

[REDACTED]

Notwithstanding that in my 70s and suffering from age -related deafness and being a heavy sleeper I have been woken up between 2-3 am by loud music from this place on several occasions. I am [REDACTED] the original communication of 27/3/23 referred to in Esther Chan's application. The details of her application need some amplification. The premises form part of Roe Green Park and the council are the freeholders. The disposal of this area of the park which residents were told was for the purpose of providing a park cafe and toilets was a breach of the covenants on the freehold title and therefore was unlawful. In addition further failures on the part of the property department and legal department have allowed the property to fall into the hands of the licensee in breach of the lease. Please note that I am a [REDACTED] and I know what I am talking about. These failures are currently the subject of a formal complaint/Ombudsman referral. No licenses should ever have been granted for this property .Roe Green Park is subject to a PSPO which rightly bans alcohol within its boundaries. The premises are immediately adjacent to a children's playground and a pre-school nursery and 100 metres or so from a school for pupils with learning difficulties- all in the park and let by the council in its role as freeholders. In addition Kingsbury High School (lower school) is approximately 150 metres away on the boundary of the park. As mentioned above it was [REDACTED] alerted EC to the illegal alcohol sales (I had in fact some months earlier raised this issue with the Head of the property department Denish Patel when banners clearly indicated that a nightclub would be opening shortly at the site.) I had assumed EC would halt the illegal sales but instead she appears to have coached the licensee in how to obtain a license. Notwithstanding EC assuring me that alcohol sales would cease pending grant of the license they never did. I urge the committee to withdraw all (premises and personal) licenses from this site on all four of the statutory grounds. In addition I request the committee members in their role of councillors generally to urgently meet with the Chief Executive (who is aware of residents' concerns around this site) to ensure that the legal and property departments take urgent steps to commence and complete forfeiture proceedings of the lease of the site so that this eyesore of a building is bulldozed and the area restored as part of the park for public use in accordance with its legal obligations under the deed of gift by which the council obtained ownership.