 6HT

Dear Mr Mohammadi,

In reference to the attached letter dated 1<sup>st</sup> April 2021, I have visited the above premises on Tuesday 13<sup>th</sup> April 2021 in the presence of your friend/helper Mr [REDACTED] M [REDACTED]. I was informed that you are new owner of 12 Kilburn Bridge formally trading as LA Dolce Vita. Mr Maghsoodi told me that 12 Kilburn Bridge will remain as a separate business but you may merge 11 to 12 Kilburn Bridge in one premise in the future. I have been advised that you are rate payer for 12 Kilburn Bridge, however I have checked our records, which indicates the previous owner is still the rate payer.

### **Premise Licence**

It has been explained to Mr M [REDACTED] that the current premise licence attached to 12 Kilburn Bridge has not been transferred to the new owner. As such you will not be permitted to supply licensable activities until the premise licence is transferred. I have attached the application form to transfer the premise licence.

In the event that you plan to merge 11-12 Kilburn Bridge, please ensure you apply for a new premise licence as stipulated in my letter dated 1<sup>st</sup> April 2021.

### **Pavement Licence (Tables and Chairs)**

It has been noted that tables and chairs were placed on the pavement outside 11-12 Kilburn Bridge. Despite the trading name covers both premises, you must apply for two separate pavement licences should you wish to use table and chairs outside the premises as 11 and 12 Kilburn Bridge are separate businesses and hold separate premise licences.

Please visit the below link on how to apply for a pavement licence.

<https://www.brent.gov.uk/business/licences/get-a-licence/pavement-licence/>

If we do not receive the applications by **Friday 23<sup>rd</sup> April 2021** and find that you are continuing to have tables and chairs on pavement without a licence, we will take enforcement action against you.

If you wish to nominate an agent to speak on your behalf, we will require a letter of authority.

I will be on annual leave from 15<sup>th</sup> April to 23<sup>rd</sup> April 2021, please direct any queries to [business.licence@brent.gov.uk](mailto:business.licence@brent.gov.uk)



Kind Regards  
Esther Chan  
Licensing Inspector  
Regulatory Services  
Brent Council

Tel: 0208 937 5303

[www.brent.gov.uk](http://www.brent.gov.uk)  
@Brent\_Council

**From:** Esther, Chan  
**Sent:** 01 April 2021 08:18  
**To:**  
**Cc:** Business Licence <[business.licence@brent.gov.uk](mailto:business.licence@brent.gov.uk)>; Licensing Police  
**Subject:** URGENT - Shanzelize 11 Kilburn Bridge Kilburn High Road London NW6 6HT

Dear Mr Mohammadi,

Please find attached letter, which requires your immediate attention.

Kind Regards

Esther Chan  
Licensing Inspector  
Regulatory Services  
Brent Council

Tel: 0208 937 5303

[www.brent.gov.uk](http://www.brent.gov.uk)  
@Brent\_Council

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## APPENDIX 21 – FRONT SIGNAGE





## APPENDIX 22 – CLOTH COVERING DOOR TO BASEMENT





## APPENDIX 23 – DOOR TO BASEMENT





## APPENDIX 24 –BASEMENT



## APPENDIX 25 – SPEAKERS ON REAR STAGE OF BASEMENT



## APPENDIX 26

From: Esther, Chan  
Sent: 16 July 2021 16:51  
To: [REDACTED]  
Cc: [REDACTED]

Subject: Shanzelize, 11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT

Dear Mr Mohammadi,

Following my visit on Thursday 15th July 2021, I was made aware that the email address that has been provided to the Licensing Authority is no longer in use. I would be grateful if you could confirm an alternative email address, should we need to contact you.

During my visit, you will requested to provide CCTV recordings for the following dates and times:

- Saturday 3rd July 2021 from midnight to Sunday 4th July 2021 05:00hrs covering the front of the premise, main restaurant, rear and basement area.

Please provide the footage on a USB stick or I am happy to visit the premise to view the requested footage by Thursday 22nd July 2021.

I would like to take this opportunity to remind you that you are only permitted to provide licensable activities in accordance to the hours and area covered on the premise licence and plan. The rear area and basement cannot be used for licensable activities.

Kind Regards

Esther Chan  
Licensing Inspector  
Regulatory Services  
Brent Council

Tel: 0208 937 5303

[www.brent.gov.uk](http://www.brent.gov.uk)  
@Brent\_Council



## APPENDIX 27

From: [REDACTED]  
Sent: 16 July 2021 15:32  
To: members enquiries  
Subject: [REDACTED]

To whom it may concern,

I am writing on behalf of the above constituent regarding noise disturbance from Shanzalize restaurant on Kilburn High Road.

M[REDACTED] tells me the restaurant does not abide by its licensing rules. She tells me the routinely stay open into unsociable hours compromising her families sleep.

I would greatly appreciate if her concerns could be looked into and any steps that can be taken to resolve the situation be provided.

Best wishes,



APPENDIX 28

[REDACTED]

[REDACTED]

Esther Chan  
Licensing Inspector  
Regulatory Services  
Brent Council

21<sup>st</sup> July 2021-07-21

Dear Ms Esther Chan,

This letter is to confirm that Mr Hashem Beik Mohammadi, has authorised me to communicate with you in relation to all matters regarding his licensable activities.

Kind regards,

[REDACTED]

N [REDACTED] Ta [REDACTED]



# Brent

## APPENDIX 29

Brent Civic Centre  
Engineers Way  
Wembley  
Middlesex HA9 0FJ

TEL 020 8937 5303

EMAIL [esther.chan@brent.gov.uk](mailto:esther.chan@brent.gov.uk)

WEB [www.brent.gov.uk](http://www.brent.gov.uk)

Hashem Beik Mohammadi



21<sup>st</sup> July 2021

Our Ref: 2566

Dear Hashem Beik Mohammadi,

### **Licensing Act 2003 – Breach Premise Licence 679950**

**Re: Shanzelize, 11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT**

I am writing to confirm my visit on Thursday 15<sup>th</sup> July 2021 at approximately 16:00hrs to inform you that it has been reported a large number of customers were in the premises on Saturday 3<sup>rd</sup> July 2021 to Sunday 4<sup>th</sup> July 2021, which gives me the reason to suspect you were carrying out licensable activities in unauthorised areas.

It has been noted that large speakers were located on the stage at the far end of the basement. You told me that the basement is used for 'private parties' and the DJ will remove the speakers. You were warned again, that the basement and rear extended area must not be used to supply licensable activities at anytime.

### **Request for CCTV**

You were requested to provide CCTV footage for specific dates and times as part of my investigation, which was confirmed via email followed by our telephone conversation on Friday 16<sup>th</sup> July 2021. You said, the matters will be resolved on Monday 19<sup>th</sup> July 2021. Unfortunately, to date, you have not provided the CCTV footage.

At time of my visit, you were told to consider varying the DPS (Designated Premise Supervisor) if you are unable to manage the day-to-day responsibility for the running of the business and the responsibility for authorising the alcohol sales.

On Wednesday 21<sup>st</sup> July 2021 at 10:49hrs, I had a telephone conversation with your representative, Mr [REDACTED] to outline my concerns connected to the premise. I was informed by Mr [REDACTED] that you are unable to provide the requested CCTV footage. **Please confirm in writing to explain the reasons why you are unable to provide CCTV footage.**

## **Complaint**

Since my visit on 15<sup>th</sup> July 2021, the Council have received a complaint alleging that you are opening beyond your permitted hours and in breach of the conditions embedded on your premise licence. Residents are being disturbed by the activities taking place at the premises.

Please be reminded that you have a duty to ensure your patrons and the activities in the premises are not causing a disturbance to residents by upholding the licensing objectives.

**Should we find evidence that you are undermining the licensing objectives, we will consider taking formal action in the form of a review of the premise licence or/and prosecution.**

Please do not hesitate to contact me should you require further clarification.

Yours faithfully,



Esther Chan  
Licensing Inspector  
Regulatory Services



## APPENDIX 30

On Fri, Jul 23, 2021 at 2:55 PM Esther, Chan <Esther.Chan@brent.gov.uk> wrote:

Dear [REDACTED]

Thank you for your email.

Please can you confirm the following:

- When the new cameras were installed and please provide paperwork as evidence?
- Are there any cameras covering the rear structure and basement?

Kind Regards  
Esther Chan  
Licensing Inspector  
Regulatory Services  
Brent Council

Tel: 0208 937 5303

[www.brent.gov.uk](http://www.brent.gov.uk)  
@Brent\_Council

From: [REDACTED]  
Sent: 23 July 2021 14:24  
To: Esther, Chan <Esther.Chan@brent.gov.uk> [REDACTED]  
[REDACTED]  
Subject: CCTV footage

Dear Ms Chan,

Following a meeting with Mr Mohammadi, he has explained to me that the camera system that they had was not operating properly, several of the cameras were not recording and didn't cover all areas of the property and finally quit working all together, a couple of weeks ago.

The people that had fitted it attended the property and informed him that it had been rendered useless after recent water damage and removed all their equipment from the property.

Mr Mohammadi has since contacted them to retrieve the footage you have requested and they have informed him that all the data has been lost. He inquired why they couldn't get the information from the hard drive and they informed him that was not possible due to the damage and they had disposed of the equipment as it was worthless.



## **APPENDIX 30**

Mr Mohammadi installed a completely new system simultaneously, with 16 operating cameras and it is operating around the property and in good working order and now understands the importance of maintaining it, to provide needed information when required.

He is very sorry that he is unable to comply with your request and assures you that it will not happen again and hopes that you will forgive him.

Please let us know if you require any further information.

Kind regards,

A black rectangular redaction box covering the signature of the sender.

# Appendix 31

## **BRENT CCTV FOOTAGES**

**DATE – 26<sup>th</sup> JUNE 2021 (26367)**

**TIMES – 00:15hrs – 00:45hrs**

**DATE – 4<sup>th</sup> JULY 2021 (26368)**

**TIME - 04:00hrs – 04:45hrs**

**DATE – 10<sup>th</sup> July 2021 (26369)**

**TIME – 00:15hrs – 00:45hrs**

**DATE – 11<sup>th</sup> July 2021 (26370)**

**TIME - 04:00hrs – 04:45hrs**

## APPENDIX 32

From: [REDACTED]  
Sent: 27 July 2021 08:09  
To: Esther, Chan <Esther.Chan@brent.gov.uk> [REDACTED]  
Subject: Re: CCTV footage

Dear Esther Chan,

The details of the CCTV system and invoice are attached below.  
I have been advised that there are 16 cameras in all, covering the front and rear of the building and I will do a live review in the next couple of days.  
I have also been told that they did not install a camera in the basement, as they have no plans to use it as a customer area at this time. When everything is sorted out, with licencing, planning etc., if they are allowed, they will use it for private birthday parties or such.

Please let me know if you require any further information.

Regards,  
[REDACTED]



## Appendix 33

### Tanin Security Limited

65 Waterloo Road

NW27TS

020 8133 8537

info@taninwatch.co.uk

http://www.taninwatch.co.uk



## Invoice

### INVOICE TO

Shanzelize Ltd  
11 Killburn Bridge  
NW66HT

INVOICE NO.	DATE	TOTAL DUE	DUE DATE	ENCLOSED
1925	08/07/2021		08/07/2021	

DESCRIPTION	QTY	RATE	AMOUNT
indoor/out door weather proof cctv camera	16		
16 channel pro hd / hd dvr	1		
Memmroy hdd fitted in .			
Installation of new camera and replace the system	1		

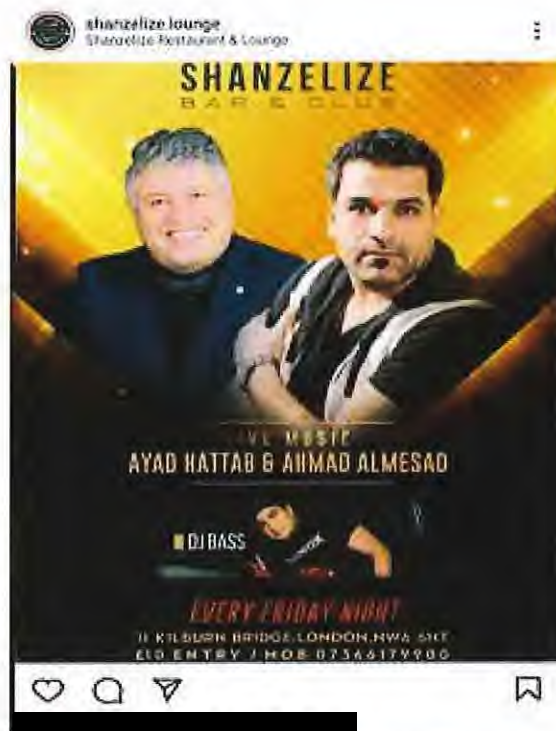
Direct Credit to:

BALANCE DUE

All new products are supplied with 1-year manufacturer's warranty except software and HDD. In the event of a fault occurring you should contact us directly to arrange an engineer visit. All products are non-refundable/exchangeable after installation. Minimum call out charge is £55 for each visit. Server will be expiring one year after activation and £55 charge for reactivation

# Appendix 34

**YOU TUBE CLIP - 2.46 Minutes**



shanzelize.lounge Live#music#Shisha#fridaynight#saturdaynight  
more  
4 hours ago



22 likes  
shanzelize.lounge Live#music#Shisha#wednesdaynight  
night#arabicsinger#italiansinger#latino night... more  
4 hours ago



LONDON FIRE BRIGADE

Fire Safety Regulation, North West 2 Team  
169 Union Street London SE1 0LL  
T 020 8555 1200 x89171

Minicom 020 7960 3629  
london-fire.gov.uk

The Company Secretary  
Belsize Road Ltd  
12 Kilburn Bridge  
Kilburn Bridge  
London  
NW6 6HT

The London Fire Commissioner is the  
fire and rescue authority for London

Date 10 September 2021  
Our Ref 28/009678/EB

Dear Sir/Madam

**REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES**

**Premises: 11A and 12A Kilburn Bridge, Kilburn High Road, London NW6 6HT**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **25 February 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at [www.london-fire.gov.uk](http://www.london-fire.gov.uk) under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at [www.Gov.uk](http://www.Gov.uk) under the heading 'Fire safety law and guidance documents for business'.



When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,



**for Assistant Commissioner (Fire Safety)**

Directorate of Operations

[FSR-AdminSupport@london-fire.gov.uk](mailto:FSR-AdminSupport@london-fire.gov.uk)

Reply to Inspecting Officer Andrew Brown

Direct T 020 8555 1200 ext 89171/89170

Enc: Form FS03\_01b Legislation Extracts  
Form FS03\_06 Definitions of standard terms  
GN\_66  
TR/19

Cc: Brent Council, Brent Civic Centre, Engineers Way, Wembley Park, Wembley, HA9 0FJ



Notes to accompany the Notification of Deficiencies schedule.

**Important information to consider before taking remedial steps:**

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

**THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

**tells you to do something** - you have a right to a verbal and written explanation of what needs to be done and why.

**Intends to take immediate action** - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

**Issues a formal notice** - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ♦ how to appeal;
- ♦ where and within what period an appeal may be brought; and
- ♦ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ♦ that action required by an enforcement notice is suspended while an appeal is pending.

**Issues a Notification of Fire Safety Deficiencies** - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

#### **ENVIRONMENT AND SAFETY INFORMATION ACT 1988 SECTION 4 - PROTECTION OF TRADE SECRETS**

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

## SCHEDULE

**PREMISES:** 11A and 12A Kilburn Bridge, Kilburn High Road, London NW6 6HT

**FILE NUMBER:** 28/009678

This schedule should be read in conjunction with the Commissioner's letter dated **10 September 2021**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	At the time of the audit your preventative and protective measures had not been planned or reviewed where required. It was found that a written fire risk assessment was not available, detection and warning is inadequate, rear fire exit signage is inadequate and the kitchen extract ducting had no certification to demonstrate a regular deep clean has been undertaken.	Arrangements identified as not suitably addressed must be effectively planned or reviewed.
Article 13	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that due to the extent of your premises, a shout of 'fire' could not be relied on to alert all relevant persons.	Provide an appropriate means of fire detection and giving warning. This can be achieved by providing alarm devices that alert all relevant persons in the premises to an emergency, ensuring that the alarm can be heard throughout the premises. A system of hand bells, fog horns or similar device could be used. Or install a fire warning system in accordance to BS5839 pt. 1 to at least a (category M) with manual break glass call points.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the rear exit from the shisha garden and the rear staff exit from the restaurant kitchen were not adequately signed.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by providing fire exit signs for the rear exit from the shisha garden and the rear staff exit from the restaurant kitchen.
Article 8	At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that the kitchen extract ducting had no certification to demonstrate a regular deep clean has been undertaken.	Take the general fire precautions required to prevent fire and smoke spread by undertaking a deep clean of the kitchen ducting. this should be undertaken on a regular basis and certificated. Or provide evidence that a deep clean has been undertaken to TR/19 standards.



Article 9	At the time of the audit you did not provide evidence that a fire risk assessment had been undertaken.	Carry out a fire risk assessment. (See guidance note No.66). In particular take into account details of fire hazards within the premises, identifying persons who are at risk and consideration of any dangerous substances. The means of detection and giving warning with the means of fighting a fire. Your premises should consider the flammability of soft furnishings / decorative wall coverings, appropriate exit signage and appropriate kitchen duct cleaning.
-----------	--	---

**\*\*\*RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE\*\*\***

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

# Appendix 37

## **BRENT CCTV FOOTAGE**

**DATE - 12<sup>th</sup> September 2021**

**TIMES – 02:20HRS – 3:15HRS (27657)  
04:40HRS – 05:00HRS (27658)**

APPENDIX 38 - BASEMENT





## APPENDIX 39 – BASEMENT WITH PARTY DECORATIONS





## APPENDIX 40 – BAR



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# Brent

## Appendix 41

Brent Civic Centre  
Engineers Way  
Wembley  
Middlesex HA9 0FJ

TEL 020 8937 5303

EMAIL [esther.chan@brent.gov.uk](mailto:esther.chan@brent.gov.uk)

WEB [www.brent.gov.uk](http://www.brent.gov.uk)

Hashem Beik Mohammadi  
Shanzelize  
11 Kilburn Bridge  
Kilburn High Road  
London  
NW6 6HT

27<sup>th</sup> October 2021

Our Ref: Premise Licence Number 679950

Dear Mr Mohammadi,

### **Licensing Act 2003 – Breach of Premise Licence**

**Re: Shanzelize, 11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT**

I am writing to confirm my visit at the above premises with the Licensing Police on Friday 22<sup>nd</sup> October 2021.

We have reasons to believe that you are using unauthorised areas to provide licensable activities despite numerous warnings.

You have also failed to provide CCTV footage on Friday 8<sup>th</sup> October 2021 as requested.

I have assessed your case file based on a number of warnings. Please take this letter as notification that the Licensing Authority will submit an application to review the premise licence number 679950 to seek for **revocation** for failing to uphold the licensing objectives.

You will receive the review application within the next 4 weeks.

Yours faithfully,

Esther Chan  
Licensing Inspector  
Regulatory Services

**CC: Brent Licensing Police**

## APPENDIX 42

**From:** [REDACTED]  
**Sent:** 17 November 2021 12:31  
**To:** Esther, Chan <Esther.Chan@brent.gov.uk>  
**Subject:** Shanzelize

Dear Esther Chan,

Thank you for all your consideration and the courtesy call regarding Mr Mohammadi and Shanzelize.

As I confirmed I am no longer in discussions with him regarding the transfer of his licence to myself.

However he is still my friend and following your call, I did speak with him and he informed me that he is looking for a suitable individual to transfer it to.

Please also note that for some time now, I have been unable to continue helping him as his friend, in his daily affairs, due to my health and am no longer doing so.

Kind regards,  
[REDACTED]



## APPENDIX 43

Sent: 15 December 2021 17:28

To: [REDACTED]

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

Subject: FW: Shanzelize Lounge at 11 Kilburn Bridge, North Maida Vale, London NW6 6HT

Dear [REDACTED]

Please excuse the delayed response. Our Licensing Team have followed up on your report.

This premises is subject to a noise abatement notice dated January 2019 (copy attached) and successful prosecution for breach of notice in July that year, with the following outcome:

Fine: £12,000

Cost: £1,015

VS :£170

Total: £13,185

Under EPA you are able to treat this premises as one within your own borough where nuisance is affecting Camden residents.

Kind regards

[REDACTED]

Principal Nuisance Control Officer

Brent Council

[REDACTED]

www.brent.gov.uk

From: [REDACTED] >

Sent: 19 November 2021 10:28

To: Business Licence <business.licence@brent.gov.uk>; ENS Noise Team

<ens.noiseteam@brent.gov.uk>

Cc: [REDACTED]

Subject: Shanzelize Lounge at 11 Kilburn Bridge, North Maida Vale, London NW6 6HT

Our ref: 137616

Dear colleagues,

I write regarding a visit Camden Noise and Pollution officers paid to Shanzelize Lounge on 15th November 2021, following a report of entertainment noise causing a disturbance to nearby residents.

When visiting, officers witnessed loud amplified music and microphone use at the premises, which was clearly audible from the opposite side of the road, and likely intrusive enough in nearby resident's properties to be considered a Statutory Noise Nuisance. With the doors and windows of the establishment open, the music and amplified voices drowned out the sound of passing traffic.

## APPENDIX 43

Noise was still audible at an unreasonable level when the doors and windows were closed, worsened when patrons entered and exited the premises. It wasn't until the owner, with whom officers spoke, eventually (reluctantly) reduced the volume as well, that the noise was of a more acceptable level.

There was also an issue of clearly intoxicated customers shouting abuse at officers with limited intervention from the premises' owner.

Would you follow-up with the premises please?

Kind regards,

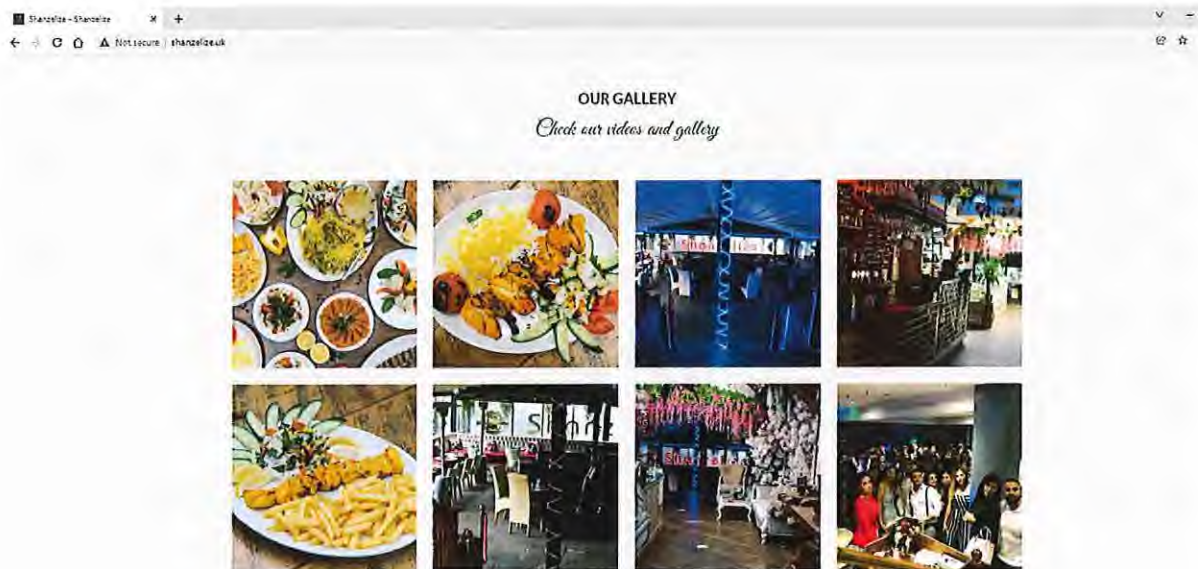
[REDACTED]  
Noise and Pollution Officer  
London Borough of Camden  
[REDACTED]

## APPENDIX 44

### Website

<http://www.shanzelize.uk/>

Image taken 26/01/2022





## Images of venue from website







# Events





**The Licensing Authority**

Brent Civic Centre  
Engineers Way  
Wembley  
Middlesex  
HA9 0FJ

**Brent Borough Licensing Department**

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

**Your ref:** Shanzelize

**Our ref:** 21/2965NW

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

**Web:** www.met.police.uk

**Mobile:** 07500 993 899

**Date:** 25/02/2022

**Police Licensing comments regarding Brent Council Review of: SHANZELIZE,  
11 KILBURN BRIDGE, KILBURN HIGH ROAD, LONDON NW6 6HT**

I acknowledge receipt of an application for the review of under section 51 of the Licensing Act 2003 from Brent Council.

**On behalf of the Commissioner of Police of the Metropolis, I wish to make a representation, as police believe the following objectives have been undermined, namely the Prevention of Crime and Disorder, Public Safety and the Prevention of Public Nuisance.**

**Background on venue**

The venue is situated on a parade of commercial business premises running alongside a busy main road (which forms part of the A5). Crucially, a gated residential development, Mallard Close, sits directly behind the rear of the Shanzelize premises, accessed off Brondesbury Villas.

**Regulated Entertainment**

Monday to Sunday – 08:00hrs -00:00hrs

**Late Night Refreshments**

Monday to Sunday – 23.00hrs – 01.00hrs

**Sale or Supply of Alcohol (For consumption on or off the premises)**

Monday to Sunday – 08.00hrs – 00:00hrs

**Hours Premises is Open to the Public**

Monday to Sunday - 08.00hrs – 01.00hrs

Brent Police Licensing support the review of said licence due to the ongoing issues, (including those noted during the Covid pandemic), that demonstrate a disregard for the principles of the premises licence and licensing objectives. The management and venue have continued to flout their responsibilities towards the licensing objective and fail to address a number of key premises licence conditions.

Below is a list of notable issues that have occurred in the past three years or so.

22/02/2019

Made aware of Council letter to Hashem Beik Mohammadi regarding 20 licensing breaches that required addressing. Also mention of complaints over noise issues.

02/03/2019

Notification of licensable activity being conducted at the rear of the premises which is outside the permissible licensable area.

10/04/2019

Threat of enforcement action by Brent Council due to licensable activities being conducted outside the permissible licensed area, outside the front and rear of the premises.

22/05/2019

Invitation to attend an interview with Brent Council to discuss continued lack of adherence to licensable activities after another visit on 12/05/2019 revealed 7 licence condition breaches.

No specific records, for a time due to Coronavirus epidemic.

CAD5974/13DEC2020

Caller reports the premises is open for business despite concerns over Coronavirus lockdown prohibiting such activities. However, the 3 tier system in place would suggest that the venue could open if serving substantial meals with drinks.

1<sup>ST</sup> April 2021

Brent Council warning letter to Mr Hasem Mohammadi regarding the merge of 11 & 12 Kilburn High Road in breach of S36 (6) (b) of the Licensing Act 2003.

13<sup>th</sup> April 2021

Premises granted pavement licence in consideration to Covid's financial impact, despite the problems with the venue. Licence granted with additional conditions.

04/07/2021

Police CAD reference: 796/04Jul21

Att Locn :11 KILBURN BRIDGE, NW6:SHANZELIZE LOUNGE

ENTERED BY: CHS (p226586 ) AT: 2021-07-04 01:44:47

**^INFT IM IN THE SHISHA LOUNGE, THEY ARE REFUSING TO LET ME LEAVE MTF**

01:45:00 04JUL21 CHS #2

ENTERED BY: CHS (p226586 ) AT: 2021-07-04 01:45:00

**^INFT SECURITY HAVE TOLD ME THAT ITS A LOCK IN AND THEY HAVE WEAPONS**

01:45:33 04JUL21 CHS #3

ENTERED BY: CHS (p226586 ) AT: 2021-07-04 01:45:33

**^INFT THERE ARE 200 PEOPLE HERE, THEY SAID I CANT LEAVE UNTIL EVERYONE**

**ELSE LEAVES**

01:47:38 04JUL21 193291 H2669 #4

AWN ^ NWE

THIS WILL BE LINKED TO YOUR CAD 776

01:47:53 04JUL21 CHS #5



ENTERED BY: CHS (p226586 ) AT: 2021-07-04 01:47:53  
 ^OP **CALLER IS NOW SAYING HE IS O/S THE VENUE**  
 01:48:55 04JUL21 CHS #6  
 ENTERED BY: CHS (p226586 ) AT: 2021-07-04 01:48:55  
 ^OP **CALLER IS O/S VENUE BUT STATES FRIEND IS INSIDE AND**  
**SECURITY NOT**  
**LETTING ANYONE ELSE LEAVE**  
 01:49:09 04JUL21 741773 H2723 #7  
 NWE^AWN NOTED 11 KILBURN BRIDGE ON YOUR GROUND, OUR IRV  
 UNIT WILL NOT  
 GO ACROSS.  
 01:49:14 04JUL21 CHS #8  
 ENTERED BY: CHS (p226586 ) AT: 2021-07-04 01:49:14  
 ^INFT **CALLER ALSO MENTIONED SECURITY HAD BATONS**  
  
 04:55:38 04JUL21 193291 H2669 #13  
 ^NWE  
**CCTV ADVISED FROM PERSONAL KNOWLEDGE THAT DOOR STAFF**  
**KEEP THE SHUTTERS**  
**CLOSED AND LET PATRONS OUT IN GRPS, RATHER THAN ONE AT**  
**AT TIME.**

07/07/2021

Police made aware of Council historical communication from Senior Control Room Officer that:

"The above named property (Shanzelize) is on Kilburn High Road opposite the Nationwide Building Society. On Friday 14<sup>th</sup> & Saturday 15<sup>th</sup> May (2021) I did notice in the early hours many people going in & out by knocking on the shutters. The shutter are then raised & lowered. Anyone passing would think that they were closed. I thought about the possible health & safety issue here too. Please can an inspection or investigation take place... when then run out of ice they go to the 24 hour shop near junction of Coventry Close."

16/07/2021

E-mail from Brent Council licensing acknowledging reports that calls made to police about illegal lock-ins taking place over weekend of 3<sup>rd</sup>/4<sup>th</sup> of May 2021, as well as complaints to Council about use of the rear of the premises in an unlicensed area to provide licensable activities and shisha. Brent Council visited on 15<sup>th</sup> July 2021 and requested CCTV footage for 4<sup>th</sup> July 2021, but the system was reported to be taken down to be replaced. Mr Mohammadi was reminded of the area of the premises that should be used for licensable activities.

19/07/2021

Notification of a resident complaint from Brent Council about the premises, stating that the venue "...does not abide by its licensing rules." and "routinely stay open into unsociable hours compromising her families sleep."

Several more warning letters and visits from the Council to give the premises management an opportunity to amend its practices were sent over a number of months.

Police visits

22/10/2021 @ 2039hrs Exhibit GLN/1

The premises was visited by the Council and police and was open for business. The area of the premises designated for licensable activities was largely empty of custom and staff. Beyond the end of the licensed area, through rear doors, a large enclosed marquee style tent is still erected outside and clearly conducting licensable activities. This was erected without appropriate planning authorisation (this issue is still ongoing).

28/01/2021 @ 2205hrs Exhibit GLN/2

The premises was visited again by Council and the Police and on this occasion Mr Mohammadi was present. The venue was still deserted inside, but operating with loud music outside in the marquee style area, a DJ playing loud music, along with shisha smoking and belly dancing. I discussed the situation with Mr Mohammadi. I reminded him that on numerous times over the past 3 years he had been advised not to use the area at the rear of the premises (beyond the rear doors of the licensable area). Yet whenever we visited we always found the licensable area empty and the rear being used, with licensable activities and custom. He explained he had sold his property abroad to fund the business and had invested a lot of his own money into the premises and he felt the Council were being unfair. He said "What can I do?" I explained that he should be running the licensable activities in line with his premises licence and not in areas not designated for use, as was the case again that evening.

#### SUMMARY

Even if you ignore some of the dubious circumstances and practices found during the Covid lockdown (the council have provided CCTV footage of customers coming and going at very late times as well as during COVID I understand), there are still numerous contentious licensing issues that have proved unresolvable.

The rear Shisha area is clearly the main source of income and focus for the business, but shouldn't be in use under current circumstances for a number of reasons. Firstly, it would appear that no planning permission was given to erect the structure (this is an ongoing legal dispute at present). Secondly, this area should not be used for licensable activity as it is outside the agreed area to conduct them.

Even if the permissions, such as planning, or the major variation application were applied for, we would have to oppose it on the grounds of causing ASB via noise pollution to local residents of Mallards Close, due to its close proximity. When you add in the licence holder and premises practices of flouting the existing license conditions, the police have little confidence in their ability to rectify the situation if they are given another chance.

I have attempted to make playable copies of body worn video for the purposes of presenting supporting evidence to our visits, however, at this time I cannot send them in with this correspondence and hope to forward on later on.

Yours Sincerely,

**Gary Norton 2965NW**  
**Licensing Constable – Brent Police**

**From:** Lewis, Diane <Diane.Lewis@brent.gov.uk>  
**Sent:** 25 February 2022 10:00  
**To:** Business Licence <business.licence@brent.gov.uk>  
**Subject:** RE: CONSULT: Review - Shanzelize, 11 Kilburn Bridge, Kilburn High Road, NW6 6HT - 23635

Dear Business Licence,

I have considered the above Premises Licence Review Application ref: 23635 for premises Shanzelize, 11 Kilburn Bridge, Kilburn High Road, NW6 6HT. I would like to make representation in relation to public nuisance.

Shanzelize is located along a high road within a mixed commercial and residential area. The premises has an open area to the rear which is used for shisha smoking and entertainment. The shisha area directly backs onto residential properties at Mallard Close, Brondesbury Villas, North Maida Vale, NW6 6AZ.

The Nuisance Control Team have been investigating complaints regarding noise from the premises for several years and historically, Mr Mohammedi has a record of non-compliance. Between 2018 and 2019, the team received a number of complaints from local residents and upon investigation, officers established the existence of statutory nuisance from loud amplified music and amplified speech. As such, a Noise Abatement Notice was served upon Mr Mohammedi on 13/01/19 requiring him, as the person responsible for the nuisance, to abate the nuisance. However, we continued to receive complaints from local residents and officers witnessed a breach of the Notice for which Mr Mohammedi was successfully prosecuted. The prosecution resulted in a fine which totalled £13,185 including costs. Despite the conviction, the Nuisance Control Team continued to receive complaints from October 2019. The complaints were of the same nature, namely loud amplified music and amplified speech/vocals emanating from the premises. More recently, As a result of complaints, officers from the Nuisance Control Team have been carrying out pro-active monitoring of noise levels at weekends and noted the following:

22/01/22, 23:30 hours

Officers visited the area and noted loud amplified music and amplified vocals clearly audible from Mallard Close. The noise was emanating from the shisha area at Shanzelize. After monitoring for 10 minutes, officers went to speak to Mr Hashem Mohammedi and advised him that the music levels were unacceptable. Officers brought Mr Mohammedi around to Mallard Close to advise him of how the noise from the premises would be perceived by local residents. Despite Mr Mohammedi being spoken to by officers on 22/01/22 regarding excessive music, the following weekend, officers had cause to speak to him again regarding the noise.

28/01/22, 21:25 hours

Officers visited the area following a complaint from a local resident alleging loud amplified music emanating from Shanzelize. Officers monitored from Mallard Close where loud amplified music could clearly be heard. Officers, once again went to speak to Mr Mohammedi and brought him round to Mallard Close to witness noise levels for himself.

In addition to the witnessing of excessive noise by officers, local residents have been reporting excessive noise from the premises via Brent Council's Noise App, evidenced by a number of recordings. The most recent of these recordings were made between 18/12/21 and 14/01/22.

Mr Mohammedi has demonstrated complete a lack of regard of his legal obligations to ensure that noise from the premises does not cause a statutory nuisance to local residents. We are of the opinion that should the premises be allowed to continue to operate under its current licence, further incidents of statutory nuisance will occur. As such, I would support the application for the licence to be revoked in the interests of the local residents..

Kind regards,

Diane Lewis  
Nuisance Control Officer  
Community Protection  
Regeneration and Environment  
Brent Council



Public Safety  
Brent Civic Centre, Engineers Way,  
Wembley, Middlesex. HA9 0FJ  
Tel: (020) 8937 2439  
Email: [laura.davies@brent.gov.uk](mailto:laura.davies@brent.gov.uk)  
Date: 24/02/2022

Dear Business Licencing,

Licensee: **Mr Hasem Beik Mohammadi**  
Premises: **Shanzelize, 11 Kilburn Bridge, Kilburn High Road, NW6 6HT**

Further to the application to review the premises licence for the Shanzelize, I would like to put forward a representation in regard to concerns surrounding public safety, supporting the recommendation for the licence to be revoked.

On 8<sup>th</sup> October 2021, I visited the premises with Esther Chan in the presence of Mr Mohammadi and Mr Tahzib. My reason for attending was that concerns had been raised by Esther Chan regarding public safety, as a letter had been received from the London Fire Bridge (LFB) (dated 10<sup>th</sup> September 2021 – appendix 36 of Esther Chan's representation) highlighting fire safety deficiencies at the premises.

As highlighted within the LFB letter, no written fire risk assessment was available and when I asked Mr Mohammadi if one had ever been done, he could not answer. None of fire extinguishers throughout the premises had records to show they had been serviced annually and when I highlighted this to Mr Mohammadi and Mr Tahzib, they were unaware of this requirement under BS 5306-3:2000.

Throughout the premises there was a heavy use of 'daisy chaining' extension cables, something which poses a greater fire risk.

The rear seating area of the premises had seating for 100+ people due to the layout and type of seating in use, such as booth seating around the edge of the extension. As highlighted by the LFB in their report, emergency exit signage was insufficient and the rear exit was not compliant as an emergency exit due to it being locked with by a sliding gate on the inside, the door was obstructed by cleaning materials upon arrival and the rear step leading out of the door was not stable.

In the absence of a fire risk assessment being done by a competent assessor, the safe capacity of the premises was unknown. Therefore I raised concerns that the permitted number of persons allowed in the premises as a whole could exceed the maximum capacity for an emergency, as there were only 2 exits. (One exit being the door mentioned in the above paragraph)

When inspecting the basement, there were a number of decorations and confetti on the floor with a mixer and speaker system near the stage. There were large pools of water on the floor with evidence on the ceiling that there had been a leak at some point. To add further concern, there were extension cables 'daisy chained' within the basement, raising the same concern of an increased fire risk.

After inspecting the premises, I sat with Mr Mohammadi, Mr Tahzib and Esther Chan to discuss my findings, along with the concerns raised by Esther Chan. In regard to elements surrounding public safety, I advised they seek a competent assessor urgently to conduct their fire risk assessment, to address the actions highlighted and to send a copy of the report too Esther Chan and the LFB, noting the areas previously highlighted by the LFB. I reminded both Mr Mohammadi and Mr Tahzib that fire extinguishers need to be serviced annually by a competent engineer, with records kept on site.

In relation to the rear seating area, both Esther Chan and I reminded them that this was an unlicensed area, which is unsuitable for shisha due to it being fully enclosed. Mr Tahzib understood the points raised and interpreted this information to Mr Mohammadi, along with relaying the options available for them to consider in order to make the area suitable and legal.

It was evident that Mr Mohammadi did not understand the seriousness of everything that was mentioned from a public safety perspective, as his response throughout the meeting was business had been difficult due to the pandemic and that he has invested large amounts of money into the business.

To date, no fire risk assessment has been submitted to the London Borough of Brent.

Yours sincerely,



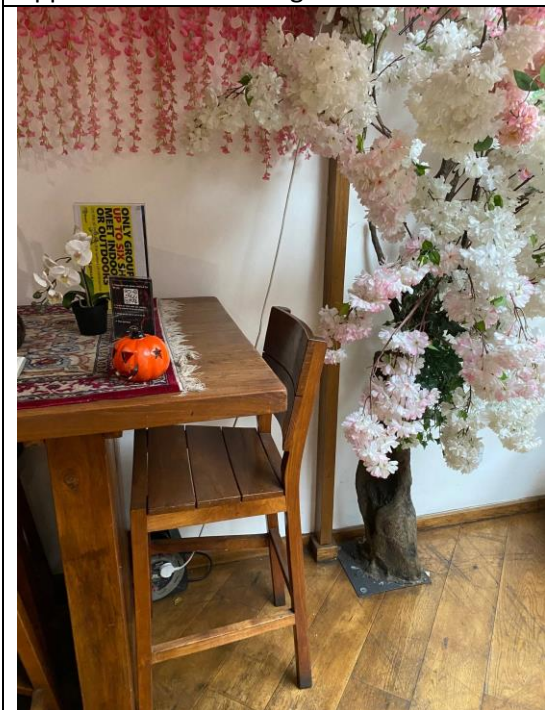
Laura Davies  
Public Safety Officer



Appendix 1 – Fire Extinguishers



Appendix 2 – Fire Extinguisher record blank



Appendix 3 – Daisy chain of extension cables



Appendix 4 – Seating area at the rear of the premises





Appendix 5 – Seating area at the rear of the premises



Appendix 6 – Rear fire exit



Appendix 7 – Rear fire exit step



Appendix 8 – Basement Ceiling



**From:** Ramesh, Keerthana  
**Sent:** 08 February 2022 14:20  
**To:** Business Licence <business.licence@brent.gov.uk>  
**Subject:** Review of Shanzelize, 11 Kilburn High Road, NW6 6HT  
**Importance:** High

Dear Licensing Authority,

On behalf of Environmental Health, I wish to support the application for the review of Shanzelize, 11 Kilburn High Road, NW6 6HT.

I have now had a chance to review the history of the premises and can report as below.

We have had complaints about smoking inside the premises including the basement at Shanzelize, 11 Kilburn High Road, NW6 6HT which is in contravention to the Health Act 2006. In 2019 a warning letter outlining the contravention in relation to the above legislation was hand delivered to the premises (Exhibit 1). This gave the proprietor clear information on compliance.

In 2021, under the, The Health Protection (Coronavirus, Restrictions) (All Tiers) (England) Regulations 2020, officers found smoking inside the premises which was in contravention to the legislation above. A warning letter was again hand delivered and clear explanation was given that shisha smoking is not permitted.

The premises is on our 'list of concern' as it undermines public safety objective.

Kind Regards

Mrs Keerthana Ramesh  
Senior Environmental Health Officer

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REGENERATION AND ENVIRONMENT

Brent Civic Centre, Engineers Way,  
Wembley, Middlesex. HA9 0FJ

Tel: (020) 8937 5252

Direct Line (020) 8937 5174

Email: andreas.kirschner@brent.gov.uk

Web: [www.brent.gov.uk](http://www.brent.gov.uk)

Date: 21/02/2019

Mr Beik Mohammadi  
Shanzelize  
11 Kilburn Bridge  
Kilburn High Road  
London  
NW6 6HT

Your Ref:  
Our Ref: SFINS/14241/18  
Contact: A Kirschner

Dear Mr Beik Mohammadi,

**The Health Act 2006**

**The Health and Safety at Work Act 1974**

**The Smoke-free (Premises and Enforcement) Regulations 2006**

**The Tobacco and Related Products Regulations 2016**

**Children and Young Persons (Protection from Tobacco) Act 1991(as amended) Section 4**

**The Companies Act 2006**

**Re: Smoking of tobacco/shisha at 11 Kilburn Bridge, Kilburn High Road, London, NW6 6HT**

We have received reports that guests/customers are allowed to smoke at your premises. I would like to remind you that since 1st July 2007 smoking is prohibited in 'enclosed' or 'substantially enclosed' parts of premises that are open to the public or are used as a place of work by more than one person (including vehicles).

Smoking includes the smoking of tobacco or anything which contains tobacco, or being in possession of lit tobacco or anything which contains tobacco, or being in possession of any other lit substance in a form in which it can be smoked. This includes cigarettes, herbal cigarettes, hand rolled cigarettes, cigars, pipes, water pipes, shisha, hookah etc. The definition of enclosed and substantially enclosed is given below.

**Enclosed:** Premises will be considered to be "enclosed" if they have a ceiling or roof, and except for doors and windows or passageways are wholly enclosed, whether on a permanent or temporary basis.

**Substantially enclosed:** Premises will be considered to be "substantially enclosed" if they have a ceiling or roof, but there are openings in the walls which are less than half of the total wall area, including other structures that serve the purpose of walls and constitute the perimeter of the premises. When working out the area of an opening, no account can be taken of openings in which doors, windows or other fittings that can be opened or shut.

This is known as the **50% rule**.

It is your legal responsibility as the proprietor and/or manager of the above premises to prevent people from smoking in your premises as your premises does not comply with the smoke-free law. 'No-smoking' signs must be displayed to enclosed or substantially enclosed parts of your premises.

**All receptacles (shisha pipes and tobacco containers) and tobacco products must display the required health warnings. You also have to display an A3 size sign stating that it is illegal to sell tobacco or tobacco products to anyone under the age of 18 and display your business ownership details.**

**Health and Safety laws require you to assess all risks, specifically those arising from open fire (charcoal), smoke and other dangers that could pose a risk to staff or customers**

Please note that anyone who does not comply with the smoke-free law will be committing a criminal offence. The Fixed Penalty Notices and maximum fine for each offence are set out in the table below.

### Example of Penalties

Offence	Who is liable?	Fixed Penalty Notice (if paid in 15 days)	Fixed Penalty Notice (if paid in 29 days)	Court Awarded Fine
Health and Safety contraventions	Business owner or employer	N/A	N/A	Can be unlimited and/or imprisonment
Persons smoking in a smoke free place or a vehicle	Anyone who smokes in a smoke free place or a vehicle	£30	£50	up to £200
Failing to prevent smoking in a smoke free place or a vehicle	Anyone who controls or manages the smoke free premises or a vehicle	N/A	N/A	up to £2,500

The Fixed Penalty Notice includes information on the details of the offence and how payment is to be made. Anyone who receives a Fixed Penalty Notice can choose to have the matter dealt with by a court. If a person does not pay a fixed penalty notice, the matter may also be referred to a court to be dealt with.

Officers from Brent Council's Regulatory Services will carry out routine inspections of premises to ensure compliance with the law.

**Where contraventions of smoke-free or other legislations are identified appropriate enforcement action will be taken.**

Further information on smoke free law can be found at:

**[www.brent.gov.uk](http://www.brent.gov.uk) and  
[www.smokefreeengland.co.uk](http://www.smokefreeengland.co.uk)**

Please contact me quoting the above reference if you would like any further advice or information.

Yours sincerely,

Andreas Kirschner  
Senior Enforcement Officer  
Regeneration and Environmental Services



**Brent** - building a better borough



**From:** Patel, Kushal  
**Sent:** 31 January 2022 18:21  
**To:** Business Licence <business.licence@brent.gov.uk>  
**Subject:** Shanzelize, 11 Kilburn Bridge, Kilburn High Road, NW6 6HT - 23635

Dear Sir/Madam,

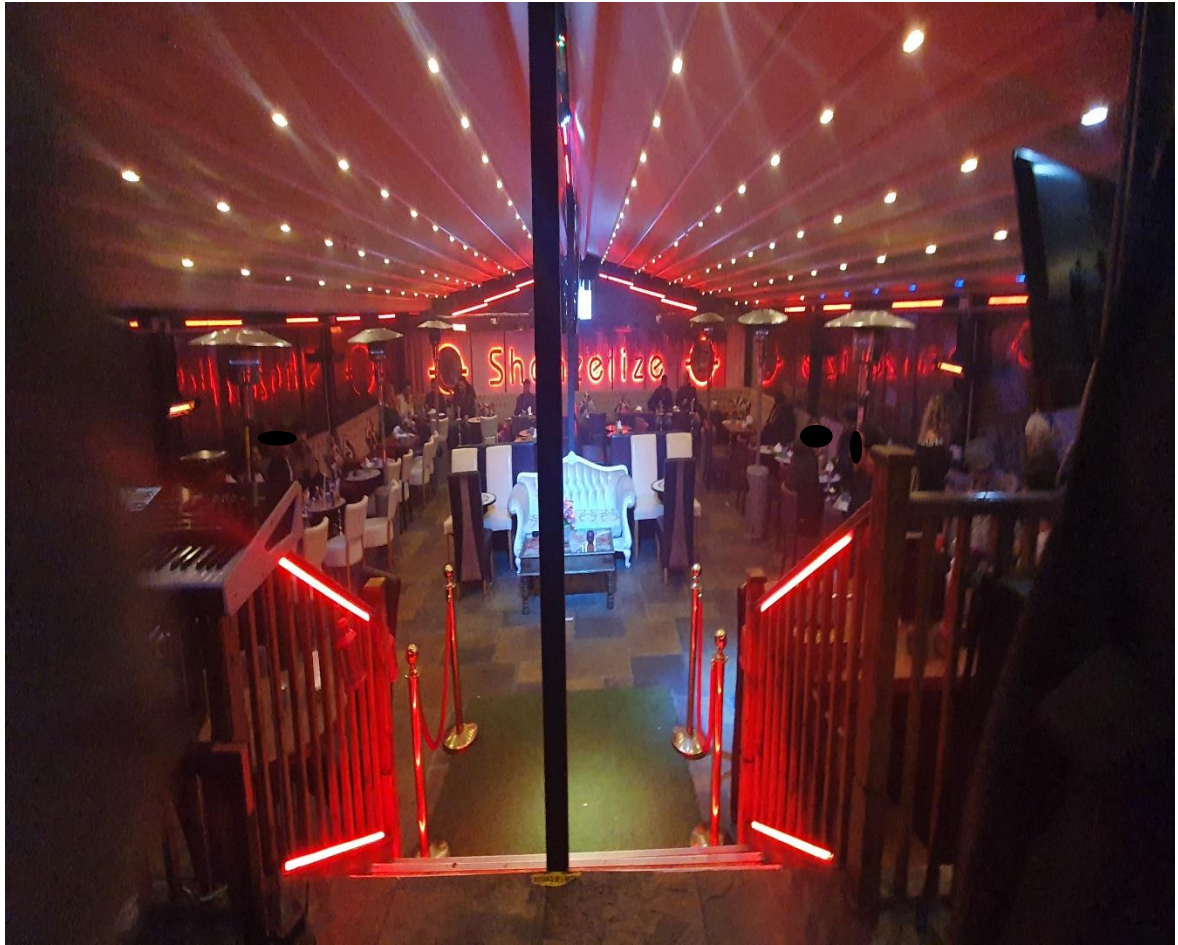
On behalf of the planning authority, we confirm that no planning permission for the premises to be used for shisha smoking exists. Furthermore, the large structure/enclosure to the rear of the premises also does not benefit from planning consent. This is a breach of planning control, and the council have taken formal enforcement action as significant planning harm is caused. We have taken enforcement action to remedy the breach, but the owner has appealed and we are currently awaiting for the outcome of the appeal. The reason why we are pursuing enforcement action is because of the design of the structure, being thin, noise transmits to neighbouring residential premises throughout the hours of operation. This is detrimental to residential amenity.

Regards,

Kushal Patel  
Principal Planning Enforcement Officer

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## APPENDIX 45 – CUSTOMERS IN REAR SEATING AREA



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**APPENDIX 46 – MUSICIAN PLAYING KEYBOARD IN REAR SEATING AREA**



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**APPENDIX 47 – MALE SIA STAFF SEATED IN LICENSED  
AREA**



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## Witness Statement

CJ Act 1967, s9;

MC Act 1980, ss5A(a) and 5B;

MC Rules 1981, r70;

UPRN: 

--	--	--	--	--

Statement of: .....Esther Chan.....

Age of if under 18..... (if over 18 insert 'over 18').....Over 18.....

Occupation: .....Licensing Inspector .....

This statement (consisting of ..2..page(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated anything which I know to be false or do not believe to be true.

Dated: 17th February 2022

Signature: .....  .....

I am employed by the London Borough of Brent as a Licensing Inspector. My duties include enforcing the Licensing Act 2003.

On Friday 25<sup>th</sup> January 2022, the Licensing Authority submitted an application to review the premise licence of Shanzelize, 11 Kilburn Bridge, Kilburn High Road, NW6 6HT. The review application form and evidence documents were sent to the licence holder, Mr Hashem Mohammadi via email.

As part of the process, I also visited the premises on 25<sup>th</sup> January 2022 at 22:05hrs with the Licensing Police Officers, PC Gary Norton and PC Paul Scott to hand deliver the review application form with the evidence including three discs containing footages from various sources.

At the time of our visit, the premises was open to the public. The licensed area being the restaurant was practically empty. Most of the customers were sitting at the rear seating area consuming refreshments and smoking shisha (Appendix 45).

Upon entering the rear seating area, I noticed a female dressed in a peach colour traditional belly dancing costume standing by the bar. She was positioned in a manner that she was about to make an entry into the rear seating area to perform a dance to the audience.

When she acknowledged our presence, she did not proceed to perform and sat on a chair awaiting instructions from staff members.

I then entered the rear seating area and noticed a male playing the keyboard on the left hand side. It was clear that regulated entertainment was being provided in an unauthorised area (Appendix 46).

When I saw Mr Mohammadi in the licensed area, I asked him to confirm if he had received my review application via email earlier in the day. He said he had received my email but due to being busy, he did not have the opportunity to read the review application bundle. He said he has passed the documents to his solicitor.

A hard copy of the documents and DVD discs were handed to Mr Mohammadi in the presence of the Police Officers.

During my presence, I noticed there were no SIA staff present as per conditions embedded on the premise licence, which stipulates the following:

Condition 1 - Door supervisors shall wear clothing that can be clearly and easily identified on CCTV.

Condition 2 - Door supervisors of a sufficient number and gender mix, shall be employed from 21:00 hours on any day when the premises are open for the sale of alcohol with music either live or recorded and the facilities for dance or the performance of dance past midnight.

Condition 3 - A register/log containing the names, badge number, dates & times of duty of security staff and any incidents that occur shall be kept and made available to the Police and Licensing Authority.

I questioned Mr Mohammadi why he had no SIA staff present. He then pointed at a male who was sitting by the table and claimed the male was his door staff but hadn't started his shift.

The male was dressed in patterned jacket and dark trousers. When called, he approached us to show us his SIA badge details, however he was not wearing anything to identify himself as a SIA staff (Appendix 47).

Mr Mohammadi then gave the male SIA a badge holder and instructed him to complete the SIA register, when I'd asked to view the door log register.

At this point, we stood by the bar, when I asked Mr Mohammadi why he had ignored the Council's warnings by continuing to use unauthorised areas to provide licensable activities. He said he has to pay his rates and rent.

PC Norton explained the issues to Mr Mohammadi. During their conversation, I observed a number of customers entering the premises without being searched or questioned by the SIA staff. The customers entered the rear seating area.

We left the scene to continue with our duties.

Signature:.....



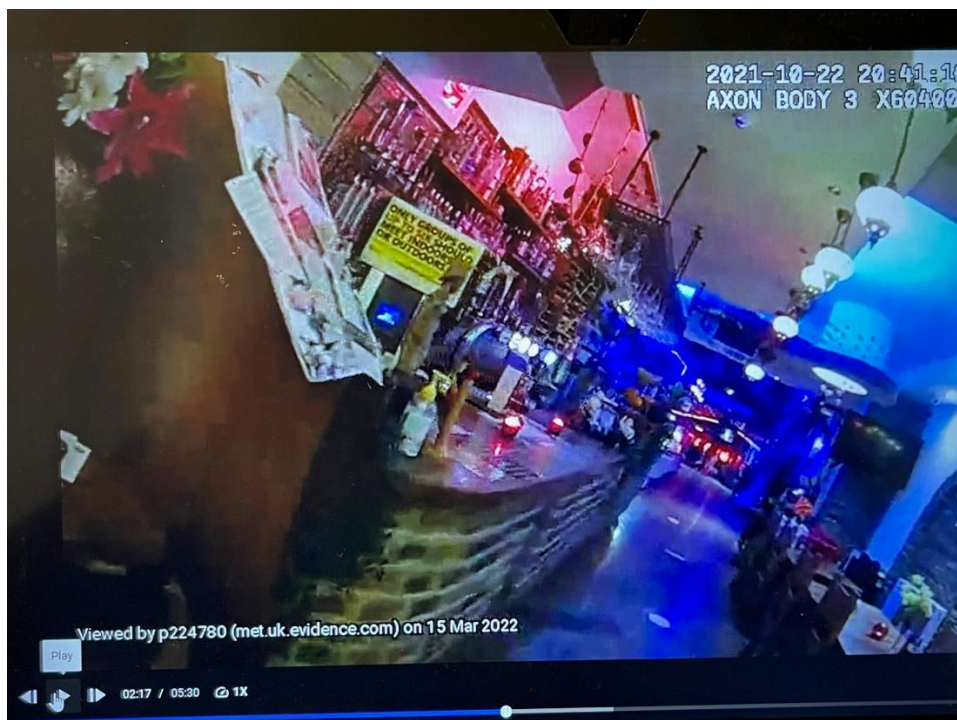
..... Signature Witnessed by:.....

Pictures from the Police as part of Police Representation, Agenda item 3.7

Photo 1



Photo 2



Police photo 3



Police photo 4





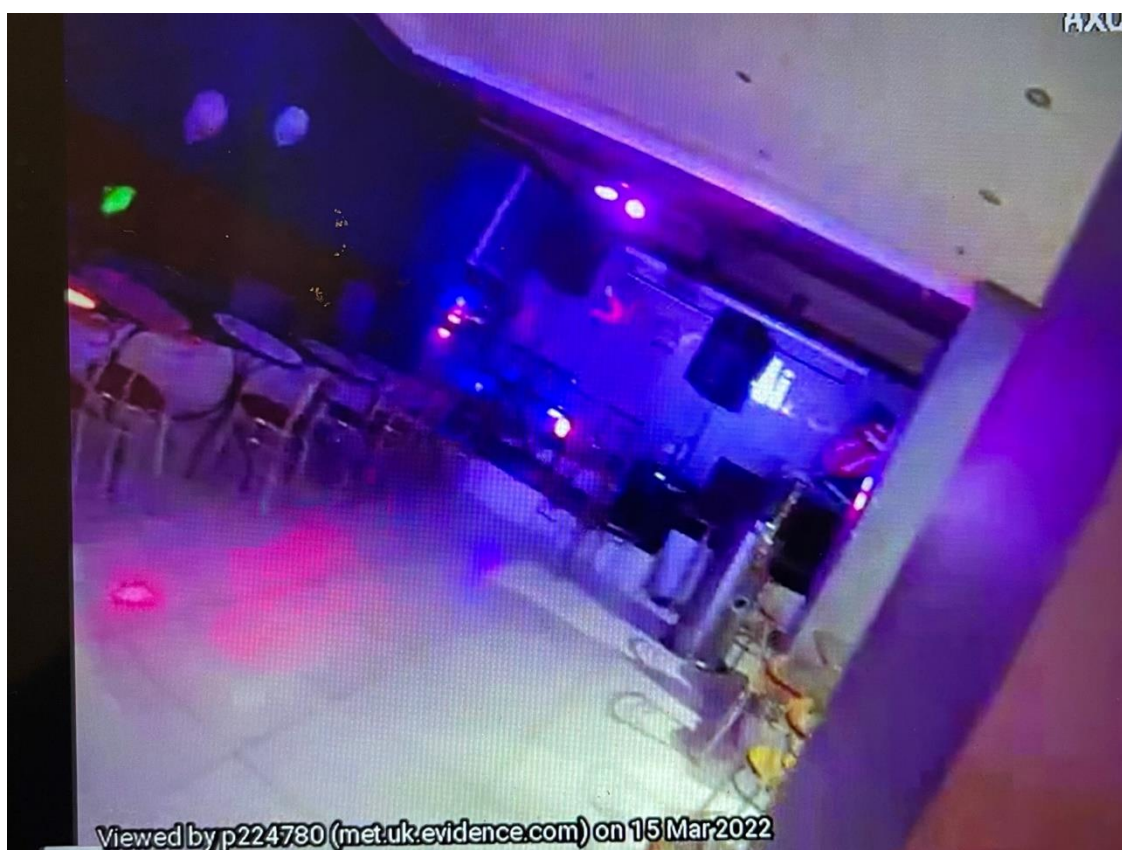
Police photo 5



Police photo 6



Police photo 7





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**Date:** 25 February 2022 at 19:46:43 GMT

**To:** "Esther, Chan" <[Esther.Chan@brent.gov.uk](mailto:Esther.Chan@brent.gov.uk)>

**Subject: The Shanzelize 11-12 Kilburn Bridge, Kilburn High Road - REPRESENTATIONS**

Dear Esther Chan, I hope you're well and that I am not too late to make representations on a licence that is currently with you for review to revoke.

I have lived on Kilburn High Road for over 10 years and recently a neighbour of the Shanzelize venue. I am surprised to see it being so negatively reviewed and considered. It is without doubt one of the less troubled venues on Kilburn High Road, that if anything provides a community space uniquely middle-eastern, that serves the community well.

When compared to other venues that populate this part of Kilburn The Shanzelize is less frequented by emergency services. Whilst other venues are renowned here for the number and frequency of police and ambulance service visits required by their customers and staff throughout the week. From my own experience the customers of the Shanzelize are more respectful and less of a public nuisance than those of its neighbouring public houses.

In these times, post pandemic, where London has seen a serious demise in footfall we need to be supporting venues such as this to work within regulations not revoking their license. Kilburn is a thriving multi-cultural area that is just beginning to wake up from its Covid shock. This is a virtually young business that is trying to survive, as we all did throughout London's pandemic. I would have expected those living around the Shanzelize to be a little more compassionate to the area and those attempting to make a living here. In addition to adding to Kilburn High Road's attraction as a thriving living centre.

The Shanzelize is contributing to Kilburn High Rd. It is adding to its vibrancy and reflecting its community. I would ask you not to revoke its license but to encourage it to grow safely. And perhaps encourage those concerned neighbours to extend their awareness beyond their own cultural confines and embrace Kilburn's diversity.

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**Sent:** 11 February 2022 13:33

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

**Subject:** Fwd: Noise complaint about shanzelize

Hello ,

I'm a flat owner and resident of [REDACTED]

I was about to complain about the restaurant/nightclub Shanzelize when I saw your note on the lamppost in front of it . So I'm very happy that someone already started a complaint .

Shanzelize play loud live music nowadays at weekends until midnight but a while ago they also played sometimes longer and during the week .

As a resident I feel like being in the middle of a live concert with very loud music and microphone singing / talking . My flat mate [REDACTED] [REDACTED] couldn't even hear tv with closed windows .

Even on Christmas Day evening after 11pm it was so loud that I complained by trying to phone and later received a message ' merry Christmas ' . They continued to play loud music . Totally unacceptable!

I told them they certainly wouldn't have a licence for outside as it's not a building , it's more like a tent without any noise insulation where these events take place . Nothing happened . Altogether the owners seem to be very disrespectful and rude .

Also they are keeping 2 dogs next to the back entrance from mallard close . These dogs don't seem to be looked after enough , keep on barking in the night .

Please contact me anytime if you have questions .

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**Sent:** 14 February 2022 19:50

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

**Subject:** Noise complaint about Shanzelize Restaurant - Kilburn High Road

Hello ,

I'm a flat owner and resident at [REDACTED]

I know a lot of my neighbours have already sent a complaint/written representation about the restaurant/nightclub Shanzelize so I wanted to add myself to that list.

Shanzelize play loud live/radio music at weekends until midnight but a while ago they also played till even later and also during the week. Around Christmas time it was particularly bad.

My neighbours and I have talked to them before in the past (before Covid) and every time they said they'd do something but then kept it quiet for a bit and then started playing loud music again. Then Covid came and things went obviously quiet but over the last 3-4 months the situation has escalated.

I am pretty sure they don't have a licence for outside as it's not a proper building , it's more like a tent without any noise insulation where these events take place.

The owners seem to be very disrespectful and rude .

Please contact me anytime if you have questions or need any more info

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**Sent:** 25 February 2022 10:02

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

**Subject:** Fwd: Complaint about Shanzelize on Kilburn High Street

Hi,

My wife and I are tenants in [REDACTED].

We've been having some challenges with one of the venues on the High Street called Shanzelize and unfortunately, our phone calls to report the "public nuisance" at all hours of the night haven't resulted in anything. So I was pleased to see a sign on the lamp post outside the venue encouraging members of the public to email complaints as the premises' license is being reviewed.

The music is unbearably loud, especially on weekends, which at times goes on until after midnight.

If one reads the reviews on Google, there appears to be a general disregard for anyone but themselves which probably explains why they don't care about the inconvenience they cause their neighbours. Just last week, one of the tenants on the top floor in the building above them vacated their apartment because of the ongoing disturbances.

Let me know if you have any further questions.

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## London Borough of Brent

### Premises Licence

#### Part A

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

Original grant date: 12 January 2011  
Current issue date: 01 December 2018

.....  
Authorised signatory

Premises licence number: 679950

#### Part 1 – premises details

Postal address of premises, or if none, ordinance survey map reference or description

**Shanzelize**  
**11, Kilburn Bridge, Kilburn High Road, London, Brent, NW6 6HT**

Where the licence is time limited the dates

Licensable activities authorised by the licence

**Section Recorded Music:**  
**Section Performance of dance:**  
**Section Anything of a similar description to that falling within (E), (F) or (G):**  
**Section Films:**  
**Section Plays:**  
**Section I: Provision of Late Night Refreshments:**  
**Section J: Sale or Supply of Alcohol:(On and off the premises)**

The times the licence authorises the carrying out of licensable activities

**Section Live Music:**

<b>Day</b>	<b>Start Time</b>	<b>End Time</b>
Monday	08:00	00:00
Tuesday	08:00	00:00
Wednesday	08:00	00:00
Thursday	08:00	00:00
Friday	08:00	00:00
Saturday	08:00	00:00
Sunday	08:00	00:00

New Years eve in to new years day hours to be extended to 0800 (24hrs)

**Section Recorded Music:**

<b>Day</b>	<b>Start Time</b>	<b>End Time</b>
Monday	08:00	00:00
Tuesday	08:00	00:00
Wednesday	08:00	00:00
Thursday	08:00	00:00
Friday	08:00	00:00
Saturday	08:00	00:00
Sunday	08:00	00:00

New years eve into new years day hours to be extended to 0800 24hrs

**Section Performance of dance:**

<b>Day</b>	<b>Start Time</b>	<b>End Time</b>
Monday	08:00	00:00
Tuesday	08:00	00:00
Wednesday	08:00	00:00
Thursday	08:00	00:00
Friday	08:00	00:00
Saturday	08:00	00:00
Sunday	08:00	00:00

New years into New Years day hours to be extended to 0800 (24hrs)

**Section Anything of a similar description to that falling within (E), (F) or (G):**

<b>Day</b>	<b>Start Time</b>	<b>End Time</b>
Monday	08:00	00:00
Tuesday	08:00	00:00
Wednesday	08:00	00:00
Thursday	08:00	00:00
Friday	08:00	00:00
Saturday	08:00	00:00
Sunday	08:00	00:00

New Years eve into new years day hours to be extended to 0800 (24hrs)

**Section Films:**

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	08:00	00:00
Tuesday	08:00	00:00
Wednesday	08:00	00:00
Thursday	08:00	00:00
Friday	08:00	00:00
Saturday	08:00	00:00
Sunday	08:00	00:00

**Section Plays:**

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	08:00	00:00
Tuesday	08:00	00:00
Wednesday	08:00	00:00
Thursday	08:00	00:00
Friday	08:00	00:00
Saturday	08:00	00:00
Sunday	08:00	00:00

**Section I: Provision of Late Night Refreshments:**

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	23:00	01:00
Tuesday	23:00	01:00
Wednesday	23:00	01:00
Thursday	23:00	01:00
Friday	23:00	01:00
Saturday	23:00	01:00
Sunday	23:00	01:00

New Years eve into new years day hours to be extended to 0500

**Section J: Sale or Supply of Alcohol:(For consumption on and off the premises)**

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	08:00	00:00
Tuesday	08:00	00:00
Wednesday	08:00	00:00
Thursday	08:00	00:00
Friday	08:00	00:00
Saturday	08:00	00:00
Sunday	08:00	00:00

New Years eve into new years day hours to be extended to 0800

The opening hours of the premises

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	08:00	01:00
Tuesday	08:00	01:00
Wednesday	08:00	01:00
Thursday	08:00	01:00
Friday	08:00	01:00
Saturday	08:00	01:00
Sunday	08:00	01:00

New years eve into new years day hours to be extended to 0800 (24hrs)

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

**For consumption on and off the premises**

## **Part 2**

Name, (registered) address, telephone number and email (where relevant) of holder of the premises licence

**Mr Hashem Beik Mohammadi**  
**11, Kilburn Bridge, Kilburn High Road, London, Brent, NW6 6HT**

Registered number of holder, for example company number, charity number (where applicable)

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

**Hashem Beik Mohammadi**

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol

**Licence Number:** [REDACTED]  
**Issuing authority:** [REDACTED]

## **Annex 1 – Mandatory conditions**

### **No Irresponsible Drinks Promotions**

(1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.



(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

1. (a) games or other activities which require or encourage,

or are designed to require or encourage, individuals to— (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or (ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

### **Free Water**

The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

### **Age Verification Policy**

(1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

(a) a holographic mark, or

(b) an ultraviolet feature.

### **Small Measures to be Available**

The responsible person must ensure that—

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

(i) beer or cider: ½ pint;

(ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available

### **Minimum Price of Alcohol**

1.A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2.For the purposes of the condition set out in paragraph 1—

(a)—duty|| is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b)—permitted price|| is the price found by applying the formula—

$$P = D + (D \times V)$$

where—

(i)P is the permitted price,

(ii)D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii)V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c)—relevant person|| means, in relation to premises in respect of which there is in force a premises licence—

(i)the holder of the premises licence,

(ii)the designated premises supervisor (if any) in respect of such a licence, or

(iii)the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) —relevant person|| means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e)—valued added tax|| means value added tax charged in accordance with the Value Added Tax Act 1994.

3.Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4.(1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (—the first day||) would be different from the permitted price on the next day (—the second day||) as a result of a change to the rate of duty or value added tax.

(2)The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

#### **Requirement for a DPS**

(1) No supply of alcohol may be made under the premises licence-

(a)at a time when there is no designated premises supervisor in respect of the premises licence, or

(b)at a time when the designated premises supervisor does not hold a personal licence or their personal licence is suspended.

(2) Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

**Door Supervisors and Security Staff to be Licensed by the SIA (when required)**

Where the licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, each individual must be licensed by the Security Industry Authority, with the following exceptions:

- a) premises where the premises licence authorises plays or films
- b) any occasion mentioned in paragraph 8(3)(b) or (c) of Schedule 2 to the Private Security Industry Act 2001 (premises being used exclusively by a club with a club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence), or
- c) any occasion within paragraph 8(3)(d) of Schedule 2 to the Private Security Industry Act 2001

#### **Film Classification When required**

- (i) The admission of children to the exhibition of any film must be restricted in accordance with the recommendation of the designated film classification body unless section (ii) applies.
- (ii) Where the licensing authority notifies the holder of the licence that this subsection applies the admission of children must be restricted in accordance with any recommendation made by the licensing authority.

In this section-

"children" means persons aged under 18; and

"film classification body" means the person or persons designated as the authority

under section 4 of the Video Recordings Act 1984 (c. 39) (authority to determine suitability of video works for classification).

#### **Annex 2 – Conditions consistent with the operating schedule**

- 1 Door supervisors shall wear clothing that can be clearly and easily identified on CCTV.
- 2 Door supervisors of a sufficient number and gender mix, shall be employed from 21:00 hours on any day when the premises are open for the sale of alcohol with music either live or recorded and the facilities for dance or the performance of dance past midnight.
- 3 A register/log containing the names, badge number, dates & times of duty of security staff and any incidents that occur shall be kept and made available to the Police and Licensing Authority.
- 4 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 if requested.
- 5 A CCTV camera shall be installed to cover the entrance of the premises.

- 6 Customers shall not be permitted to take open glass containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority.
- 7 Customers shall not be permitted to take open containers of alcohol off the premises.
- 8 The total number of people permitted on the premises including staff and performers shall not exceed 200.
- 9 A "Challenge 21" policy shall be adopted and adhered to.
- 10 A refusal book shall be kept and maintained.
- 11 The licensee shall keep an incident book which shall be made available to the Police and Licensing Authority.
- 12 No alcohol shall be available for any customer when the premises are open for primarily for use by persons under the age of 18.
- 13 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.
- 14 A suitable intruder alarm complete with panic button shall be fitted and maintained.
- 15 No entry or re-entry shall be permitted after 24:00 hours.
- 16 Notices requesting customers to leave quietly shall be displayed at each exit.
- 17 Notices advertising the number of a local licensed taxi service shall be displayed in a prominent position.
- 18 Facilities within the premises shall be made available for customers to await taxis.
- 19 The locks and flush latches on the exit doors and gates shall be unlocked and kept free from fastenings other than push bars and pads whilst the public are on the premises.
- 20 The socket outlets (or other power supplies used for DJ equipment, band equipment and other portable equipment) that are accessible to performers, staff or the public shall be suitably protected by a residual current device (RCD) having a rated residual operating current not exceeding 30 milliamps.



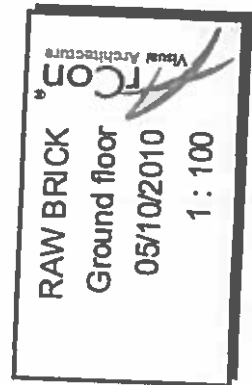
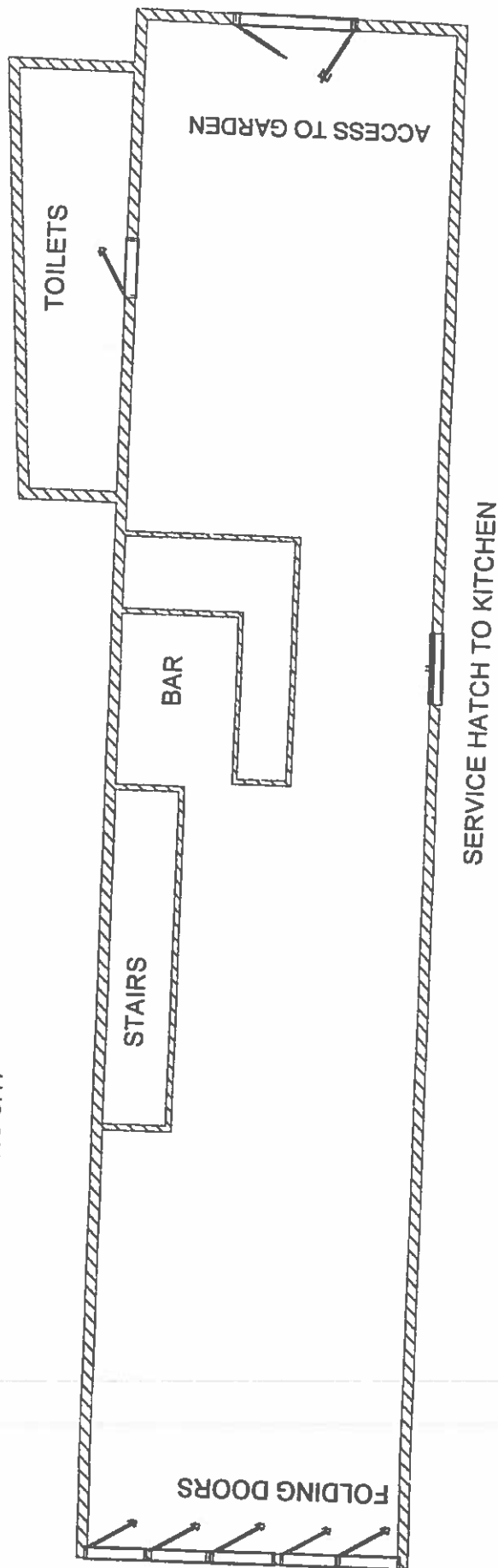
Annex 4 – Plans

See attached



**LICENSING ACT 2003**

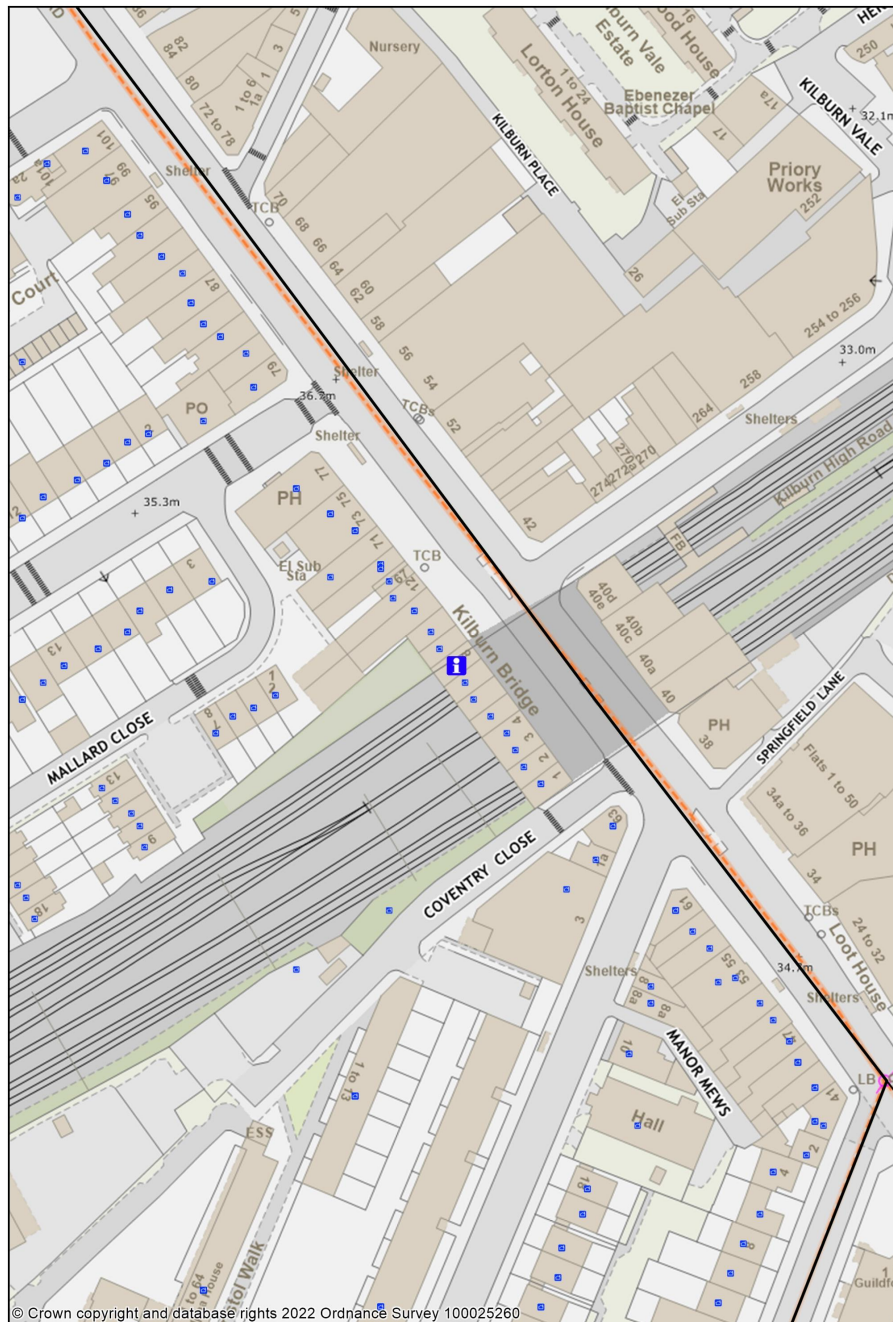
RAW BRICK  
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LONDON  
NW6 6HT



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Basemap Map



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