

[REDACTED]  
[REDACTED]  
19<sup>th</sup> November 2021

Dear [REDACTED]

**Re: Variation to a Premises License- Northwick Park Golf Club – Big Shots**

I write to you today on behalf of Bigshots (Northwick Park) Limited ('Bigshots'), in response to the representations you have made in relation to an application made on our behalf to vary the premises license in place for the Northwick Park Golf Club.

By way of brief background, Bigshots has recently acquired the underlease of the Golf course and centre from Playgolf London, and are in the process of completing the acquisition of a sub underlease of the restaurant known as Blue Zenzer from Blue Ginger Bar and Restaurants Limited. The premises license will be transferred to Bigshots upon completion.

We at Bigshots Golf are committed to delivering a regenerated golfing facility at Northwick Park that adds value to the local community and revitalizes the area. We have expended a considerable amount of money on refurbishing the premises with a view to providing a new venue that is appealing to all age's groups, serves as a community facility and provides excellent sporting opportunities.

We have great regard for our local community and have endeavoured to strike local partnerships wherever possible. We have worked with the Local Job Centre and Colleges to offer local employment and over 50% of our staff is from within Harrow. The facility boasts a team of 80, offering a significant source of local employment and economic regeneration. We have offered contracts locally wherever possible in addition and are in the process of developing an extensive offering to work with local youth groups, community groups and charities.

Turning to the specific points raised in your representations, please note as follows:

1. **Advertising the application:** This current application has been advertised by numerous pale blue public notices that have been displayed at the premises

and on its boundary for a period of 28 consecutive days. It has also been advertised in the Brent and Kilburn Times newspaper series.

2. **Legal Control over areas:** There are legal agreements underway that are in the process of being completed. The premises license will be transferred to Bigshots once the variation application has been completed. Residents should note that there are robust and operational documents in place to ensure that the areas can be sufficiently monitored, controlled and operated.

In addition please note that Blue Ginger Bar and Restaurant Limited will be sub underletting to Bigshots (Northwick Park) Limited and all responsibilities under the existing Operational Site Management Plan will transfer to Bigshots (Northwick Park) Limited. In any event, the PLM area is serviced by BGBR/BS and therefore full operational oversight and control is maintained. The current DPS (designated premises supervisor for alcohol sales) appointed is the Operational Manager of Bigshots.

3. **Operational Site Management Plan:** I will send you a copy of the plan that Bigshots will be adopting, for your reference and perusal. We would value your feedback, so please do feel free to write back to me with any matters arising from the same that you feel need further clarity.
4. **CCTV:** CCTV is operational across the entire site and will shortly be operational in the car park as well. The car park will be fully managed by employees in addition to security and there will be a system to input registration numbers of all cars parked to regulate use. There is sensor operated lighting being installed in the further ends of the car park both for health and safety reasons and to prevent anti-social behaviour/misuse. Though we have not witnessed any anti-social behaviour on the site to date, we are aware that there have been problems in the past and are committed to ensure that the parking area is effectively and robustly managed and controlled.
5. **Area K:** Please note that there is no intention to license Area K at present and that area will remain closed off for users of the facility. We will consult with residents and local stakeholders when developing plans for this area going forward.
6. **Meeting with local residents and councillors:** I am sorry to hear that these haven't been offered. It has less than six months since we took over part of the site and the premises license has yet to be transferred to us. However, we have every intention of offering these meetings going forward. We value the views of our neighbours and local stakeholders and are keen to engage on all levels in this regard. We have also written to all the local councillors and invited them in for a visit, followed up with phone calls but there has been no uptake on this yet.
7. **Car registration numbers/drug dealing:** We are not aware of the incident or the matter referred to. As stated we have not experienced any such issues on the site.
8. **Conditions 11 and 18:** These conditions are being suggested for omission as these areas are being bought into for members of the public as part of Bigshots

golfing experience. The licensing authority's representative has agreed these conditions can be removed on what is proposed to be set up in these areas.

9. **Area F:** The intentions for this area are as detailed on the plan submitted and this is what is intended- there will be six lanes of mini bowling and pool tables (or similar).
10. **Area B-** details- Area B will contain a wall of tv screens opposite the bar and tables and chairs. It will be operated by Bigshots who hold the underlease of this area.
11. **Capacity/ Numbers:** The capacity will remain as per numbers listed under annex 2 which are:

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

The maximum number of persons permitted in Area A shall not exceed 125.

12. **Condition 42:** This condition relates to nudity and stripteases. I am not sure what the concern is that you have in relation to this but I assure you that activities and behaviour of this nature have not and will not be offered on site.
13. **Operational Plans between areas/families splitting up:** Our duty managers are trained in customer experience and do regular walk arounds the site for health and safety purposes and to ensure the safety and well-being of all our patrons. There are specific duty managers assigned to each part of the building to ensure this is robustly monitored. However, our terms and conditions make it clear that children under 16 must be supervised by adults at all times and as such it remains the responsibility of the adults accompanying children to ensure they are not left unattended for lengthy periods of time.
14. **Plan:** We have noted your comments and amended the plan accordingly to offer greater clarity. Please find the updated plan titled AD 05 GA(M) attached to this letter. Please note that this plan has been drafted by a new architect designing a new layout of the premises but also incorporates some of the previous plan. Areas L is now the bar area and Area N is the kitchen area. A copy is attached for your reference and perusal. Area N is the new kitchen area that was approved under a minor variation application dated September 9<sup>th</sup> which was consulted upon until 29<sup>th</sup> September as *per updated drawing AD05 (B) the following changes were approved to the layout of the upper ground floor:*

*On the restaurant side (areas L D, and N), the bar to be repositioned and the kitchen expanded to permit larger service of a new and expanded hot and cold food menu.*

*A café will be added to the reception (formerly Area N – now lettered Area E) which is being re designed to include a new reception, offices and a new bathroom block.*

*The driving range at Area G is to be refurbished with each bay having screens,*

*ordering kiosks, sofas and lighting.*

These changes were the first made since September 2020 by Blue Ginger Bar and Restaurant and were considered as a minor variation in nature by Brent council because they only sought to change the layout of an existing licensed area on the upper ground floor at areas E,N,D, L and G and did not propose any extension to the retail sale of alcohol or any other licensable activity.

All of the 46 conditions on the premises licence have been reviewed with Brent council Licensing officer Susana Figueriedo as part of this officers official capacity as a responsible authority. The only conditions that are to be varied or omitted would be conditions 11 and 18. The remaining conditions are not proposed to be altered or omitted from any variation if granted.

There are conditions set out under annex 2 of the premises licence which can be found on a copy of the premises licence. For ease of reference I am enclosing the latest copy provided by Brent Council which I trust is helpful

Re Area F, this is a new proposed satellite bar that will be staffed by waiter and waitress service whilst waiting for pre booked golfing.

Re Area B, the proposed sports bar in Area B will only be open to those persons who have golf membership that is why this application seeks the removal of condition 11.

I hope I have addressed all your concerns fully. If you have further comments or would like to discuss this further please feel free to write back to me or to give me a call.

**In addition we are holding drop in sessions on Tuesday 23<sup>rd</sup> November 2021 between 10 and 11 am and again between 6 and 7 pm. We would welcome the opportunity to show you and other local residents around our facility, to share our future plans for the site, to listen to any concerns you may have and to answer any questions. If these times are not suitable for you but you would like to meet on site please let me know your availability and I shall try my best to accommodate.**

I reiterate that our intention is and always has been to add value to the local community. I am a local resident myself and I understand all too well the need to preserve the nature of the neighbourhood.

Yours sincerely,

*Aisha Chowdhry*

**Aisha T Chowdhry**

**Head of Legal and Compliance**

**Stockley and Bigshots Group**

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