

From: [REDACTED]  
Sent: 05 June 2025 12:28  
To: Business Licence <[business.licence@brent.gov.uk](mailto:business.licence@brent.gov.uk)>  
Cc: Wright, Kim <[Kim.Wright@brent.gov.uk](mailto:Kim.Wright@brent.gov.uk)>; Kelcher, Councillor Matt <[Cllr.Matt.Kelcher@brent.gov.uk](mailto:Cllr.Matt.Kelcher@brent.gov.uk)>; Glover, David <[David.Glover@brent.gov.uk](mailto:David.Glover@brent.gov.uk)>; [dawn.butler.mp@parliament.uk](mailto:dawn.butler.mp@parliament.uk); Bob Blackman <[bob.blackman.mp@parliament.uk](mailto:bob.blackman.mp@parliament.uk)>  
Subject: Subject: Urgent Public Safety Concerns and Potential Legal Liability – Premises Licence for Carlton Lounge (Tiger Bay)

To: Regulatory Services, Licensing Authority, Chief Executive – London Borough of Brent  
Cc: Head of Planning Department

Dear Sir/Madam,

Date. 05/06/2025

Re: Serious and Ongoing Public Safety Hazards Arising from Carlton Lounge (Tiger Bay), 236 Kingsbury Road, NW9 – Request for Formal Response and Immediate Enforcement Action

I write to express my grave concerns regarding the continuing public safety risks posed by the premises known as Carlton Lounge (also trading as "Tiger Bay") located at 234 Kingsbury Road, NW9. I urge the Council to give urgent and careful consideration to these matters prior to any decision being taken regarding the renewal, variation, or continuation of the venue's premises licence.

I formally request a written response to the following question, which relates directly to foreseeable legal liability:

In the event of another fire or arson incident at Carlton Lounge, particularly one involving the wooden smoking structure constructed adjacent to my property boundary (refer to attached Photos 15, 16, 17, and 21), who will bear legal and financial responsibility for any resulting damage to my premises?

This is not a theoretical concern. On 17 June 2020, I wrote to the Council warning explicitly of the severe fire risks associated with the adjacent tyre yard and surrounding structures and posed the same question concerning liability. I received no reply. On 22 June 2020, a mere five days later, an arson attack occurred, destroying a substantial part of my property (see Photos 18 and 19). This was not only foreseeable—it was preventable had appropriate action been taken.

The risks remain active and unresolved. I draw your attention to the following breaches and ongoing dangers:

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#### 1. Unlawful Obstruction of Emergency Access

Prior to the June 2020 fire, Carlton Lounge unlawfully constructed an enclosed venue (“Tiger Bay”) over its legal right-of-way to the rear car park (see Photos 1, 2, and 6). This obstruction directly prevented fire service vehicles from accessing the rear of the premises where the fire originated. Fire crews were forced to park on Kingsbury Road, significantly delaying the emergency response and contributing to the extent of the damage to my property.

Shockingly, this unlawful construction remains in place to this day and continues to endanger life and property.

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## 2. Ongoing Fire Hazards and Egress Violations

The shuttered access gates and Tiger Bay structure continue to block both emergency ingress and egress routes to car park (see Photos 4, 6, and 8), thereby placing venue patrons and neighbouring properties in danger. These conditions constitute a direct breach of fire safety regulations, planning controls, and licensing conditions.

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## 3. Repeated Obstruction of Emergency Services and Fatal Consequences

There have been several incidents, where emergency responders have been delayed or obstructed due to persistent unauthorised use and blockage of Parcel M – a private access road misused by the venue. These delays are a direct and continuing threat to life and safety.

This persistent disregard for safety obligations constitutes a breach of statutory duties under:

- The Licensing Act 2003;
  - The Regulatory Reform (Fire Safety) Order 2005; and
  - Established principles of public law and negligence.
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In light of the above, I hereby demand that the Council:

1. Issue a formal written response addressing liability in the event of a future fire-related incident involving these ongoing hazards;
2. Confirm whether the Council is prepared to assume legal and financial responsibility for further damage or loss arising from its failure to enforce compliance with planning, licensing, and fire safety legislation;

3. Initiate immediate enforcement action to remove all unlawful and hazardous structures from the premises and surrounding areas;
4. Suspend or revoke the premises licence with immediate effect, pending a full independent risk assessment and evidence of full compliance with relevant legislation.

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The attached photographic evidence supports the seriousness and immediacy of the risks posed.

I hereby reserve all legal rights and remedies, including the right to initiate proceedings for damages, injunctive relief, and judicial review, should the Council fail to take prompt and effective action. The London Borough of Brent will be held accountable for any further harm, injury, or financial loss arising from continued regulatory inaction.

Yours faithfully,

[REDACTED]  
[REDACTED]  
[REDACTED]

Public details not disclosed as the member of public has expressed fear of intimidation and / or reprisal.