



Alcohol and Entertainment Licensing Sub-Committee

Wednesday 7 June 2023 at 10.00 am

Boardroom 2, 3rd Floor, Brent Civic Centre

Please note that this meeting will be held in person with members of the Sub-Committee required to attend in person.

The press and public are also welcome to attend this meeting in person. Please note the meeting is not scheduled for live webcast

Membership:

Members

Councillors:

Long (Vice-Chair)
Chohan
Hack

Substitute Members

Councillors:

Ahmed, Bajwa, Collymore, Ethapemi, Mahmood,
Lorber, Rubin

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

For electronic copies of minutes, reports and agendas, and to be alerted when the minutes of this meeting have been published visit:

www.brent.gov.uk/committees

The press and public are welcome to attend this meeting

Notes for Members - Declarations of Interest:

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

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

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

***Disclosable Pecuniary Interests:**

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

****Personal Interests:**

The business relates to or affects:

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

or

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

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

Agenda

Introductions, if appropriate.

Item	Page
1 Apologies for absence and clarification of alternate members	
2 Declarations of Interests	
Members are invited to declare at this stage of the meeting, the nature and existence of any relevant disclosable pecuniary or personal interests in the items on this agenda and to specify the item(s) to which they relate.	
3 Application for a New Premises Licence by Kingsley Adjei for the premises known as Palm Island Lounge, 1 Craven Park Road, NW10 8SE, pursuant to the provisions of the Licensing Act 2003	1 - 66

Date of the next meeting: 14 June 2023



- Please remember to **SWITCH OFF** your mobile phone during the meeting.
- The meeting room is accessible by lift and seats will be provided for members of the public.

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LICENSING ACT 2003

Application for a New Premises Licence

1. The Application

Name of Applicant:	Kingsley Adjei
Name & Address of Premises:	Palm Island Lounge, 1 Craven Park Road, NW10 8SE
Applicants Agent:	

1. Application

The application is for a new premises licence as follows:

To provide: Live music from 11pm to 4am Friday - Sunday.

Recorded music, & Late Night Refreshment from 11pm to 4am Monday to Sunday

The Supply of Alcohol and to remain open from 5pm to 4am Monday to Sunday

2. Background

None

3. Promotion of the Licensing Objectives

The premises previously known as Vbyz Bar operated as a nightclub for a number of years. Due to crime and disorder linked to the premises, the premise licence was revoked in 2022 following a Closure Notice instigated by the Metropolitan Police

4. Relevant Representations

Representations have been received from The Licensing Police, Town Centre Police, Licensing Officers, Planning, Ward Councillor and local residents

The Nuisance control team have agreed conditions.

5. Interested Parties

None

6. Policy Considerations

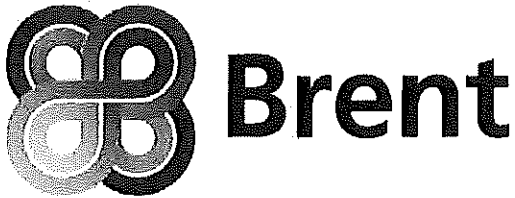
Policy 1 – Process for Applications

Conditions on the licence, additional to those voluntarily sought/agreed by the applicant, may be considered. Conditions will focus on matters which are within the control of

individual licensee and which relate to the premises or areas being used for licensable activities, the potential impact of the resulting activities in the vicinity. If situations arise where the licensing objectives may be undermined but cannot be dealt with by the use of appropriate conditions the Licensing Authority will consider whether it is appropriate for a licence to be granted or continue to operate.

7. Associated Papers

- A. Application Form & plan
- B. Licensing Representation
- C. Licensing Police Representation
- D. Town Centre Police Rep
- E. Planning Rep
- F. Councillor Rep
- G. Local Resident Reps
- H. NCT Rep & Withdrawal
- I. OS Map



NEW PREMISES LICENCE APPLICATION FORM

Application for a premises licence to be granted
under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

I/We KINGSLEY OBENG A ADJEI

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

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description	
1 CRAVEN PARK ROAD	
Post town	Post code
LONDON	NW10 8SE

Telephone number of premises (if any)

Non-domestic rateable value of premises

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick ✓ Yes

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

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

Please tick ✓ Yes

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
 - o Statutory function or
 - o A function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

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

Surname

ADJEI

First names

KINGSLEY

Date of Birth		I am 18 years old or over <input checked="" type="checkbox"/> (Please tick yes)
Nationality		

Current postal address if different from premises address

Post Town

Postcode

Daytime contact telephone number

E-mail address (optional)

[Redacted]

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

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr

Mrs

Miss

Ms

Other title
(for example, Rev)

Surname

First names

[Redacted]

[Redacted]

Date of Birth

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

Nationality

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

Current postal address
if different from
premises address

[Redacted]

Post Town

[Redacted]

Postcode

[Redacted]

Daytime contact telephone number

[Redacted]

E-mail address
(optional)

[Redacted]

(B) OTHER APPLICANTS

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

Name
Address
Registered number (where applicable)

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

Telephone number (if any)

E-mail address (optional)

Part 3 Operating Schedule

Day Month Year

When do you want the premises licence to start?

2	1	0	4	2	0	2	3
---	---	---	---	---	---	---	---

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

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

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

--

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

Bar/restaurant (Palm Island Lounge)

The bar/restaurant can be found on a high street the area is mixed with residential/commercial with a main shopping street and few offices and also has a near by private car park for customers and guests.

The premises can be located on the ground floor and in the premises you can find a bar area, kitchen, 2 sets of toilets for both genders, a dj stand and a CCTV camera room to monitor the activities going on in the premises.

There's a backyard sitting area for eating and drinking.

Please tick ✓ Yes

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

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

Provision of regulated entertainment

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

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

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick [✓] (please read guidance note 3).	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed					
Thur			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the performance of films take place indoors or outdoors or both – please tick [✓] (please read guidance note 3).	Indoors	
Day	Start	Finish		Outdoors	
Mon			<u>Please give further details here</u> (please read guidance note 4)	Both	
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (please read guidance note 4)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Tue			
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick [✓] (please read guidance note 3).	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 4)	Both		
Tue						
Wed				State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)		
Thur						
Fri				Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat						
Sun						

E

Live Music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick [✓] (please read guidance note 3)	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 4) We will like to invite DJ's and musicians to perform their songs to entertain our customers on the weekends.	Both	✓	
Tue						
Wed				State any seasonal variations for the performance of live music (please read guidance note 5)		
Thur						
Fri	23:00	4am		Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	23:00	4am				
Sun	23:00	4am				

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick [✓] (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon	23:00	4am	<p>Please give further details here (please read guidance note 4)</p> <p>We will like to play recorded music in the premises to entertain our customers within the time frame given</p> <p>State any seasonal variations for playing recorded music (please read guidance note 5)</p> <p>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)</p>	Both	✓
Tue	23:00	4am			
Wed	23:00	4am			
Thur	23:00	4am			
Fri	23:00	4am			
Sat	23:00	4am			
Sun	23:00	4am			

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick [✓] (please read guidance note 3).	Indoors	
Day	Start	Finish		Outdoors	
Mon			<p>Please give further details here (please read guidance note 4)</p> <p>State any seasonal variations for the performance of dance (please read guidance note 5)</p> <p>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6)</p>	Both	
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)</p>			<p>Please give a description of the type of entertainment you will be providing</p>		
Day	Start	Finish	<p>Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p>Please give further details here (please read guidance note 4)</p>		
Wed					
Thur			<p>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)</p>		
Fri					
Sat			<p>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)</p>		
Sun					

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick <input checked="" type="checkbox"/> (please read guidance note 3).	Indoors	
Day	Start	Finish		Outdoors	
Mon	23:00	4am	Please give further details here (please read guidance note 4) He will like to sell hot food to our customers who visit's the premises	Both	<input checked="" type="checkbox"/>
Tue	23:00	4am			
Wed	23:00	4am	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Thur	23:00	4am			
Fri	23:00	4am	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6)		
Sat	23:00	4am			
Sun	23:00	4am			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption (Please tick box <input checked="" type="checkbox"/>) (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
Day	Start	Finish		Off the premises	
Mon	5pm	4am	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)	Both	
Tue	5pm	4am			
Wed	5pm	4am	Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		
Thur	5pm	4am			
Fri	5pm	4am			
Sat	5pm	4am			
Sun	5pm	4am			

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

Name... KINGSLEY OBENG A ADJEI

Date of Birth... [REDACTED]

Address... [REDACTED]

Postcode... [REDACTED]

Personal Licence number(if known) ... [REDACTED]

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

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9)

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variation (please read guidance note 5)
Day	Start	Finish	
Mon	5pm	4am	
Tue	5pm	4am	
Wed	5pm	4am	<u>Non-standard timings. Where you intend to use the premises to be open to the public at different times to those listed in the column on the left, please list (please read guidance note 6)</u>
Thur	5pm	4am	
Fri	5pm	4am	
Sat	5pm	4am	
Sun	5pm	4am	

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

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

Prevention of Crime and disorder
Prevention of ~~Crime~~ public nuisance
Public Safety
Protection of children from harm

b) The prevention of crime and disorder

CCTV will be installed in the premises and recordings will be kept for 31 days and will be made available to the police and the council.
- Security guards will be present at the premises to ensure peace and safety of the staffs and customers. For example, we will use metal detectors at the entrance and customers will be searched before coming into the premises.

c) Public safety

- We will follow council's guidelines on the number of people allowed in the premises at a time to ensure safety of our customers and staff.
- Safety signs will be displayed on the premises to promote safety and awareness of any near by hazard.

d) The prevention of public nuisance

- There will be visible notice on the premises to advise customers to leave the premises quietly without disturbing people living in the neighbourhood and staffs will ensure that this practise is being followed.

e) The protection of children from harm

- There will be ID checks at the door before customers are allowed entry. This is to follow the company's age restriction policy (minimum age for entry 18 year old).
And to prevent children from ^{coming to} such places.

Checklist

Please tick ✓ Yes

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

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

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

Part 4 – Signatures (please read guidance note 11)

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

Declaration

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

Signature *[Handwritten Signature]*

Date *05/04/2023*

Capacity *APPLICANT*

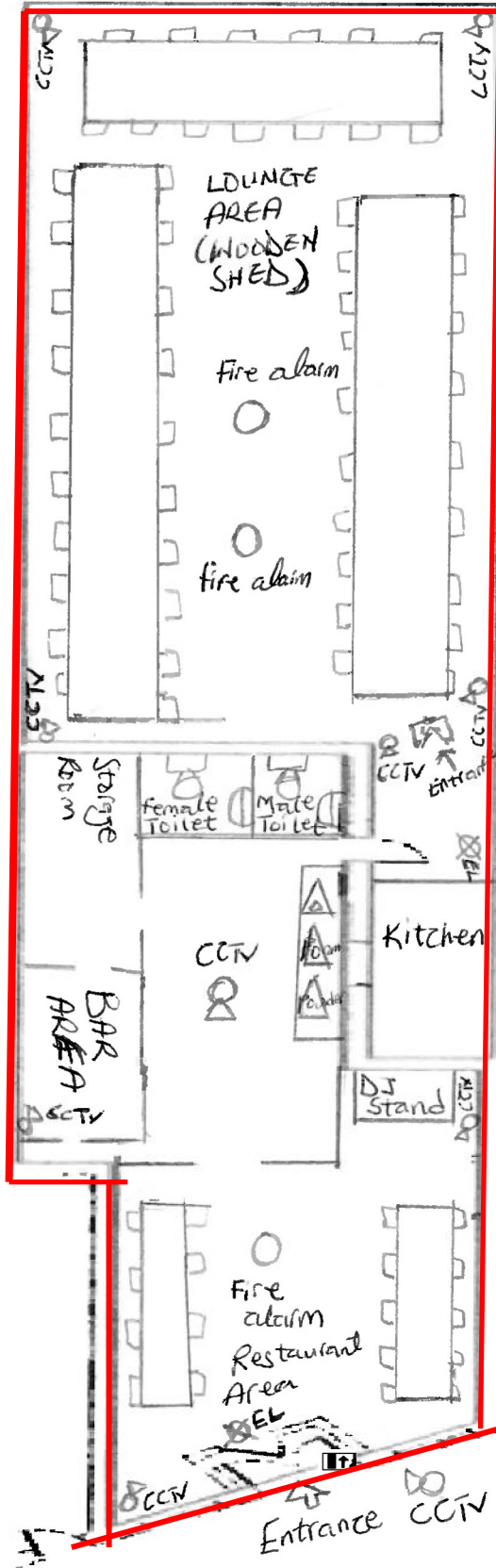
For joint applications signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent. (Please read guidance note 13). If signing on behalf of the applicant please state in what capacity.

KINGSLEY ADJET

[Handwritten signature]

LOUNGE FOR THE BUSINESS

GILLIAN RADFORD & CO.
 453 Harrow Road
 London W1C 4RG



LEASE PLANNERS
 WWW.LEASEPLANNERS.CO.UK

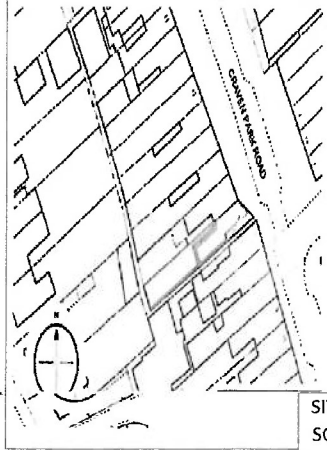
OFFICE 0203 637 0150
 EMAIL: sales@leaseplanners.co.uk

DRAWING TITLE
 1 CRAVEN PARK ROAD
 LONDON
 NW108SE

DATE: 5th December 2023
 RED OUTLINED AA
 ARE PART OF THE PREMISES

scale: 1:1250

SCALE: For the plan to be to scale, the above scale bar must measure correct when printed (for example 5cm)



SITE PLAN
 SCALE 1:1250

- Fire extinguisher
6 Litre AFFF Foam spray
- 9 Litre Water stored pressure
- 6 kg (abc) powder
- EL Emergency Lighting
- CCTV Closed Circuit Television camera
- Licensable Activities
- EMERGENCY EXIT
- SITTING /CHAIRS/TABLES

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Kingsley Adjei
Palm Island Lounge,
1 Craven Park Road
NW10 8SE

17 May 2023

Our Ref: 27896

Dear Kingsley Adjei,

Licensing Representation to the Initial Application for the Premises Licence at Palm Island Lounge, 1 Craven Park Road, NW10 8SE

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

An officer of the Licensing Authority, in whose area the premises are situated, who is authorised for the purposes of exercising its statutory function as a 'Responsible Authority' under the Licensing Act 2003.

The application has been made for a new premises licence under section 17 of the Act.

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

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

The premise is located in Harlesden town centre, which consists of a series of parades of shops that run along Craven Park, Craven Park Road, Park Parade and High Street Harlesden. The town centre falls between, Harlesden and Kensal Green ward and is one of the most deprived areas in the borough.

Harlesden Town Centre is a hotspot for crime and anti-social behaviour, which is having an adverse impact in some areas and neighbourhoods generating complaints from residents, councillors and the Police.

The premises previously known as Vbyz Bar operated as a nightclub for a number of years. Due to crime and disorder linked to the premises, the premise licence was revoked in 2022 following a Closure Notice instigated by the Metropolitan Police.

On 28 April 2023, I communicated with the applicant via email to sought further information regarding the business operation and requested current photo images of the premises alongside a legible plan.

On 1 May 2023, the applicant provided his answers to my questions with photo images and an updated plan. (Appendix 1 & 2).

On assessing the new application on its own merit, the operating schedule fails to demonstrate that a grant will not lead to a negative impact on one or more of the licensing objectives and to the contrary add to the issues of an existing challenging area.

Although, the applicant describe the premises to be a restaurant and bar on the operating schedule, the proposal for late opening hours and the information provided (Appendix 1) suggest that the premise will likely operate as a nightclub.

Furthermore, there is no planning permission for the extension to the rear known as the 'Lounge Area (Wooden Shed)'. If this area is used for licensable activities, it may have significant impact on public safety and local residents whether it stays in its current form or removed under Planning Regulations.

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

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

1. CCTV shall be installed to Home Office Guidance standards and maintained in a good working condition and recordings shall be kept for 31 days and shall be made available to police and authorised Officers from Brent Council.
2. The CCTV system shall be capable of obtaining clear facial recognition images and a clear head and shoulders image of every person entering or leaving the premises.
3. CCTV camera shall be installed to cover the front external area of the premises.
4. The CCTV images shall be kept in an easily downloadable format.
5. A member of staff trained in the use of the CCTV system shall be available at the premise at all times that the premises are open to the public.
6. A "Challenge 25" policy shall be adopted and adhered to at all times
7. A sign stating "No proof of age – No sale" shall be displayed at the point of sale.
8. Alcohol to be consumed on the premises shall only be provided as an accompaniment to a meal. Customers are not be allowed to sit, stand or be served from the bar area, or any other staff area used for the preparation of alcoholic beverages.
9. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises

10. 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.
11. Regular documented staff training on licensing legislation and operating procedures shall be given. The training shall be signed and dated and a copy of these training records available for inspection by Police and local authority enforcement officers.
12. An incident log shall be kept at the premises, and made available for inspection on request to an authorised officer of Brent Council or the Police, which will record the following:
 - a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system or searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
13. Notices asking customers to leave quietly shall be conspicuously displayed at all exits.
14. No entry or re-entry shall be permitted after 23:00 hours.
15. A personal licence holder conversant in English shall be present on the premises and supervise the sale of alcohol throughout the permitted hours for the sale of alcohol.
16. The designated smoking area (DSA) shall be located at the front of the premises facing Craven Park Road. When the premises licence is in operation the DSA shall be limited to no more than 5 (five) people at any one time. This shall be supervised at all times.
17. Patrons permitted to temporarily leave and then re-enter the premises to smoke shall be restricted to a designated smoking area at the front of the premises.
18. Customers shall not be permitted to take open alcoholic drink containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority.
19. Unaccompanied children shall not be permitted on the premises at any time. All children under the age of 18 shall be accompanied by a responsible adult at all times.
20. Deliveries shall be accepted between the hours of 09.00hrs and 18.00hrs.
21. A capacity specific risk assessment shall be conducted by a professional qualified risk assessor. This risk assessment shall be appraised annually or at the time of any building or layout structural works.
22. The playing of live or recorded music shall not be permitted in the rear Lounge Area.

The Licensing Authority propose the reduction of the following hours:

Recorded Music (Changed)

Friday to Saturday – 23:00hrs to 23:30hrs

Late Night Refreshments (Changed)

Friday to Saturday – 23:00hrs to 23:30hrs

Sale or Supply of Alcohol (Changed)

Sunday to Thursday – 17:00hrs to 22:30hrs

Friday to Saturday – 17:00hrs to 23:30hrs

Hours Open to the Public

Sunday to Thursday – 17:00hrs to 23:00hrs

Friday to Saturday – 17:00hrs to 00:00hrs

Yours faithfully,



Esther Chan
Licensing Inspector
Regulatory Services

APPENDIX 1

From: Kingsley Adjei [REDACTED]
Sent: 01 May 2023 14:49
To: Esther, Chan [REDACTED]
Cc: Business Licence <business.licence@brent.gov.uk>; Legister, Linda <[REDACTED]>
Subject: Re: CONSULT: New Premises - Palm Island Lounge, 1 Craven Park Road, NW10 8SE - 27896

Hello Esther,

Please find below the answers to your questions, the pictures you requested and the attached new plan.

Property Details:

1. Please confirm when you took over the premises?

24th December 2022

2. Are you currently trading?

No, I'm waiting for the premise license and the construction to be done.

3. Have you signed the lease agreement?

Yes, it has been signed.

4. What is the term period of the lease?

10 years

5. Who is business rate payer?

Me, the tenant (Kingsley Adjei)

Operating Schedule:

6. Please can describe the type of cuisine you provide?

African and Caribbean cuisine

7. Will you host commercial/private events?

Yes, we will.

8. How often do you intend to host events or provide regulated entertainment?

APPENDIX 1

We intend to host events occasionally and provide regulated entertainment on a daily basis.

9. Will these events be ticketed or strictly for restaurant / bar customers?

Anyone coming in will be ticketed .

10. In the case that you are hosting events, how will you promote the events (i.e. via a third party promoter, social media, etc)

I will use social media and event promoters and use of flyers.

11. Will you have an in-house DJ / Musician to provide regulated entertainment?

Yes I will

12. Will customers be seated at their table until closing time?

Yes, unless they decide to leave before closing time. Whereby they will be instructed by the security to make sure they leave the premises quietly

13. Will customers be able to dance in the premises, when regulated entertainment is provided?

Yes, as an interior designer will make sure there's enough space for people to dance as well as trying to avoid the premises from being over crowded

14. What is the capacity for the premises?

100-150 people

15. Do you have speakers in the 'Garden / Lounge Area'?

Yes, I have speakers in both the garden/lounge area(wooden insulated shed).

16. How many SIA staff will you employ?

Minimum of 6 SIA Staff

17. Do you have a noise management plan?

The premise has been installed with insulation to minimise the noise exposure and the volume of the music played will be kept to a standard so nearby residents are not heavily impacted.

APPENDIX 1

18. Do you have a dispersal plan?

Yes, my staff will watch my customers behaviour to avoid violence/ abuse. Use of CCTV to enhance security measures. I have spoken to the police who were happy to provide assistance if needed.

19. Are you familiar with the history of the premises?

Yes. The estate agent gave me a brief explanation of why the premises was on the market for lease and I did my research about the premises. From the research it looks like the premises license was revoked due to numerous incidents that happened and their failure to follow the operating hours permitted. The police contacted me about the premises and informed me about previous owners behaviours with customers.

20. As the DPS, how often will you be managing the premises?

I will manage the premises most of the time and when I'm not around I will have a manager to assist.

21. How many staff will you employ?

13-15 employees.

Plan:

22. Unfortunately, the plan provided with the application is unacceptable as it is not clearly legible and does not define where the structures are located and the seating area. You must provide a legible plan as per the attached plan information.

I have attached a new clearly legible plan (APPENDIX 2)

23. Please can you provide picture images of the current bar, restaurant area, dj stand and garden.

Find below the attached pictures of the required areas but we're still under construction (APPENDIX 2)

24. Please can you confirm if there is an emergency exit at the rear garden?

Yes there's an emergency exit

25. Will smoking be permitted in the rear garden/lounge area?

APPENDIX 1

No, smoking is not allowed in the premises.

Kind Regards

Kingsley Adjei.

On Fri, 28 Apr 2023 at 14:04, Esther, Chan <[REDACTED]> wrote:

LICENSING ACT 2003
Licence: New Premises

Reference: 27896
Dear Sir/Madam,

Applicant: **Kingsley Adjei**

Premises: **Palm Island Lounge, [1 Craven Park Road, NW10 8SE](#)**

On the behalf of the Licensing Authority, I am consulting officer assessing the above application for a new premise licence.

To assist with my assessment, I require clarity and further information on the below aspects:

Property Details:

1. Please confirm when you took over the premises?
2. Are you currently trading?
3. Have you signed the lease agreement?
4. What is the term period of the lease?
5. Who is business rate payer?

Operating Schedule:

6. Please can describe the type of cuisine you provide?
7. Will you host commercial/private events?
8. How often do you intend to host events or provide regulated entertainment?
9. Will these events be ticketed or strictly for restaurant / bar customers?
10. In the case that you are hosting events, how will you promote the events (i.e. via a third party promoter, social media, etc)

APPENDIX 1

11. Will you have an in-house DJ / Musician to provide regulated entertainment?
12. Will customers be seated at their table until closing time?
13. Will customers be able to dance in the premises, when regulated entertainment is provided?
14. What is the capacity for the premises?
15. Do you have speakers in the 'Garden / Lounge Area'?
16. How many SIA staff will you employ?
17. Do you have a noise management plan?
18. Do you have a dispersal plan?
19. Are you familiar with the history of the premises?
20. As the DPS, how often will you be managing the premises?
21. How many staff will you employ?

Plan:

22. Unfortunately, the plan provided with the application is unacceptable as it is not clearly legible and does not define where the structures are located and the seating area. You must provide a legible plan as per the attached plan information.

23. Please can you provide picture images of the current bar, restaurant area, dj stand and garden.

24. Please can you confirm if there is an emergency exit at the rear garden?

25. Will smoking be permitted in the rear garden/lounge area?

Until the Licensing Authority are in receipt of the aforementioned information listed above, I wish to oppose the application on the grounds that the application form lacks information and the plan is unacceptable.

Kind regards

Esther Chan

Licensing Inspector

Regulatory Services

APPENDIX 1

Brent Council



www.brent.gov.uk

@Brent_Council

APPENDIX 2



APPENDIX 2



APPENDIX 2



APPENDIX 2



APPENDIX 2

KINGSLEY ADJEI

LOUISA FORNNE
Witness

**GILLIAN RADFORD &
CO.**

453 Harrow Road
London W1C 4RG

-  Fire extinguisher
6 Litre AFFF Foam spray
-  9 Litre Water stored
pressure
-  6 kg (abc) powder
-  EL Emergency Lighting
-  CCTV Closed Circuit Television
camera
-  Licensable Activities
-  EMERGENCY EXIT
-  SITTING /CHAIRS/TABLES



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From: Kingsley Adjei
Sent: 22 May 2023 17:11
To: Esther, Chan
Cc: Business Licence <business.licence@brent.gov.uk>; Legister, Linda
Subject: Re: CONSULT: New Premises - Palm Island Lounge, 1 Craven Park Road, NW10 8SE - 27896

Dear Esther,

Thank you for the clarification.

Many thanks
Kingsley

On Mon, 22 May 2023 at 17:06, Esther, Chan wrote:

Dear Kingsley Adjei,

Thank you for your email.

The Licensing Authority have technically **rejected** your application, therefore you are required to attend the hearing.

In the case that sub-committee decide to grant the application, the Licensing Authority have recommended the conditions and hours, which the sub-committee will consider as part of their decision.

I hope this clarifies my position on the behalf of the Licensing Authority.

Kind Regards

Esther Chan

Licensing Inspector

From: Kingsley Adjei
Sent: 19 May 2023 05:55
To: Esther, Chan
Cc: Business Licence <business.licence@brent.gov.uk>; Legister, Linda

Subject: Re: CONSULT: New Premises - Palm Island Lounge, [1 Craven Park Road, NW10 8SE](#) - 27896

Dear Esther,

I understand and I am willing to accept the terms and conditions proposed by the licensing authority. However, please is it possible, to request one additional hour of the suggested time.

Does that imply that we won't need to attend a hearing if we reach a decision?

Recorded Music (Changed)

Sunday to Thursday – 23:00hrs to 23:30hrs

Friday to Saturday – 23:00hrs to 00:30hrs

Late Night Refreshments (Changed)

Sunday to Thursday- 23:00hrs to 23:30hrs

Friday to Saturday – 23:00hrs to 00:30hrs

Sale or Supply of Alcohol (Changed)

Sunday to Thursday – 17:00hrs to 23:30hrs

Friday to Saturday – 17:00hrs to 00:30hrs

Hours Open to the Public

Sunday to Thursday – 17:00hrs to 00:00hrs Friday to Saturday – 17:00hrs to 01:00hrs

Your response will be appreciate.

Kind regards

Kingsley Adjei.



TERRITORIAL POLICING

Palm Island Longe
1 Craven Park Road
Brent
NW10 8SE

NW BCU Licensing Department - Brent

Harrow Police Station
74, Northolt Road
Harrow
HA2 ODN

Tel: 020 8733 5008

Email: nwmailbox.licensingbrent@met.police.uk

Web: www.met.police.uk

Your Ref: 27896

Date: Tuesday 9th May 2023

Our ref: 01QK/316/23/1187NW

Police objection to the application of a New Premises Licence application a for 'Palm Island Lounge, 1 Craven Park Road, NW10 8SE'

Police certify that we have considered the application shown above and wish to make representations that the likely effect of the grant of the application is detrimental to the Council's Licensing Objectives for the reasons indicated below.

An officer of the Metropolitan Police, in whose area the premises are situated, who is authorised for the purposes of exercising its statutory function as a 'Responsible Authority' under the Licensing Act 2003.

The Police are concerned with the following licensing objectives.

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

The Application

Palm Island Lounge propose to be a bar/ restaurant at 1 Craven Park Road, Harlesden NW10 8SE. The premises was previously run as a night club previously known as Vybz Bar.

I am a Police Officer attached to the NORTH WEST Basic Command Unit (BCU). I have been a police officer for 25 years and have been the borough licensing officer for the last 2 years. I am aware of the issues facing the local community including the prolonged problems with supply of drugs and anti-social behaviour in HARLESDEN in particular on PARK PARADE/Craven Park Road NW10.

On the 9th August 2022, Vybz Bar had a Closure Order granted by Willesden Magistrates Court for 3 months which was extended to 6 months. The Closure Order was granted due to the continuous problems with crime and disorder, Anti-social behaviour and violence with injury. This resulted in Vybz Bar having its licence revoked.

Since the closure order was granted on the premises, police noticed a drastic drop in the number of calls relating to violence with injury in and around the immediate area. Craven Park road/Park Parade NW10 is a hot spot for drug dealing and drug use. Should this premises open it will just offer drug dealers a new set of cliental to sell to.

Since the licence for Vybz Bar was revoked. Mr Kingsley ADJEI has since applied for a New Premises Licence for the same venue and changed the name to Palm Island Lounge. Mr Kingsley ADJEI has proposed the same operating schedule as what Vybz Bar had with the following licensable activities.

Late night refreshments from Monday to Sunday between 23.00hrs and 04.00hrs.

Sale or supply of alcohol on the premises From Monday to Sunday between 17.00hrs and 04.00hrs.

Recorded and Live music from Monday to Sunday between 23.00hrs and 04.00hrs

Opening hours of the premises are Monday to Sunday between 17.00hrs and 04.00hrs.

During the Closure Order Mr Kingsley ADJEI has breached the Closure Order by allowing builders into the premises in order to construct a shelter in the rear of the property to increase the numbers permitted to the venue. People were only allowed to enter the property to carry out essential maintenance. Building a structure to increase capacity is not deemed as essential maintenance.

Craven Park Road is a hotspot for street drinking. Should another premises open with a licence until 04.00hrs, this will only encourage more of a night life, with more street drinking taking place. This causing a problem to the local residents with extra noise until 04.00hrs as Palm Island Lounge is located on a busy parade of shops with residential flats above and surrounding the venue. This also causing a nuisance to the local business owners due to empty drinks containers, broken glass bottles and take away wrappers scattered in the street.

Police are requesting that the premises licence not be granted. Police feel that if the licence should be granted it will undermine all four of the licensing objectives especially the prevention of crime and disorder and public nuisance as the activities that are happening in and around the premises are having an effect on the local residents/ businesses.

**PC Brendon MCINNES 1187NW
NW BCU - Brent Licensing**

Dear PC Brendon,

I acknowledge the effort you and your team put out in Craven Park. Regarding what you said about drug users and dealers using my location as a spot to attract customers. I'm not saying that it will not occur outside the premises as I cannot control people behaviour outside my premise but only control people coming into the premises.

However, we have a policy in place that forbids people from coming into the premises with drugs or using drugs in the premises. Anyone coming into the premises will be searched at the door before entry and if such things are found, we will refuse entry. So therefore my business will not entertain such behaviours/act in the premises.

During the period the formal business (VYBZ BAR) trading in the premises had a closure order on them, I wasn't involved with the premises. I only got involved with the premises as the estate agent was helping me look for some properties to start my business and I liked the premises and leased it in December. The estate agent didn't tell me about workers not being allowed in the premises and as soon as the police made me aware that builders wasn't allowed and they evacuated the place with immediate effect. I contacted the police to make sure we understood what was happening and no one went in there until the closure order ended. So it wouldn't be fair to hold me accountable for something I had no idea of. As soon as I was aware I complied with it and that should show you I'm willing to abide by the law.

You expressed a concern about the working hours since you felt they were comparable to Vybz bar. It appears that Vybz bar used to be open from 8 p.m. to 3 a.m., but I'm asking for 5 p.m. to 4 a.m., and we will be providing different activities, so I'm not sure why you believe it's the same as Vybz bar.

Regarding your concern about Public Nuisance, we have a policy in place that instructs all customers to depart the premises silently while exiting the venue and security will make sure people coming into the premises behave in an orderly manner which will not upset the residents.

Regarding your concern about street drinking and loitering, I have a policy that states no drinks or food is permitted to leave the area, where as our staffs will make sure this policy is being followed. This will even help limit people's tendency to leave litter outside the venue or neighbouring premises and make the environment clean.

If a licence to operate until 4am is granted, the public, the police and the company will all benefit. Craven Park appears to have a bad reputation in Harlesden, but if given the chance, I would like to be the one to make a good difference. This is because there will be a drastic reduction in street drinking because our premises can be used as a venue for drinking to minimise people from drinking on the street carelessly and without proper supervision. Operating until 4am, it will also provide adequate time for individuals to leave the area before 4am. I have nothing more to say, but I can only conclusively demonstrate to you and the licence authorities.

Kind regards

Kingsley Adjei.

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Brent Licensing Team
Brent Council

Harlesden Town Centre Team
Harlesden Police station
76 Craven Park
Harlesden
NW10 8RJ

Telephone: 0208 733 3835

Email:

www.met.police.uk

Your ref: Palm Island Lounge -

Application: 27896

Our ref: Representation

02/05/2023

Dear Licensing,

Re, licensing application;

Palm Island Lounge
1 Craven Park Road
London
NW10 8SE

I am the police Inspector of Harlesden Town Centre Team. I have over 19 years' service. Prior to my appointment I was the Learning & Development Inspector for NW-BCU, this entailed training new Constables and delivering a new recruitment pathway, previous to this I worked as a Duty Officer on an Emergency Response Team in Hillingdon as well as being a Safer Neighbourhood Sergeant for three wards in Hammersmith and Fulham, previous to this St Margaret's Ward Sergeant in Richmond Borough, Safer Transport Command, MSC Volunteers and other specialist roles including firearms.

My team was newly created and launched on 14th February 2022 to help improve trust and confidence in the police, reduce violence, violence against women and girls and to reduce Anti-Social Behaviour in Harlesden town centre. During the first 8 weeks of operation the team had achieved a 9.2% reduction in overall crime in the town centre and ASB related calls to High Street, Harlesden which is the focal point of the town centre reduced by 90%.

We know from these results and our increased visibility in the town centre, the community are informing us of the difference they are seeing and the fact that they are feeling safer to walk the streets. The chair of Harlesden Safer Neighbourhood Panel has said much the same after speaking with many community members.

In my role as Town Centre Team Inspector I am expected to do everything in my power to help the residents and community of Harlesden in reducing ASB, violence, drug dealing, licensing issues and to use various problem solving tools and initiatives to do this.

As you may know, formerly Vybz Bar before being renamed to Palm Island Lounge was a persistent problem in the town centre for residents, businesses and the police. The issues had been taking place for several years and were increasing the levels of Anti-Social Behaviour, violence with injury and general disorder. After my teams intervention the venue was closed down for a total of 6 months and had its alcohol licence revoked.

After the closure of the premises we saw a decrease in violence with injury calls to the immediate area around the venue and complaints of ASB ceased. We received only positive comments about the closure and no one came forward supporting the re-opening of the venue.

There are still at least two main drug dealing areas on Craven Park Road and High Street, these straddle Palm Island Lounge. These groups have been causing a misery to residents and businesses for some time, and we are looking to make the environment as hostile as possible for them to operate in. Having Palm Island Lounge reopen will just continue to fuel this activity even further and give them a new supply of customers, especially if the premises was open until 4am, where there are limited police resources available and if any ASB/disorder takes place it would place pressure on the response teams to attend and deal.

The demand on Brent's police response team is already immense, with most days having 30-50 calls unanswered. If the venue were to reopen, there will be incidents of serious disorder and likely the same groups of people who previously attended will no doubt return to the venue. During several incidents of assaults causing GBH including a stabbing, officers often had to put crime scenes in place which had to be staffed by more officers and sometimes were in place for several days. This would put further pressure on the response teams and disrupt the local residents and businesses.

We received complaints from local residents living in close proximity to Vybz Bar and from business owners who are very close to the venue which is in-between a row of shops and not in an isolated area. The reopening of this venue would seriously impact the lives and wellbeing of the residents in the immediate vicinity of the venue, and regardless of any attempt to install sound proofing there will always be associated noise and disorder outside the venue.

We have had complaints from businesses that they fear any reopening of the venue will mean a return of the issues previously experienced with one business owner stating;

"It has been a bit a lot better on weekends without the broken bottles, empty cans and food boxes, not forgetting the urine/faeces in doorways, blood on the pavements, Police cordon at our busiest times i.e. weekends, plus loud music from vehicles and mobile DJs on scooters. The street fights were a regular feature"

Harlesden Town Centre is a hotspot for street drinking, with a current Public Spaces Protection Order in force. This is to combat the persistent ASB problem that is associated with this activity. Extensive work has gone into this order, as well as licence visits and conditions on local businesses selling alcohol but we still struggle to contain this issue. A further licenced premises open until 4am would only fuel this behaviour and go against all the work that has been completed to try and curb this important issue.

Due to the high levels of ASB in the town centre, the team have obtained and implemented over six open spaces Closure Orders. These orders were necessary due to the serious ongoing ASB in the street, at areas near to Palm Island Lounge. These orders gave officers powers to arrest if people were in a certain area and are designed to reduce ASB. Considering that Harlesden town centre has the highest congregation of approved open spaces Closure Orders in the whole of London and believed country, it would be completely irresponsible to allow Palm Island Lounge to reopen in the midst of this Anti-Social Behaviour Legislation being used and approved by Magistrates Courts to reduce and prevent ASB.

Harlesden Town Centre is just not equipped or suited to contain another nightclub, there is just not the infrastructure, police resources, community will to have one reopen. There is also concern over the new size of the venue, with a new purpose built wooden room filling the entire rear garden of the premises where "only smoking was previously allowed" means the venue's capacity has doubled or even tripled.

There are serious doubts about the new owner and manager, who we still believe have contact with the previous owner/manager and are not convinced that the plans and promises made by them will be upheld.

Considering that in breach of the then in force Closure Order, the owner/manager allowed builders to enter the closed venue to start building the rear structure when they were aware that only "maintenance work" was allowed as well as questions over their planning permission.

I am also concerned that the manager has mentioned in a response to a representation that they "will engage with a security firm", concerns me greatly, the fact that they have built an entire structure in the garden and have yet to consult with any security firms, to me shows that security of their venue is a second thought.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andy Le Geyt' with a date '11/10/19' written below it.

Andy Le Geyt
Inspector
Harlesden Town Centre Team

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Dear Andy,

I appreciate the efforts you and your staff have made to counter anti social behaviour and violence in Harlesden, and I have taken your concern to accountability that there won't be enough police presence during the period I'd like to operate. However, I am asking for the license to operate till 4am not just to entertain criminal activities but for the premises to have enough time to evacuate people before the hours of our closing time and we will have enough security presence to make sure its adhered so we will not repeat the behaviours of the previous owners. As you are aware, they repeatedly violated their operating hours before requesting a change in the schedule, which the council denied on the basis that they had refused to do so from the moment they obtained the property.

We have a policy in place that instructs all customers to depart the premises silently while exiting the venue. Additionally, no drinks or food is permitted to leave the area, which will even help to limit people's tendency to leave litter outside the venue.

Individuals who are not entering the premises will be prohibited from lingering around the property by our SIA staff. We want to support the police in their efforts to combat antisocial behaviour within the premises vicinity. Additionally, everyone entering the building will be thoroughly searched by our SIA staff for any sharp objects or illegal substances. To stop people from carrying blades, we plan to use metal detectors. The employees will ensure that this policy is adhered to, which forbids the sale or use of illegal substances on the premises.

I conducted a survey with some locals and businesses in my area about opening a new business in the area, and they were all delighted about it because they said the community needed something like this. They were also happy the business was new and is being operated by new owners and management team. I was also informed by fellow residents and other businesses around my vicinity about the previous owners' poor customer care and management, and I took all of it into consideration and put measures in place to assist in resolving it. The concern you expressed regarding builders entering the property to work while it was closed, there was a misunderstanding because the estate agent told me I could carry out building work before your team entered to stop my builders. If you can recall, [REDACTED] (Land Lady) visited your office and even got in touch with you via email regarding the police presence on the premises, which you were able to resolve. As aware that no one was allowed in there until you could verify it was a new owner and the landlady gave you my details which I was contacted the following day either by you or a member of your team regarding the closure and the steps to take before opening.

We agreed that instead of waiting for a court date which was going to take over two weeks before we reopen will not be fair, but we can rather reopen on the date the closure ends to get back to business. So I'm surprised you raised this issue again as you were the same person who solved the misunderstanding and also promised me you were going to get the word across your team to understand it's a new ownership so they will not stop my builders from working. It's surprising that you're in disbelief about me being the new owner which I highly don't understand.

As I've stated repeatedly, we are not in contact with the former tenants because I don't even know them and I obtained the property through LBC estate, which you can confirm with them if you like. If you want further assurance that we are unaffiliated in any way, you can conduct background checks on both the previous tenants and myself that we're not related in any type of way. The structure is a wooden temporary structure which means planning permission is not needed as far as we follow building regulations.

The public, the police, and the business will all profit if a license to operate until 4am is granted. This is because there won't be any concerns with street drinking, which leads to fights, and it will also give as enough time to evacuate people from the premises before 4am. I can't say more but I can only prove to you and the license authorities if I'm permitted with no doubt.

Kind regards

Kingsley Adjei.



Brent Licensing Team
Brent Council

Harlesden Town Centre Team
Harlesden Police station
76 Craven Park
Harlesden
NW10 8RJ

Telephone: 0208 733 3835

Email: p234380@met.police.uk
www.met.police.uk

Your ref: Palm Island Lounge -

Application: 27896

Our ref: Representation

04/05/2023

To whom it may concern,

Regarding the licensing application for Palm Island Lounge, formerly Vybz Bar, at 1, Craven Park Road, NW10 8SE.

I am one of the Police Sergeants on the Harlesden Town Centre Team. I have worked in this role for about 15 months and spend most of my policing days within Harlesden's Town Centre. When I do work elsewhere, I am often posted with the borough's response team officers. In conversation about my work these officers often tell me 2 things; That they feel like they don't get called to Harlesden as much any more and that they are glad Vybz bar is shut because they don't get called to serious assaults outside Vybz bar at 5am almost every Saturday and Sunday morning involving it's drunken patrons. In my experience no other venue on the borough has anywhere near such a reputation for serious violence as Vybz Bar. I am told that 1 Craven Park Road is still owned by the same people and although the name of the proposed licensee and proposed name of the venue has changed I have every belief that being under the same ownership will lead to the same problems.

Craven Park Road, and Harlesden in general, is not well served by public transport in the early hours of the morning for the patrons leaving the proposed Palm Island Lounge. In my experience, while Vybz Bar was open it attracted people to drive there from all over London and it's patrons were responsible for most of the cars parked in the vicinity. I can only imagine Palm Island Lounge will attract the same clientele. This is obviously concerning for a business whose main income is from the supply of alcohol and no doubt will lead to drink driving and it's known dangers.

Harlesden Town Centre, although it is a busy high street type environment, is actually a largely residential area. Most of the shops have 2 floors of flats immediately above the business. Usually there are 3-6 flats above each business. I have visited a number of these flats in the course of my duty and found they contain anything from single residents to large families with many children. This means that any business causing issues affects a large number of residents that would not be the case in other town centres such as Harrow or Uxbridge where there are far fewer dwellings. I cannot imagine what the residents living above and near Vybz Bar went through having broken sleep every weekend with drunk people shouting and fighting outside all through the night. It is not suitable to have a night club surrounded by residential premises.

I have noticed on patrols recently that by 11pm almost all the businesses in the Harlesden Town Centre have shut and the footfall and traffic have largely died off. This is no doubt a great relief to the residents of the area.

In short, a late night bar is not in keeping with the area. If this license were granted it is likely to lead to an increase in crime and disorder that will need police resources to deal with. It is highly likely to lead to ASB experienced by the large number of residents in the area every night the premises is open and this ASB will be of the nature that has a significant detrimental impact on the residents of the area.

Respectfully submitted for consideration.

Sergeant Chris Millar 376NW
Harlesden Town Centre Team
Harlesden Police Station.

Dear Sergeant Millar,

I acknowledge the work yourself and your team have done the last couple of months. However, as I have informed your team that I will have tight security on the premises to prevent such before. From my understanding and the research I did, it seems that Vybz bar didn't have control of their customers and enough security to avoid such behaviour which may have led to endless phone calls.

Your team and yourself have addressed lack of punctuality Vybz bar had and the time I have requested for is the maximum time I would like to operate meaning I won't have to exceed my time and have enough to evacuate my customers. The customers will consume alcohol inside the premises, but this will be controlled to avoid unacceptable behaviour and customers will be instructed by security to leave the premises quietly and not to stay at neighbouring premises to avoid any disturbance towards the residents. I understand that Vybz bar had a bad reputation however, just to clarify Vybz bar is not in any connection with us. As the power you hold, background check could have been done to just clarify this accusation rather than a hearsay.

In addition, the same problems that Vybz bar had will not repeat itself at Palm Island Lounge as we intend to take a lot of measures for history not to repeat itself.

In the early hours of closing, customers are expected to have transport arrangements to go back home as security will advise them to leave the premises and neighbouring premises in a good manner. There is a large car park nearby which can be used if there is not enough parking space to avoid any sort of obstruction in the road. My business does supply alcohol, but it doesn't mean we are promoting drink driving. As we are all aware that there are numerous businesses in the UK that sells alcohol which my business won't be the first and we're aimed to follow personal license objectives to avoid our customers from getting heavily drunk.

My business is not a nightclub, more of a bar and restaurant and we intend to keep the music to a standard volume, so residents upstairs or nearby are not heavily disturbed. I have also spoken to the residents that live above the shops and some nearby who feel like they don't have something like this in Harlesden and some residents even sees it as a job opportunity as I have been approached numerous times by them seeking for jobs. However, doing something like with good management will even make it safer for both the community and our customers. If customers decide to leave, they will be instructed to leave but won't be allowed to stay outside the premises once they leave, unless they are waiting for their transport.

I understand that most of the nightclubs are not surrounded by residential areas, but this is why we have put soundproofing insulation throughout the premises to reduce noise from disturbing neighbours upstairs or nearby. However, Vybz bar has a bad reputation, and this could be the potential reason why the Police team is being against the idea of operating, but I can assure you that we're going to manage the business differently from the previous owners.

Craven Park Road is located on a high street which will always have traffic like any other Highstreet in the UK especially during 9am – 5pm where most businesses operate but as you can see, I'm requesting the council to provide me with hours of 5pm – 4am so meaning my operating hours will have a less contribute to the levels of traffic.

The crime rate in Brent is high and I don't intend to increase it that's why I have planned to put security measures in place. I hope you and the police force will see this business as a positivity to Harlesden and job opportunities to the people in the community.

Many thanks

Kingsley Adjei.

From: Rolt, Tim

Sent: 05 May 2023 10:48

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

Cc: Esther, Chan McGann, John; Patel, Kushal ; Planning Enforcement Team <planningenforcement@brent.gov.uk>

Subject: RE: New Licence (ex Vybz Bar) Palm Island Lounge, 1 Craven Park Rd

Dear Licensing

The Planning Service would like to raise an objection against the granting of the license, due to the fact that the extension to the rear of the premises does not benefit from planning permission, and it is included within the licensable area highlighted on the plan. The unauthorised rear extension causes significant planning impact, and the council intends to pursue enforcement action in regards to the extension. I would also point out that the planning history of this property is appalling with flagrant breaches of planning control taking place over the last 6 years.

Tim Rolt

Planning Enforcement Manager
Communities & Regeneration

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From: Chan, Councillor Jumbo <Cllr.Jumbo.Chan@brent.gov.uk>
Sent: 07 May 2023 18:34
To: Business Licence <business.licence@brent.gov.uk>; Kelcher, Councillor Matt <Cllr.Matt.Kelcher@brent.gov.uk>; Patel, Councillor Mili <Cllr.Mili.Patel@brent.gov.uk>; towncentreregeneration <towncentreregenerat@brent.gov.uk>
Cc: Legister, Linda <Linda.Legister@brent.gov.uk>; Prashar, Anu <Anu.Prashar@brent.gov.uk>; [REDACTED]
Subject: Re: New Premises Licence Application - Harlesden & Kensal Green - 27896

Dear Sima,

Please register my opposition to the below application for a New Premises Licence at 1 Craven Park Road (Reference: 27896).

Having spoken with nearby residents and business owners, including [REDACTED] (cc'ed) of [REDACTED] and [REDACTED], [REDACTED], it seems to me that the closure of the previous premise at the same location (Vybz Bar) has resulted in some much-needed reduction in anti-social behaviour, and hence has made the immediate vicinity safer, cleaner and more pleasant.

As I understand, the previous anti-social behaviour was due to the nature of the previous premise – a bar which plays music and sell alcohol until the early hours of the morning. I fear that if a New Premise License is granted to the below applicant for a business of a similar nature, there will be an increase in anti-social behaviour, and hence disrupt the lives and livelihoods of both local residents and businesses.

In addition, Cllr Patel, Cllr Kelcher and I have been made aware that there is allegedly a possible invalid structure erected at the location (1 Craven Park Road); Cllr Patel has queried this allegation. Because of this possible non-obeyance of planning regulations, I am therefore not confident that the applicant will be able to properly demonstrate its capacity to ensure that it minimises the aforementioned anti-social behaviour.

@Councillor Mili Patel and @Councillor Matt Kelcher, may, if they have not already, want to also comment on this application.

Thanks,
Jumbo

Cllr Jumbo Chan
Labour councillor for Harlesden and Kensal Green

[REDACTED]

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From: [REDACTED]
Sent: 24 April 2023 21:25
To: Business Licence <business.licence@brent.gov.uk>
Subject: Palm Island Lounge - Application: 27896

Dear Licensing Team,

Re; License application: Palm Island Lounge
1 Craven Park Road
London
NW10 8SE

It has come to my attention that the above-mentioned business, formerly trading as Vybz Bar, of the same address, has applied for a license to re-open from 5pm until 4am Monday to Sunday.

As per the notice outside the premises, I wish to oppose a license being granted on the following grounds:

Harlesden is currently plagued with ASB and street drinking and as such the current PSPO's within Brent reflect this. Whilst a night time economy can be beneficial to an area it is prudent to also look at preventing crime and disorder. There have been multiple instances of drug usage and selling, ASB and crime at the owners venue as noted by the recent closure order obtained by MPS Harlesden granted by Willesden Magistrates Court.

The venue is not sufficient for these purposes, especially with the additional structure that the owners have built and attempted to build on numerous occasions in order to raise the capacity of the venue. I believe this poses a fire-risk. The owners have continuously put their customers at risk through consistently operating above the capacity permitted within their license, without sufficient security and with little regard for the health and safety of their customers, whilst also breaching licensing conditions. The continuous failure to apply for the requisite planning permissions does not leave me confident that they will not attempt to place an additional structure to the rear using the correct channels. The historical breaches of both licensing and of planning consents serve as an indication of the likelihood of further breaches should a license be granted.

Our Town Centre Team (MPS Harlesden) do not have the resources to manage the behaviours that have and will emanate from the use of this venue. The idea that the owners wish to open until 4am is not feasible. The surrounding area has a number of residential units who would be affected by noise and disturbances if customers were to enter and leave the premises until the early hours of the morning. This would also draw many more vehicles into the Town Centre, further polluting and already poor air quality route and further exacerbate issues with parking on Craven Park Road.

There are also a number of HMO's and Hostels with vulnerable residents who would simply not benefit from having access to alcohol until 4am. The concern is this would raise a public safety and public nuisance issue.

In light of the above, it is my assertion that should a license be granted to Palm Island Lounge it would negatively impact residents and members of the wider community. I object to this licensing application.

Kind regards,

[REDACTED]

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From: [REDACTED]
Sent: 30 April 2023 17:14
To: Business Licence <business.licence@brent.gov.uk>
Subject: Objection to Palm Island Lounge - Application: 27896

To whom it may concern,

My name is [REDACTED], I live with [REDACTED]. I am writing on behalf of a dozen [REDACTED] residents from numbers [REDACTED].

It has come to our attention that the above-mentioned business, formerly trading as Vybz Bar, of the same address, has applied for a license to re-open from 5pm until 4am Monday to Sunday.

This is a TERRIBLE idea that cannot possibly be legal in a residential area. As per the notice outside the premises, we wish to oppose a license being granted on the following grounds:

- **The prevention of Public Nuisance**

When the bar formerly named Vybz Bar was open in the past it was horrifically noisy. The back garden of the above-mentioned premises is bordering with the gardens on Nicoll Road (directly behind [REDACTED] Nicoll road).

Given the tall houses on Craven park road, The Stay Club and the residential houses, the sound of a bloating speakers coming out of the Vybes Bar was amplified and reverberated throughout the whole neighbourhood. Those late night parties could be heard until 4am all across Nicoll Road, Connaught Road, Greenhill Park and even Acton Lane.

Not only was the music unbearably loud until the early hours of the morning, this was *always* accompanied by drunken shouting, swearing and browels. Every single night.

- **The Prevention of Crime and Disorder**

Harlesden is currently plagued with ASB and street drinking and as such the current PSPO's within Brent reflect this. There have been multiple instances of drug usage and selling, ASB and crime at the owners venue as noted by the recent closure order obtained by MPS Harlesden granted by Willesden Magistrates Court.

- **Public Safety**

The venue is not sufficient for these purposes, especially with the additional illegal structure that the owners have built and attempted to build on numerous occasions in order to raise the capacity of the venue. I believe this poses a fire-risk. The owners have continuously put their customers at risk through consistently operating above the capacity permitted within their license, without sufficient

security and with little regard for the health and safety of their customers, whilst also breaching licensing conditions.

They have recently built an illegal structure that covers the whole back garden. This looks like a huge fire risk - see photos attached.

The continuous failure to apply for the requisite planning permissions does not leave me confident that they will not attempt to place an additional structure to the rear using the correct channels. The historical breaches of both licensing and of planning consents serve as an indication of the likelihood of further breaches should a license be granted.

There are also a number of HMO's and Hostels with vulnerable residents who would simply not benefit from having access to alcohol until 4am. The concern is this would raise a public safety and public nuisance issue.

In light of the above, it is our assertion that should a license be granted to Palm Island Lounge it would negatively impact residents and members of the wider community.

We strongly object to this licensing application.

Kind regards,

██████████ on behalf of ██████████ residents.





Good afternoon,

Regarding the former owners' terrible behaviour and management, as well as their lack of concern for the general public and their customers, I appreciate your worry and the issue you have brought up. I want to be clear that I, the new owner of the premises currently doing business as Palm Island lounge, have no connections to or affiliation with Vybz Bar.

Regarding your worry about street drinking in Harlesden, granting me the licence will also make it possible for me to lessen street drinking because my venue can be utilised to limit people from drinking on the street with proper control over the alcohol we sell, and this can also control the behaviour of street drinkers. If I am granted the licence, I can supervise and monitor the behaviour of people drinking in the venue, which will reduce people from going outside with a drink. We have a policy that specifies no alcohol is authorised to leave the premises and must be consumed in the premises before leaving. We can all agree that while we can't stop individuals from drinking, we can manage how much they consume and how they behave while doing so.

I am aware of all the issues you raised regarding the previous owners' lack of concern for customers and their lack of adequate security to maintain tranquillity and order at the premises. However, to prevent the experiences some customers and members of the public had while the previous owners were in operation, I have put security measures in place to safeguard the safety of the clients, employees, and members of the public, we will engage with a security guard firm to supply us with necessary security presence.

Regarding the building concern you raised, I can reassure you that the new owner followed the proper procedure by making an enquiry to the council to make sure I was abiding by the rules. The structure was built with fire alarms, emergency lighting and fire doors installed to ensure that there is a low chance of fire dangers in the building. Insulation is also installed throughout the building to prevent noise from leaving the building and upsetting the residents.

Additionally, there is a strong policy that forbids intoxicated people from entering the premises and a policy of last entry time that our Security will enforce to prevent people from entering the premises after the given time and also security will make sure customers do not linger outside the venue if they're not entering. We also have a rule that says customers must exit the venue peacefully and quietly without upsetting nearby residents. Security officers and employees will make sure this rule is adhered.

However, Customers will be thoroughly searched for sharp objects and illicit substances before entering the premises because it is against our policy to allow the sale of illegal substances there any one who is found with such substances will be refused entry.

I recognise the worries about the previous owners' poor management, but I can guarantee you it wouldn't happen under my management since I've thought over all the risks and put safeguards in place to stop such behaviour from occurring. You won't

understand this unless you give me an opportunity to run my business, and I'll be able to prove to you that we take great delight in safeguarding our customers and members of the public. You can hold me accountable if I don't follow any licencing regulations. I urge you to trust the new organisation wholeheartedly.

Kind Regards

Kingsley Adjei.

From: Joshi, Ketan
Sent: 06 May 2023 17:44
To: Kingsley Adjei
Cc: Business Licence <business.licence@brent.gov.uk>; Esther, Chan <Esther.Chan@brent.gov.uk>
Subject: RE: CONSULT: New Premises - Palm Island Lounge, 1 Craven Park Road, NW10 8SE - 27896

Dear Kingsley Adjei

Thank you for your response. I am now withdrawing my representation and have no further objection to your application.

Regards

Ketan Joshi
Nuisance Control Officer

From: Kingsley Adjei
Sent: 06 May 2023 02:39
To: Joshi, Ketan
Cc: Business Licence <business.licence@brent.gov.uk>; Esther, Chan <Esther.Chan@brent.gov.uk>
Subject: Re: CONSULT: New Premises - Palm Island Lounge, 1 Craven Park Road, NW10 8SE - 27896

Dear Ketan,

I am willing to observe the conditions below.

Many Thanks

Kingsley Adjei.

On Sat, 6 May 2023 at 01:13, Joshi, Ketan <Ketan.Joshi@brent.gov.uk> wrote:

Dear Kingsley Adjei

Premises: Palm Island Lounge, [1 Craven Park Road, NW10 8SE](#)

LICENSING ACT 2003
Licence: New Premises

Reference: 27896

I have reviewed the application shown above and I wish to make representation that the likely effect of the approval of the New Premises Application in its current state is likely to be detrimental to the Licensing Objectives with regards to the prevention of public nuisance. Representation is made on the grounds that the application proposes operating during a noise sensitive time (up to 4am) but the operating schedule does not adequately address the issue of prevention of public nuisance from airborne entertainment noise and dispersal noise from patrons entering/exiting the premises.

Therefore the following conditions are recommended for the prevention of nuisance from noise:

Airborne

- All doors and windows will remain closed during the licensed activities. Where a door is used for patrons to enter or leave the premises, it shall be self-closing and/or a member of staff shall be positioned at the door to ensure it is opened for as brief a period as possible.

Sound limits

- The licensee shall ensure that music played in the licensed premises is not audible at or within the site boundary of any residential property.
- No form of loudspeaker or sound amplification equipment is to be sited on or near the exterior of the premises or in or near any foyer, doorway, window or opening to the premises.

Patrons entering/exiting premises

- Where people queue to enter the premises a licensed door supervisor shall supervise and ensure that potential patrons behave in an acceptable manner.
- When the premises turn out, a licensed door supervisor shall supervise patrons and ensure they leave in a prompt and courteous manner, respecting the neighbours. Signs should be displayed instructing patrons to respect the neighbours and behave in a courteous manner.

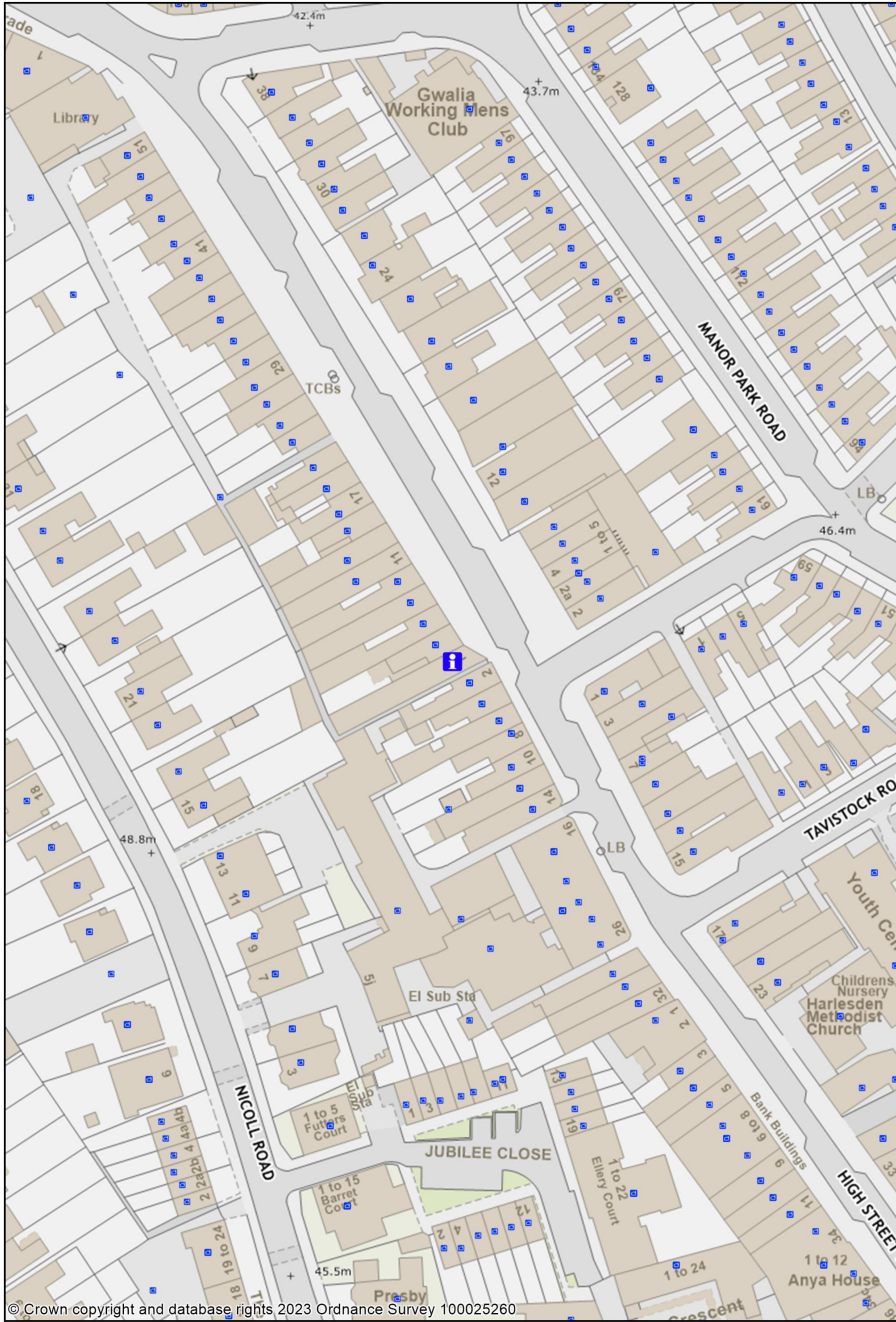
The above are basic conditions for good management practice and business operation in a mixed commercial/residential setting. Observing these conditions should meet the licencing objective in relation to public nuisance and minimise complaints from local residents.

Please [reply to this email](#) to confirm whether or not you are willing to observe the conditions as above. If you are willing to accept the proposed conditions, the Nuisance Control Team will be in a position to withdraw the representation and we will not have any further my objection to your application.

Regards

Ketan Joshi
Nuisance Control Officer

Basemap Map



1:1250

0 0.02 0.04 kilometres



Brent

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