

From: Maldoom, Edwin

Sent: 12 March 2026 13:28

To: ijrushy

Cc: Business Licence; Legister, Linda

Subject: Api Avi Convenience Store, 383 Church Lane, NW9 8JB (REF: 37419)

Importance: High

Good afternoon Ian,

I hope you are keeping well.

As you may recall, I am the delegated officer on behalf of the Licensing Authority, in whose area the above-mentioned premises is situated, and who is authorised for the purposes of exercising its statutory function as a 'Responsible Authority' under the Licensing Act 2003.

I'm sorry that it has taken some time for me to contact you – I have been outside of the country dealing with personal matters recently. During my absence, I understand that there was a fairly constructive and useful meeting between you, your client, the Met Police, and my Council colleagues on Thursday 5 March.

Whilst I am mindful that this application falls within a CIZ, and that the previous premises licence was revoked recently, I think there could be scope for reasonable justification to depart from the CIZ policy in this instance.

I am of the view that, to justify such a departure, there does need to be some fairly robust conditions in place. As such, I acknowledge for the ones that you have put forward in your supporting operating schedule document. However, I think that those conditions on their own might not be enough.

I would therefore be most grateful if you could let me know whether your client would consider accepting the attached proposed conditions to form Annex Two of the premises licence. I do not believe the conditions I have put forward are that different from those in the initial application/supporting document – I have just amended them slightly for clarity and consistency. I have also included a few additional conditions that I believe are proportionate, justifiable, and capable of being met.

Of course, I understand and appreciate that your client is free to accept, amend, or reject the attached Annex Two conditions. As such, I would be grateful if you could let me know your/their thoughts and I'm more than happy to discuss this with you.

I would also like to highlight condition 15, which prevents internal access between the ground-floor commercial area and the residential accommodation above. I believe that, during the meeting, it was confirmed that a toilet has been installed to achieve this. If you or your client could provide a photograph of these works – that would be much appreciated.

If you have any questions or would like to discuss this further, please feel free to let me know.

Best regards,

Edwin Maldoom

Licensing Enforcement Officer

Regulatory Services

Brent Council