



Alcohol and Entertainment Licensing Sub-Committee

Monday 11 September 2023 at 2.00 pm

This will be held as an online virtual Meeting

*Please note this agenda has been republished on 7 September 2023 to include items 3.18 – 3.20

Membership:

Members

Councillors:

Ahmed (Chair)
Collymore
Ethapemi

Substitute Members

Councillors:

Bajwa, Chohan, Hack, Long, Lorber, Mahmood, Rubin

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

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The press and public are welcome to attend this meeting as an online virtual meeting by following the proceedings via the webcast available [HERE](#)

Notes for Members - Declarations of Interest:

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

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

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

***Disclosable Pecuniary Interests:**

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

****Personal Interests:**

The business relates to or affects:

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

or

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

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

Agenda

Introductions, if appropriate.

Item	Page
1 Apologies for absence and clarification of alternate members	
2 Declarations of Interests	
Members are invited to declare at this stage of the meeting, the nature and existence of any relevant disclosable pecuniary or personal interests in the items on this agenda and to specify the item(s) to which they relate.	
3 Application for a New Premises Licence by Cielly Ltd for the premises known as D'Broa, 114 Chamberlayne Road, NW10 3JP, pursuant to the provisions of the Licensing Act 2003	1 - 63

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LICENSING ACT 2003

Application for New Premises Licence

1. The Application

Name of Applicant:	Cielly Ltd
Name & Address of Premises:	D'Broa, 114 Chamberlayne Road, NW10 3JP
Applicants Agent:	Manuel Rocha

The application is for a new premises licence:

- 1 For the sale of alcohol from 10am to 10.30pm Monday to Sunday and to remain open from 7am to 11pm Monday to Saturday and from 8am to 11pm Sunday.

2. Background

None

3. Promotion of the Licensing Objectives

See page separate sheet

4. Relevant Representations

Representations are received from the Police and Licensing Officers and local residents

5. Interested Parties

None

6. Policy Considerations

Policy 1 – Process for Applications

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

7. Determination of the Application

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

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

8. Associated Papers

- A. Application Form & Plan
- B. Police Representation
- C. Licensing Representation
- D. Residents Representations
- E. OS Map

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

We CIELLY LTD

(Insert name(s) of applicant)

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

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
D'BROA 114 Chamberlayne Road London			
Post town	London	Postcode	NW10 3JP
Telephone number at premises (if any)			
Non-domestic rateable value of premises		23000	

Part 2 - Applicant details

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

- 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 I of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

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

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

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

SECOND INDIVIDUAL APPLICANT (if applicable)

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

(B) OTHER APPLICANTS

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

Name CIELLY LTD
Address 1 ST Floor – 44-50 The Broadway Southall UB1 1QB
Registered number (where applicable) 14691282
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited
Telephone number (if any) ██████████
E-mail address : ██████████

Part 3 Operating Schedu

When do you want the premises licence to start?

DD	MM	YYYY
16	08	2023

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

DD	MM	YYYY

Please give a general description of the premises (please read guidance notes

D'BROA is a new business. Is not open yet. It's a café and patisserie. We also have a small deli department. We have tables and chairs for our customers and toilet facilities

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

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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

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

In all cases complete boxes K, L and M

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) NOT APPLICABLE	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for performing plays (please read guidance note 5)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>			
				Off the premises	<input type="checkbox"/>			
				Both	<input checked="" type="checkbox"/>			
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)					
Mon	10:00	22:30						
Tue	10:00	22:30						
Wed	10:00	22:30						
Thur	10:00	22:30				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)		
Fri	10:00	22:30						
Sat	10:00	22:30						
Sun	10:00	22:30						

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 Wenger Gava Batista	
Date of birth	██████████
Address	██████████ ██████████
Postcode	██████████
Personal licence number (if known)	██████████
Issuing licensing authority (if known)	██████████

□□□□

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).

NOT APPLICABLE

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	07:00	23:00	<p><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)</p>
Tue	07:00	23:00	
Wed	07:00	23:00	
Thur	07:00	23:00	
Fri	07:00	23:00	
Sat	07:00	23:00	
Sun	08:00	23:00	

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

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

Please see attachment

b) The prevention of crime and disorder

Please see attachment

c) Public safety

d) The prevention of public nuisance

Please see attachment

e) The protection of children from harm

Please see attachment

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.

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

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

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

Part 4 – Signatures (please read guidance note 11)

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

Declaration	<ul style="list-style-type: none"> • [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
Signature	Manuel Rocha
Date	16/07//2023

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

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Manuel Roch UNIT 35 Battersea Business Centre 99-109 Lavender Hill London			
Post town	London	Postcode	SW11 5QL
Telephone number (if any)	07868697778		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
manuelrocha01@hotmail.com			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:

- Plays: no licence is required for performances between 08:00 and 23:00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.

GENERAL LICENSE CONDITIONS To Protect the 4x License Objectives-

– On and Off license Sales

General Conditions

A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

A CCTV system will be installed at the premises covering the entrance, the external area and all internal areas.

An incident log shall be kept at the premises and made available on request to the Police or an authorised officer of the Local Authority

All staff members engaged, or to be engaged, on the premises shall receive full training pertinent to the Licensing Act

The Prevention of Crime and Disorder

A CCTV system will be installed at the premises covering the entrance, the external area and all internal areas. A head and shoulders image to identification standard shall be captured of every person entering the premises. Images shall be kept for 31 days and supplied to the police or local authority on request.

A member of staff trained in the use of the CCTV system must be always available at the premises that the premises is open to the public.

The CCTV system will display, on screen and on any recording, the correct time and date that images were captured.

CCTV signage will be displayed, reminding customers that CCTV is in operation.

An incident log shall be kept at the premises and made available on request to the Police or an authorised officer of the Local Authority. The log will record the following:

- Date
- Time
- Location
- Persons concerned
- Summary of incident
- Identification of emergency personnel concerned.
- All crimes reported to the venue
- All ejections of customers or refusal of entry
- Any incidents of disorder (disturbance caused by either one person or a group of people).
- Any faults in the CCTV system or searching equipment or scanning equipment

. The premises shall operate a zero-tolerance policy to the supply and use of drugs.

. Anyone who appears to be drunk or intoxicated shall not be allowed entry to the premises and those who have gained entry will be escorted from the business immediately

Substantial food and non-intoxicating beverages, including drinking water, shall be available in the premises where alcohol is sold or supplied for consumption on the premises.

All delivery orders shall be to a registered residential or business address. There shall be no deliveries to public/communal areas or open spaces.

All staff members should be checked to ensure they have the right to work in the UK. These checks should be made available upon requests to all responsible authorities. All associated '*entitlement to work*' documents:

a) must be logged and kept on the premises for the duration of the employment; and

must be retained for a minimum of 12 months after employment has ceased.

Public Safety

There shall be no vertical drinking at the premises. Table service only

The premises will have a refusal book or electronic system to record all refusals of sales, this must be made available to the police and local authority officers upon reasonable request.

Prevention of Noise Nuisance

During the hours of operation, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

Clear and legible notices will be prominently displayed at the exit to remind customers to leave quietly and have regard to our neighbours

No beers, ales, lagers, or ciders of 6% ABV or above to be sold

Protection of children from harm

A challenge 25 policy will be in operation at the premises with operate signage on display throughout the premises.

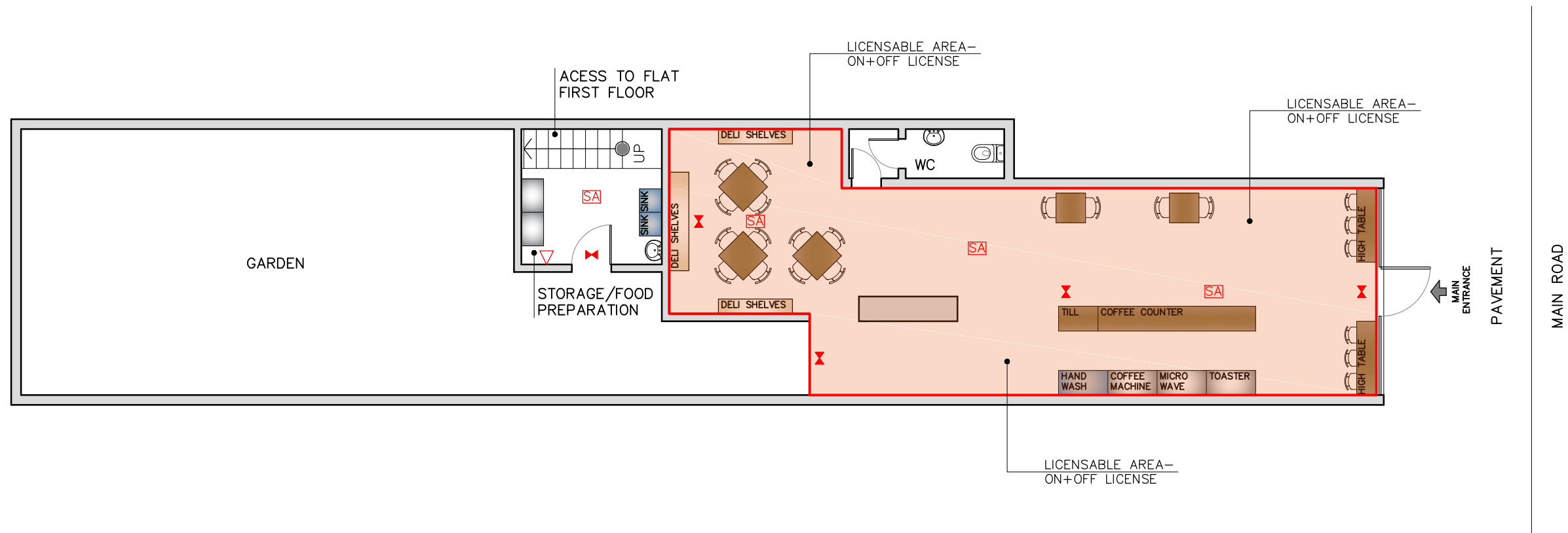
All staff members engaged, or to be engaged, on the premises shall receive full training pertinent to the Licensing Act, specifically regarding age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs. This shall take place every 12 months.

Alcohol shall not be located in the immediate vicinity of the entrances and exit to the premises, but shall be in an area in which it shall be monitored by staff on a frequent and daily basis whilst licensable activities are taking place.

For all orders taken over the phone or via the internet, customers should be informed of Challenge 25 and the requirement to have ID ready for inspection should the need arise before receipt of alcoholic beverages.

All such training is to be fully documented and signed by not only the employee but the person delivering the training. Training records shall be kept at the premises and made available upon request to either Police Officers or an authorised officer of the Local Authority

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CAFE/DELICATESSEN
ALCOHOL LICENSE – ON+OFF LICENSE

JOSE MANUEL ROCHA
 UNIT 35 – BATTERSEA BUSINESS CENTRE 99–109 LAVENDER HILL
 LONDON SW11 5QL
 TEL: +44 (0) 7868–697778 / E-MAIL: manuelrocha01@hotmail.com

APPLICANT:
D'BROA
 114 CHAMBERLAYNE ROAD
 LONDON
 NW10 3JP

SCALE:
 A3_1/100
 DATE:
 02–JULY–2023

- LICENSABLE AREA
- SA SMOKE ALARM
- △ FIRE EXTINGUISHER
- ✕ EMERGENCY LIGHT

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Mr Manuel Rocha
Unit 35 Battersea Business Center
99-109 Lavender Hill
London
SW11 5QL

10 August 2023

Reference: 28885

Dear Mr Rocha,

Re: Licensing Representation to the Application for the New Premises Licence at D'Broa, 114 Chamberlayne Road, NW10 3JP

I certify that I have considered the above new application and I wish to make representations.

Officer: Esther Chan – Licensing Inspector

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

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

2. CCTV cameras shall be installed to cover all the entrances and exits of the premises
 3. A CCTV system will be installed at the premises covering the entrance, the external area and all internal areas.
 4. The CCTV system shall display on all recordings with the correct date and time of the recording.
 5. The CCTV system shall be capable of obtaining clear facial recognition images and a clear head and shoulder image of every person entering or leaving the premises.
 6. A 'Challenge 25' policy shall be adopted and adhered to at all times.
 7. The supply/sale of alcohol for consumption on the premises shall be by waiter or waitress service only.
 8. Customers must 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. The supply of alcohol at the premises shall only be to a person seated taking a table meal there and for the consumption by such a person as ancillary to their meal.
 10. No high strength beers, lagers, and ciders above 6.0% ABV shall be stocked or sold at the premises.
 11. Customers shall not be permitted to take any open drink containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority.
 12. 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.
 13. 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 shall be available for inspection by Police and local authority enforcement officers.
 14. 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
 15. All deliveries shall take place during normal working hours (i.e., 09.00hrs to 18.00hrs daily).
-

15. Notices asking customers to leave quietly shall be conspicuously displayed at all exits.
16. The premises shall be staffed by a minimum of 2 persons after 18:00 hours
17. All children under the age of 12 years shall be accompanied by an adult whilst on the premises.
18. Outside of the hours authorised for the sale of alcohol, all alcohol within the trading area is to be secured behind locked grills, locked screens or locked cabinet doors so as to prevent access to the alcohol by customers or staff.
19. No smoking shall be permitted anywhere on the premises, save for the area outside the front where no more than 5 persons shall be permitted to smoke at any time.
20. The rear garden shall not be open to members of the public.

On Line / Take-away Orders

21. Drivers shall not deliver to any person anywhere other than that at the residential / business address given when the order was placed. There shall be **NO** deliveries made to any open/public spaces
22. Delivery drivers should be asked to keep noise to a minimum when collecting takeaways and must not be permitted to loiter unnecessarily.
23. No idling of delivery vehicles.

In order for the Licensing Authority to withdraw this representation, it will be necessary for you to confirm that your client accept the above conditions in writing.

Yours sincerely,



Esther Chan
Licensing Inspector
Regulatory Services

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**METROPOLITAN
POLICE**

Working together for a safer London

TERRITORIAL POLICING

D'Broa / Cielly Ltd
114 Chamberlayne Road
Kensal Rise
London
NW10 3JP

NW BCU Licensing Department - Brent

Harrow Police Station
74, Northolt Road
Harrow
HA2 ODN

Tel: 07500 087 115

Email: Phil.S.Graves@met.police.uk

Web: www.met.police.uk

Your Ref: 28885

Date: Tuesday 25th July 2023

Our ref: 01QK/489/23/3122NW

Police representations to the application for a new Premises Licence for 'D'Broa, 114 Chamberlayne Road, Kensal Rise, NW10 3JP'

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.

Police are of the opinion that the risk to the Council's objectives can be mitigated by removing the requested variations or attaching conditions to the Licence as shown below. If these conditions were accepted in full, police would be in a position to withdraw their representations.

Officer: Phil Graves
Licensing Constable 3122NW

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

The application has been made for a new premises licence under Section 17 of the Licensing act 2003. The Police representations are concerned with all four of the licensing objectives.

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

Police require the following points should be included in the operating schedule or added as conditions on the premises licence.

The Application

The application is for a new café / patisserie in Chamberlayne Road, which is part of a small stretch of shops with flats directly above the venue. The only licensable activity is the sale of alcohol. A sensible list of suggested conditions were submitted by the applicant, some of which I have listed below.

The applicant wishes for the sale of alcohol to be:-

Monday	10.00 to 22.30 hours
Tuesday	10.00 to 22.30 hours
Wednesday	10.00 to 22.30 hours
Thursday	10.00 to 22.30 hours
Friday	10.00 to 22.30 hours
Saturday	10.00 to 22.30 hours
Sunday	10.00 to 22.30 hours

The opening hours requested are:-

Monday	07.00 to 23.00 hours
Tuesday	07.00 to 23.00 hours
Wednesday	07.00 to 23.00 hours
Thursday	07.00 to 23.00 hours
Friday	07.00 to 23.00 hours
Saturday	07.00 to 23.00 hours
Sunday	08.00 to 23.00 hours

Public Space Protection Order (PSPO)

The entire borough of Brent is covered by a Public Space Protection Order (PSPO). This piece of legislation was introduced to combat the rising level in street crime and ASB, a vast quantity of which is alcohol fuelled. Any new venue asking for the sale of alcohol to be added to its license could inadvertently add to this ongoing issue. Therefore all applications and their conditions need to be closely scrutinized to avoid adding to the crime and ASB on the Brent Borough

Personal License Holder

The sale of alcohol to drunken people and children is a major concern to Police and highlighted in the governments Alcohol Harm Reduction Strategy. Those who sell or provide alcohol should be fully aware of the legislation and issues around alcohol and should be fully trained to a national standard.

Closed Circuit Television (CCTV)

Good quality CCTV is a basic requirement to help deter and detect criminal activity for all reputable license holders. Therefore a decent quality CCTV system is an essential tool and should be installed and maintained in accordance with Home Office Guidance. The system should be fully operational during the hours of business, with a member of staff present who can operate and if required download footage upon request of the police or other recognised authority from Brent Council.

Notices will also be displayed advertising the presence of the CCTV to help promote a secure and safe dining and working environment.

Police require the following points should be added as conditions on the premises licence as below:

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 upon request.
2. CCTV cameras shall be installed to cover all the entrances and exits of the premises
3. 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.
4. The CCTV system shall display on all recordings with the correct date and time of the recording.
5. The CCTV system shall be capable of obtaining clear facial recognition images and a clear head and shoulder image of every person entering or leaving the premises.
6. A "Challenge 25" policy shall be adopted and adhered to at all times.
7. 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.
8. Notices asking customers to leave quietly from the premises shall be displayed by the Exit/entrance.
9. All deliveries (to the venue) shall take place during the normal working day i.e. 09.00hrs to 18.00hrs daily.
10. An incident and refusals 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) Any complaints received.
 - b) Any incidents of disorder.
 - c) Any faults in the CCTV system.
 - d) Any refusal of the sale of alcohol.
 - e) Any visit by a relevant authority or emergency service.
11. A refusal book detailing date and time of the refused sale (of alcohol), the name of the person refusing the sale and a description of the person attempting to purchase alcohol, shall be kept and maintained and made available for inspection by authorised officers from Brent Council or the police

12. 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 enforcement officers.

13. No high strength beers, lagers, and ciders above 6.0% ABV shall be stocked or sold at the premises

14. Waste must not be placed externally between the hours of 21.00 and 08.00 hours

15. No noise or vibration shall be detectable at any neighbouring noise sensitive premises.

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

17. Alcohol shall only be provided as an accompaniment to a main meal.

18. The supply/sale of alcohol for consumption on the premises shall be by waiter or waitress service only.

19. There shall be no vertical drinking at the premises.

On Line Orders

20. Full name and address details, including postcode, must be given when placing an order.

21. Acceptable proof of age shall include identification bearing the customer's photograph, date of birth and integral holographic mark or security measure. Suitable means of identification would include PASS approved proof of age card, photo-card driving licence and passport. No ID no delivery.

22. Drivers shall not deliver to any person anywhere other than that at the residential / business address given when the order was placed. There shall be **NO** deliveries made to any open/public spaces

23. Delivery drivers should be asked to keep noise to a minimum when collecting takeaways and must not be permitted to loiter unnecessarily

24. No idling of delivery vehicles

If the above conditions can be met in full, police would be in a position to withdraw representations.

Yours Sincerely,

PC Phil Graves 3122NW
NW BCU - Brent Licensing
Philip.Graves@met.police.uk

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From: [REDACTED]
Sent: 19 July 2023 12:55
To: Business Licence <business.licence@brent.gov.uk>
Subject: Objection of application for Premise License application 28885 for 114 Chamberlayne Road.

Objection of application

To Whom it May Concern,

Under the Licensing Act 2003 I would like to make a representation in relation to Premise License application 28885 for 114 Chamberlayne Road.

I understand that there has been an application for a café in the premise at 114 Chamberlayne Road with opening hours every day from 7am to 11pm.

I live in [REDACTED] and I'm writing because I'm concerned about Public Nuisance regarding to what looks like an extensive garden / terrace area at the back of the café which will presumably be used during the evening for customers eating and drinking there.

My [REDACTED] near the garden [REDACTED]

As the opening hours are from 7am to 11pm, I'm very concerned about possible noise during the evening hours as my bedroom is looking out to the back.

I look forward to hearing from you.

Thank you very much.

Kind regards,

[REDACTED]

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From: [REDACTED]
Sent: 20 July 2023 10:44
To: Business Licence <business.licence@brent.gov.uk>
Subject: Objection of application for Premise License application 28885 for 114 Chamberlayne Road.

OBJECTION OF APPLICATION for 114 Chamberlayne Road

From [REDACTED]

To Whom it May Concern,

Under the Licensing Act 2003 I would like to make a representation in relation to Premise License application 28885 for 114 Chamberlayne Road.

I understand that there has been an application for a café in the premise at 114 Chamberlayne Road with opening hours every day from 7am to 11pm.

I live [REDACTED] and I'm writing because I'm concerned about Public Nuisance regarding to what looks like an extensive garden / terrace area at the back of the café which will presumably be used during the evening for customers eating and drinking there.

My [REDACTED] [REDACTED]

As the opening hours are from 7am to 11pm, I'm very concerned about possible noise during the evening hours as my bedroom is looking out to the back.

I look forward to hearing from you.

Thank you very much.

Kind regards,

[REDACTED]

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From: [REDACTED]
Sent: 03 August 2023 14:23
To: Business Licence <business.licence@brent.gov.uk>
Subject: 114 chamberlayne

Good afternoon

[REDACTED]
[REDACTED]

I am writing to register my objection to the application for a premisses licence at 114 Chamberlyane I am particularly concern about the noise nuisance in the surrounding area and my self to , there back garden is [REDACTED] with my garden and this going to be lots of noises and making our home not a relaxing home and unsafe
You did already refused similar application licence back in 2018 for the same premisses
I object to this premises license being granted for the reason I stated above.

Best Regards

[REDACTED]

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From: [REDACTED]

Sent: 03 August 2023 11:56

To: Business Licence

Subject: Premises Licence Application 28885 for 114 Chamberlayne Road, London, NW10 3JP - Objections

Dear Sir / Madam,

I am writing to submit my objections to the proposed licencing application number 28885 for 114 Chamberlayne Road, London, NW10 3JP.

I live [REDACTED] and had observed the building works taking place in their garden without knowing the reason for them but have recently learnt that there are plans to open a bar/restaurant in the building. I know from Brent Council's planning applications page that the address was refused planning permission pre-Covid so I was quite shocked that this now seems to be moving forward and wish to raise my concerns.

This is a high street in London so I expect a certain amount of noise and disturbance, however the majority of the shops within this row are only open during standard business hours, approx. 8am-6pm. (The exception is the 'corner shop' but in the [REDACTED] years I have lived here I have only experienced minimal disturbance from them as most people make their purchases and then leave). Further down the road are pubs and restaurants that stay open later but they have all been established for many years so anyone living or moving close to these will already have expectations that these businesses will be open later. This end of the high street is much quieter, consisting only of shops, and tapers off into residential buildings so opening a bar/restaurant here that could be open 7am-11pm does not make sense.

I am concerned about the noise from the building and outside areas (both front and rear), especially if people are drinking and becoming rowdy, and if they are playing music until late hours. The patrons may also linger outside the bar/restaurant after it has closed late at night causing a disturbance, talking loudly, and possibly making a mess on the street. They could also be using the doorways to our buildings as toilets/urinals which would be very unpleasant for us residents.

As mentioned, I live [REDACTED], which overlooks their garden which I understand will be used as a terrace for the bar/restaurant. This garden backs onto a lot of other people's gardens which are mostly family homes (I have seen children and pets playing in the gardens) so any noise and disturbance is going to affect a lot of people in this area.

I live [REDACTED] which consists of one room making up my living/sleeping area, if it is noisy I do not have the option to move to another room to get away from the disruption (and moving house is not currently an option). I also worry that if I have my flat window open and people are smoking and vaping in the garden terrace then that will blow up into my flat. I am [REDACTED] so generally try to avoid being around people who smoke and vape too much but I would not have that choice here. And, of course, I am concerned about my privacy (and safety [REDACTED]) if people are hanging around outside and can see into my flat.

I therefore request that you refuse this licence application as it is not appropriate for this address.

Kind regards,

[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: 11 August 2023 20:31
To: Business Licence
Subject: Alcohol Licence 114 Chamberlayne Road, Ref 28885

To whom it may concern

I hope this email finds you well.

I am currently residing at [REDACTED] and would like to object to the alcohol licence for 114 Chamberlayne road.

I am deeply concerned for the noise and nuisance this would cause as this is already a busy road and does already generate a considerable amount of noise disturbance both from traffic and from drunk and disorderly members of the public at the bus stop. The proprietors, 'Broa have built a ground floor extension without planning permission, and I am even more concerned for the noise disturbance at the back, as myself and other neighbours have gardens on the back of Chamberlayne and I fear this will disrupt the current quiet that we do get to benefit from at the back of the road. I am also concerned for the smell of cigarettes emanating from the back of the property.

I am concerned for both noise and safety of drunk customers in the street and at the back, alongside the noise of the rubbish and glass disposable at late times of night/early hours of the morning. I have [REDACTED] experience in hospitality and I do recognise that these are very real possibilities.

I have to question if we need more late night alcohol venues in the Rise ? Just a few doors up we already have Maggie's and Swing (formerly 'The Wealthy Beggar'), and there is a pub (The Chamberlayne) just a stones throw away. All are open until late night. There are also two off-licences selling alcohol until 12-1 am. This side of Kensal is the quieter area, and I do believe it should continue to be a family friendly area, as opposed to an area which encourages drunk customers engaging in anti-social behaviour.

I would like to clarify that I am not objecting to a small, local business and would happily support it if it was a brunch spot (such as Gail's) that respected noise laws and planning permissions, however with the current hours and alcohol on the licence application, I cannot help but be deeply concerned by noise disturbance in this area.

Please let me know if there is any other way I may log any objections

Best wishes

[REDACTED]

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From: [REDACTED]
Sent: 13 August 2023 18:19
To: Business Licence
Subject: Objection for 114 Chamberayne road

Dear Sir/Madam

Application : 114 Chanberlayne road

[REDACTED]
[REDACTED]
[REDACTED]

I am writing to register my Objection for the application of 114 Chamberlayne road.

I am concerned about potential noise disturbance to me and the neighbours close by particularly at night I am concern to about noise from late departure which could add to loud and antisocial behaviour in the surrounding area And the level of noise at the front and back of the premisses when the team deal with rubbish and glass at unsocial hours outside of opening hours I noticed a new ground floor extension has been build without seeking a planning permission where back in 2018 application has been refused I do see this as the quiter end of kensal rise Village and are worried about the impact on our amenity rights.

Many thanks for your help

Yours sincerely
[REDACTED]

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REGARDING 114 CHAMBERLAYNE ROAD LICENSING APPLICATION.

I am a long standing resident of [REDACTED]
I would like to express my concerns about the proposed changes to the possible uses of 114 Chamberlayne Road.

Most mornings I conduct a voluntary litter pick between my house and the junction of Wrentham Avenue and Chamberlayne Road and the surrounding area. The amount of litter I collect is depressingly large, despite this being a largely residential area. I appreciate that Chamberlayne Road itself has a dual nature as a residential and business area, but to add yet another potential source of noise and litter is to further blight the area of Kensal Rise which has done so much to lift itself in the [REDACTED] years I have been resident. Please do your utmost to further this upward trend by not granting a licence to an establishment which could well provide another source of litter and disruption to local residents. Would you like to live above/in close proximity to this premiss? If not please consider the people who do, and those who pay taxes to Brent in order to ensure that they are represented in your decisions

With thanks [REDACTED]

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Dear Ms Chan

Re: New Premises Alcohol Licensing Application 28885 – 114 Chamberlayne Road, London, NW10 3JP

We are occupiers of [REDACTED], the attached [REDACTED].

We object to the application for a new premises licence at 114 Chamberlayne Road on the western side of Chamberlayne Road between Clifford Gardens to the south and Leigh Gardens to the north.

Firstly, we would suggest that there has been a breach of process with this application on the following two grounds:

- Unavailability of appendices related to how the application will promote the licensing objectives until well in to the consultation period
- Inaccurate plan drawing provided in the licensing application

In terms of the licensing objectives set out in the Licensing Act and relevant government guidance, we believe that the new premises licence would lead to:

- increased noise disturbance from entertainment activities inside the premises (recorded music/ live bands/ amplified sounds)
- increased noise disturbance from activities outside of the premises (customers who may be under the influence of alcohol loitering, waiting at the bus stop, going outside to smoke cigarettes)
- Potential noise disturbance from motorised vehicles delivering take-away orders
- increased exposure to the harmful effects of passive smoking for people at the bus stop and passers-by, including children and other vulnerable people from customers smoking outside
- increased littering on the footway outside and in the wider neighbourhood
- antisocial behaviour and potentially crime and disorder
- public danger including to children from servicing and potentially delivery of take-away orders

Moreover, the granting of a new premises licence would also prematurely complement use of an unauthorised ground floor rear extension at the premises that is the subject of a Planning Enforcement investigation (Case Ref: **E/23/0215**). Only part of the extension is shown on the plan drawing (which as outlined below is inaccurate) and it is labelled as a "food preparation/ storage area" though it is unclear what type of food is to be prepared in this area, what equipment it will accommodate, and if there will be any ventilation or extraction requirements. The actual built extension is of a low quality with timber walls that we do not believe is adequate to contain commercial kitchen noises. Although we understand that

Planning is a separate regime, we would ask for this to be considered given the relationship between the alcohol licence and the intended use.

Breach of process

Unavailability of appendices related to how the application will promote the licensing objectives

It is clear that promoting the four licensing objectives is a key pillar of the system of licensing for licensable activities.

The application form refers to appendices describing the intended steps on the part of the applicant related to promoting the four licensing objectives, however these appendices were not published with the application and were only made available on 7 August, just one week before the closing date for representations (14th August).

At this point, the consultation period should have been extended to enable time for people to make representations having regard to the information on promoting the four objectives in the appendices.

Inaccuracy of information

The plan drawing appended to the application and published on the council's website as part of the consultation has missing information and is inaccurate.

Firstly, the section shown as a storage/food preparation area on the plan drawing is in an unauthorised extension that is subject to a planning enforcement investigation (case ref: **E/23/0215**).

Secondly, the unauthorised extension is shown inaccurately in the plan drawing. In reality, the extension is larger than shown on the plan and extends to the party wall with the neighbouring property on the southern side and in an L-shape into the side return where an external door is shown on the plan drawing; the external door to the garden from the extension is actually at the back. The built extension does not include the stairs to the first floor flat on the northern side adjacent to 116 Chamberlayne Road contrary to what the drawing seems to show. These are external to the extension and lead from the first floor residential dwelling to the garden.

The application form template states the below:

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.

We suggest that a plan drawing provided as part of the application could be considered to be covered by this, and because of the inaccuracy, there is a breach of process with this application.

We question how anybody can be sure that the proposed licensable area is shown accurately when the plan does not include some of the intended floorspace of the premises?

The applicant should have been asked to provide an accurate plan drawing and the consultation should have been extended to enable time of people to make representations based on accurate information.

Licensing hours/ use of premises

In addition to the above unquestionable facts, we have doubts about the suitability of the licensing hours requested (10am to 10.30pm every day) for the stated use of the premises as a patisserie/café; the hours seem more consistent with a bar operation. We have concerns about potential scope creep in terms of extended night time hours of operation, either on an authorised or unauthorised basis, especially given the difficulties associated with enforcement of the latter.

Licensing Objectives

The prevention of public nuisance

Noise

We are concerned that the granting of the new premises licence for the supply of alcohol for consumption on and off the premises in the above described site-specific circumstances would lead to unacceptable noise impacts from activity both inside and outside of the premises.

If we are understanding correctly, an alcohol licence allows for a number of forms of entertainment to take place inside the premises in question. This includes the potential for loud recorded or live music and other amplified sounds to be played.

The ground floor space at 114 Chamberlayne Road, confined as it is in the middle of our terrace which is lined with residential uses on the upper two floors, is wholly unsuitable for this type of activity, and immediate neighbours would certainly be impacted by the associated noise. This would severely detract from the enjoyment of our premises for normal domestic activities and working from home.

The granting of the licence could also lead to noise disturbance from activities outside of the premises, from customers who may be under the influence of alcohol leaving the premises, going outside to smoke cigarettes, hanging around outside and/or waiting at the bus stop (potentially still drinking alcohol purchased at the premises), especially after the 11pm closing time.

We already experience loud and at times antisocial behaviour from passengers at the bus stop directly outside of our premises ([REDACTED]) at night, and a new licensed premises next door would add to this.

Refuse storage could also lead to unacceptable noise disturbance at unsocial hours, especially if glass waste (as would be expected to be generated by a premises with an alcohol licence) is being transferred outside at night and in the morning outside of opening hours (stated on the alcohol licensing application as 7am-11pm Monday to Saturday and 8am-11pm Sunday).

Similarly on-street servicing of the premises with supplies of alcohol could lead to noise disturbance for neighbouring residents.

The applicant has referred to orders taken over the phone or via the internet in the application appendices. It is unclear if the applicant intends to provide a delivery service for food and drink ordered at the premises, but if so this could lead to an extra noise issue caused by motorised delivery vehicles picking up the orders.

Odours

As noted above, serving of alcohol at the premises will encourage cigarette smoking outside leading to odours and poorer air quality, affecting people in residential dwellings with windows to habitable rooms in close proximity ([REDACTED]) people at the bus stop and passers-by.

This is especially problematic for us at all times, especially when we have our front windows open, due to the unpleasant smell of tobacco wafting in.

We already experience this from cigarette smoking that takes place by passengers waiting at the bus stop directly outside of our premises ([REDACTED]), and a new licenced premises would unacceptably increase this impact by customers who go outside to have a cigarette and those leaving the premises by bus.

Litter

Smoking in public also leads to littering of cigarette butts which is already a problem on the footway and in the surrounding area. Other litter such as food packaging could also be dropped at the bus stop and in the surrounding area by people leaving the premises on foot.

Public Safety

An increase in smoking on the footway would also lead to increased public danger from the known effects of passive smoking to members of the public waiting at the bus stop and to residents of properties above when the smoke wafts in.

Servicing of the premises by alcohol suppliers could give rise to danger for the general public given the challenging loading conditions for shops on this stretch of

carriageway that sometimes lead to mounting of the pavement in close proximity to the bus stop during unloading.

There is clearly no opportunity for off-street servicing of the subject premises at the rear and the stretch of carriageway in front of the premises is occupied by a bus stop serving four routes and a Zebra crossing with associated Zig Zags and other road markings.

Given the above, if the applicant intends to provide a delivery service for food and drink ordered over the phone or via the internet from the premises, the use of motorised delivery vehicles for this purpose could lead to public danger.

The prevention of crime and disorder

There is also the potential for the serving and selling of takeaway alcohol at the premises to lead to an increase in more serious late night antisocial behaviour, crime and disorder (which is known to be associated with alcohol consumption) outside the premises, at the bus stop and in the general locale.

The protection of children from harm

The points about encouraging cigarette smoking, specifically increasing exposure to passive smoking, and the potential danger to the public caused by unloading of alcohol supplies to the premises, and possible deliveries of orders from the premises, are also relevant to this objective as there are children who use the bus stop, and the footway including on their journeys between home and school.

Promotion of the licensing objectives/ compliance

For whatever reasons, the applicant, D'Broa has breached a number of regulations/ requirements by: building an unauthorised extension; in so doing carrying out noisy construction work on Saturday afternoons, some Sundays and bank holidays; and providing an inaccurate plan drawing with the licensing application.

Regrettably, we therefore doubt the diligence of the applicant to promote the licensing objectives and comply with the licensing times, especially if there is a lack of enforcement.

Against this backdrop, we are concerned that, with the benefit of the alcohol licence, the premises could well operate as more of a bar rather than a café/ patisserie serving alcohol and possibly staying open later than authorised. The onus will clearly be on neighbours to monitor and prove this and report it to the council. We are also aware of the difficulties, not least around resourcing, of enforcing these matters.

We are also concerned about the granting of this licence might pave the way for a licence to be granted for an even later hour at the premises in the future under the current or another proprietor.

Conclusion

For the above reasons, the council is respectfully requested to refuse the application (28885) for a new premises licence at 114 Chamberlayne Road, NW10 3JP.

Failing that, we would request that the hours of the licence are reduced from those that have been applied for.

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

I have concerns about noise disturbance at the rear where local ground extension was built ([REDACTED] [REDACTED]) with my have negative impact for my fully deserved rest also front of the building (including bus stop) my be affected,especially late night, with could add loud and antisocial behaviour, smoking outside local (cigarette butt's and litters drop).

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PREMISES LICENSE APPLICATION – D’BROA - 114 Chamberlayne Road -

Dear Neighbour

I read your representation against this Application, and I understand your concerns.

D’Broa is a Café and patisserie. We will serve snacks, light meals, snacks, sandwiches, soft drinks, tea and coffee. If granted, alcohol drinks too. The business is not a disco or a pub. We plan to open a small deli too.

Alcohol will be a complement of our activity. Not the main activity.

The Rear Garden of the facilities is NOT For Public Use.

The hours we apply for, are reasonable from 10:00 am until 22:30 and closing the facilities at 23:00.

Alcohol will be served with food only. Alcohol to be served to seat down costumers and waiter service. Costumers are not allowed to bring any drinks/bottles outside the facilities.

We already proposed and agree conditions with the Brent Licensing Team to protect the 4x License objectives. From CCTV, Under 25 Challenge, Refusal book, staff training...

The Premises License Holder run another 3x business in the area, and they are very successful. No history of bad management.

The premises license holder and DPS wants to have the best relationship with the neighbours and authorities.

The business is submitting a planning application for the small extension build at the rear.

Important: If the business don’t have a alcohol license, costumers can buy alcohol in the local supermarket/OFF License (cheaper) and drink in our facilities.

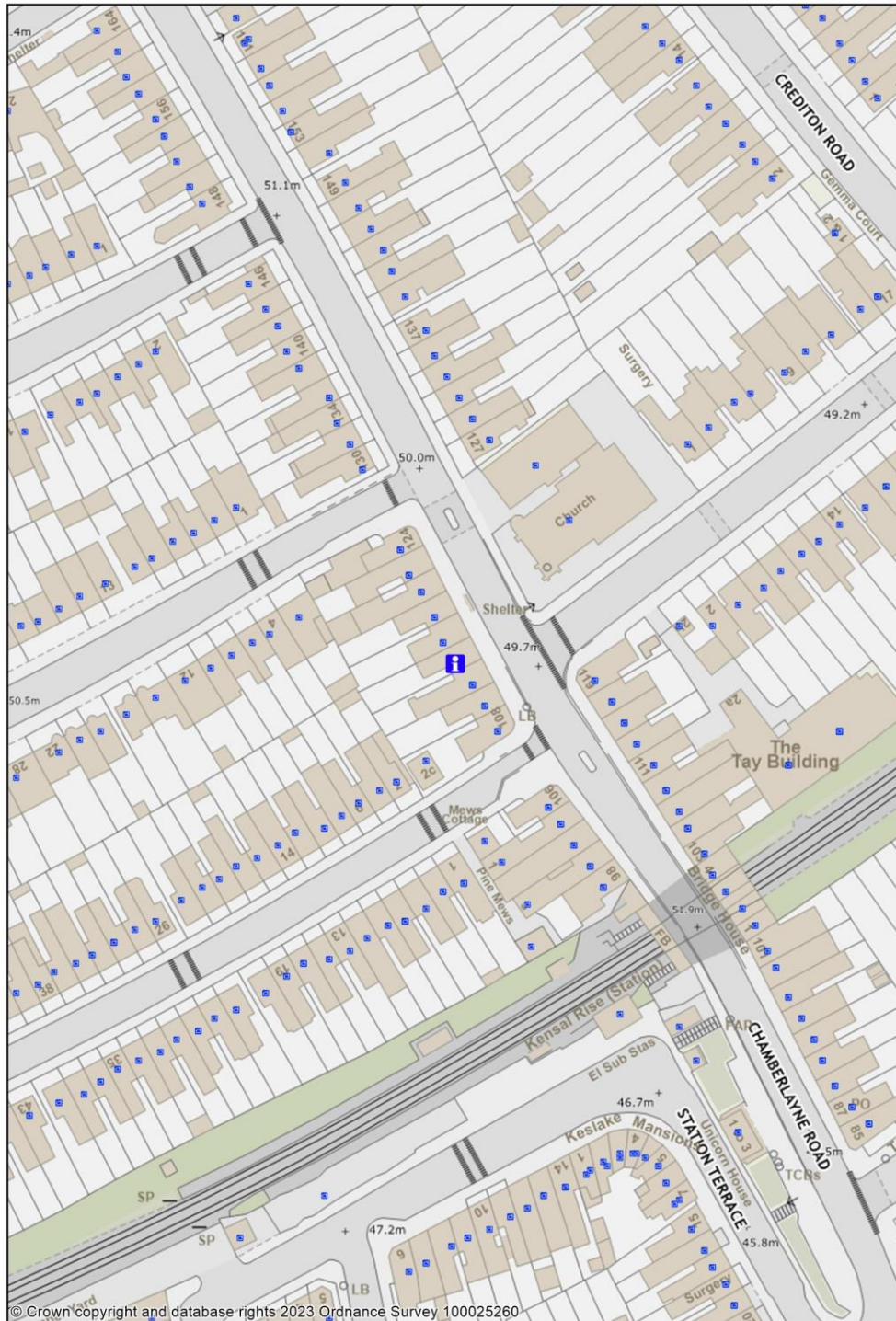
Any questions or suggestions, please let me know.

Kind Regards

Manuel Rocha 

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Basemap Map



1:1250

0 0.02 0.04 kilometres



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From: Phil.S.Graves@met.police.uk <Phil.S.Graves@met.police.uk>
Sent: 31 August 2023 11:34
To: Legister, Linda <Linda.Legister@brent.gov.uk>; Business Licence <business.licence@brent.gov.uk>
Cc: manuelrocha01@hotmail.com
Subject: RE: D'Broa, 114 Chamberlayne Road, NW10 3JP - Police Representation

Good morning Brent / Linda,

As all parties are in agreement with the police conditions, police withdraw representations.

Thanks,

Phil

CC Manuel – thank you for confirmation.



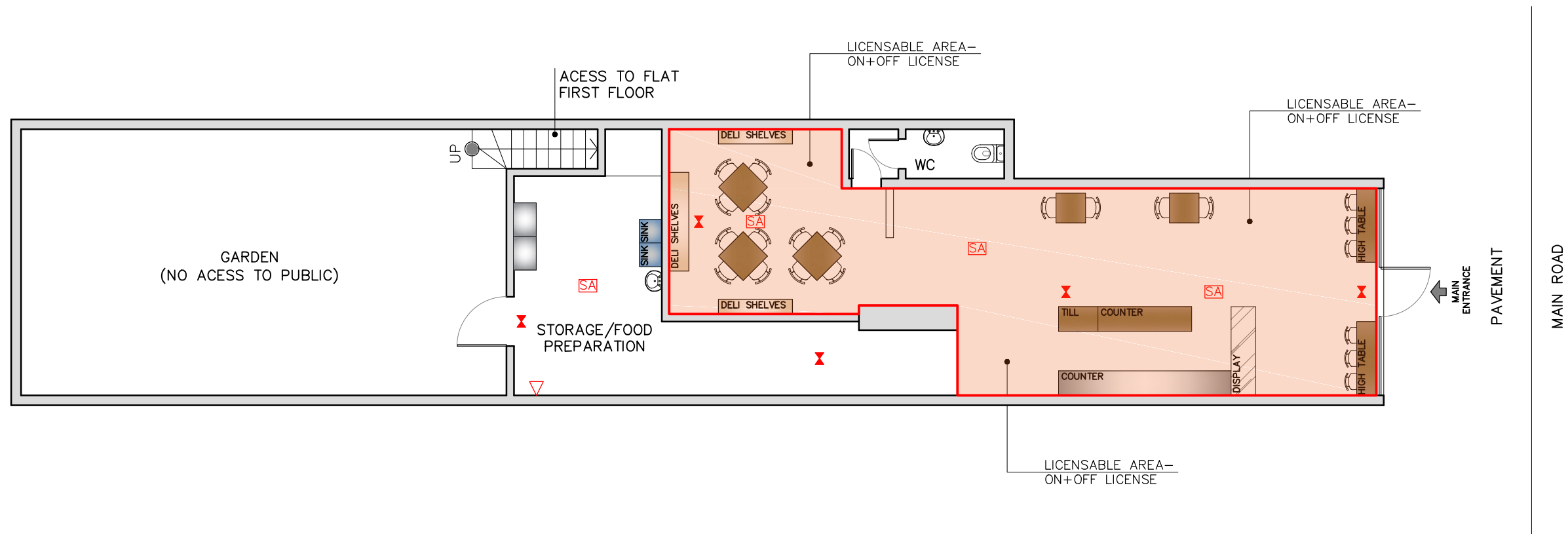
From: Jose Manuel Rocha <manuelrocha01@hotmail.com>
Sent: 31 August 2023 11:28
To: Legister, Linda <Linda.Legister@brent.gov.uk>; Graves Phil S - NW-CU <Phil.S.Graves@met.police.uk>
Subject: Re: D'Broa, 114 Chamberlayne Road, NW10 3JP - Police Representation

Dear Miss Linda

I can confirm the applicant agree with all the Conditions proposed by the Police

Kind Regards
Manuel Rocha

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CAFE/DELICATESSEN
ALCOHOL LICENSE – ON+OFF LICENSE

JOSE MANUEL ROCHA
 UNIT 35 – BATTERSEA BUSINESS CENTRE 99–109 LAVENDER HILL
 LONDON SW11 5QL
 TEL: +44 (0) 7868–697778 / E-MAIL: manuelrocha01@hotmail.com

APPLICANT:
D'BROA
 114 CHAMBERLAYNE ROAD
 LONDON
 NW10 3JP

SCALE:
 A3_1/100
 DATE:
 27–AUGUST–2023

- LICENSABLE AREA
- SA SMOKE ALARM
- △ FIRE EXTINGUISHER
- ✕ EMERGENCY LIGHT

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From: Esther, Chan <Esther.Chan@brent.gov.uk>
Sent: 07 September 2023 11:44
To: manuelrocha01@hotmail.com
Cc: Legister, Linda <Linda.Legister@brent.gov.uk>; Business Licence <business.licence@brent.gov.uk>
Subject: FW: Premises License Application for D'Broa - Updated Plan

Dear Mr Rocha,

Thank you for your email.

I now wish to withdraw my representation and have no further comments.

Kind Regards
Esther Chan
Licensing Inspector

From: Jose Manuel Rocha
Sent: 07 September 2023 11:16
To: Esther, Chan
Subject: Re: Premises License Application for D'Broa - Updated Plan

Dear Miss Chan

Thanks for you reply

The food will be transferred in a kitchen trolley or a tray
The Suppliers will do the deliveries by the Main Entrance
The staff will access the facilities throught the Main entrance.

The business is not finished yet, but I will ask the applicant to send me some pictures

Kind Regards
Manuel Rocha

From: Esther, Chan
Sent: 05 September 2023 10:24
To: Jose Manuel Rocha
Cc: Legister, Linda
Subject: RE: Premises License Application for D'Broa - Updated Plan

Dear Mr Rocha,

Thank you for your reply.

Since there is no direct access point from the licensed area to the storage/preparation area, can you confirm the following:

- How would staff transfer food and drink from the storage/food preparation area to the licensed area?
- How would the delivery of supplies be undertaken i.e. via the front entrance or other means?
- There does not appear to be an access point from the garden to the storage/food preparation area – how would staff gain entry?

It would be useful if your client provide current images of the licensed area, storage/food preparation area and garden for clarity.

Kind Regards
Esther Chan
Licensing Inspector

From: Jose Manuel Rocha
Sent: 05 September 2023 10:54
To: Esther, Chan
Subject: Re: Premises License Application for D'Broa - Updated Plan

Dear Miss Chan

There is no door to access to the storage/food preparation area.

The Grey Box is a Column that is part of the Building

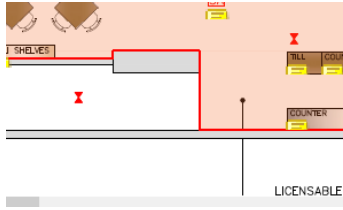
Kind Regards
Manuel Rocha

From: Esther, Chan
Sent: 29 August 2023 09:50
To: Jose Manuel Rocha
Subject: RE: Premises License Application for D'Broa - Updated Plan

Dear Mr Rocha,

Thank you for the revised plan, however, I need clarity with regards to where the access point to the storage/preparation area is located – there does appear to be a door leading to the area in question?

Secondly, I have identified a grey box featured on the plan, can you confirm what this is?



Kind Regards
Esther Chan
Licensing Inspector

From: Jose Manuel Rocha
Sent: 28 August 2023 22:16
To: Esther, Chan
Subject: Premises License Application for D'Broa - Updated Plan

Dear Miss Chan

Please find enclosed the updated Plan for D'Broa

Let me know if you need any additional information

Kind Regards
Manuel Rocha

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