

[REDACTED]
[REDACTED]
19th 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. **Perception of facility as primarily a 'drinking venue:** The premises is not intended to be a vertical drinking establishment i.e alcohol is ancillary to the provisions of golf, other entertainment and food. We have created several

different areas within the facility to ensure that we cater to the needs of as many people and families as possible. The bowling area will be a key attraction for children. The café area intends to cater to mothers with babies. The bunker bar downstairs will allow golf members who wish to drink to be separated. Our vision is to cater to a diverse community in a responsible way.

2. **The reattributing of the areas which were originally a gym and retail golf store significantly increases the capacity of the venue for licensed activity versus leisure activities.** The application does extend the areas where alcohol can be retailed however this is in conjunction with new sporting activities (mini bowling alley, pool tables) in area F. In area B the proposal is to operate a bar (with the provision of a food menu) so that golfers have a dedicated area to socialise.
3. **Capacity:** There is no application to increase capacity.
4. **Concerns around parking:** There is a robust car park management process in place including the use of ANPR to monitor use. We have increased the capacity of the car park so it can accommodate up to 120 cars and have limited use of parking spaced by staff to ensure a maximum offering to the public. During busy periods (such as weekends and event days) the car park will be manned to ensure there are no tail backs to the main Watford Road. We are mindful that we are next to a hospital and have developed these procedures to ensure that there are no blockages caused on the key route to and from the hospital. Cars will be turned away at the entrance if the car park is full, in line with this. However we do not expect to be in this position.
5. **Common Grounds Café:** There will be no retail of alcohol in this part of the premise. The consumption of alcohol is not a licensable activity. However, we have a robust operational plan to ensure the area is used appropriately depending on the time of day and day of the week.
6. **Separation of bays for children:** Operationally we cannot guarantee this as it would be very much dependant on bookings. However, every effort will be made to group bookings for families to a particular area, where possible. Please note that minors are not allowed in the premises without a supervising adult and not able to access the venue post 8 pm in any event. During busy periods and for children's birthday parties etc, separate areas will be demarcated for them. There is a high level of visible staff presence to ensure areas are kept clear and conditions are robustly followed and enforced. Each bay is self-contained and if no alcohol is bought by that bay then the bay is effectively alcohol free.
7. **SIA:** We do not believe that this is required, given the high levels of visible staff and managers on the site.
8. **6 monthly meetings:** Once the premises license is transferred to Bigshots, we will offer regular meetings with the local community to hear your views and collect your feedback. Our community is important to us and we want to hear any concerns you may have. We have already written to all the local

councillors and invited them in for a visit some time ago, followed up with phone calls but there has been no uptake on this yet

I have also attached a copy of the updated plan for the site titled AD 05 GA(M) 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.

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 23rd 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.

Yours sincerely,

Aisha Chowdhry

**Aisha T Chowdhry
Head of Legal and Compliance
Stockley and Bigshots Group**

a.tabanichowdhry@stockleygroup.com

