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TERRITORIAL POLICING

**Zebu Butchers Ltd
38, Sapcote Trading Centre
Willesden.
NW10 2DJ**

NW BCU Licensing Department - Brent

Wembley Police Station
603, Harrow Road
Wembley
HA0 2HH

Tel: 07500 087 115

Email: Brendon.McInness@met.police.uk

Your Ref: 39346

Our ref: 01QK/39346/26/1187NW

Date: Thursday 17th of September 2026

Police representations to vary the premises license of 'Zebu Butchers Ltd, 38 Sapcote Trading Centre, Willesden NW10 2DJ'.

Police certify that we have considered the application shown above and wish to make representations that the likely effect of the grant of the application is detrimental to the Council's Licensing Objectives for the reasons indicated below.

**Officer: Brendon McInnes
Licensing Constable 1187NW**

An officer of the Metropolitan Police, in whose area the premises are situated, who is authorised for the purposes of exercising its statutory function as a 'Responsible Authority' under the Licensing Act 2003.

The application has been made to vary the premises license under section 34 of the Licensing act 2003. The Police representations are concerned with all four of the licensing objectives.

- The prevention of crime and disorder;
 - Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

The Application

The application is to vary the existing premises license of Zebu Butchers as follows:

Sale of alcohol extended from 10.00 – 21.00 hours to 10.00 to 00.00 hours seven days a week
Add live, recorded and amplified music from 12.00 to 00.00 hours seven days a week.
Extend the existing exterior licensable area into the service road for the consumption of food and alcohol into the service road.

The venue is a butchers situated on Sapcote Industrial Park just off Dudden Hill Lane, which I have visited on more than one occasion. The main theme is that off a butcher with the option of having an alcoholic drink inside the venue or on the decking immediately outside.

The business plan appears to now be changing from that of a butcher to that of a late-night drinking establishment. I would have expected detailed supporting documents highlighting the change from a restaurant to a late-night bar, but none are attached.

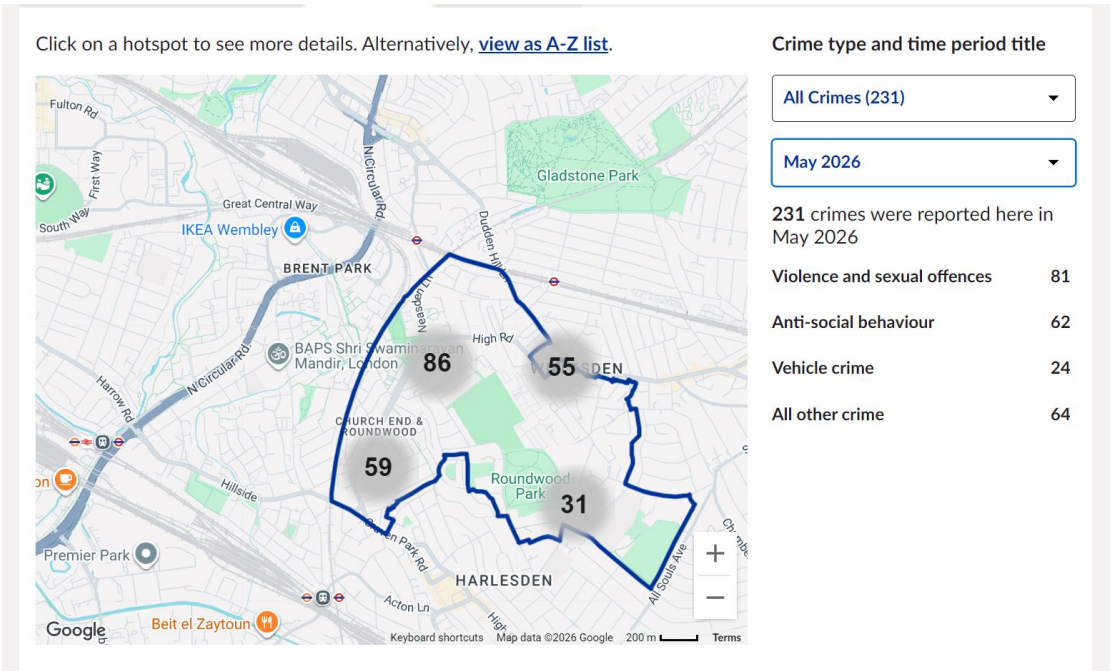
Police Objections

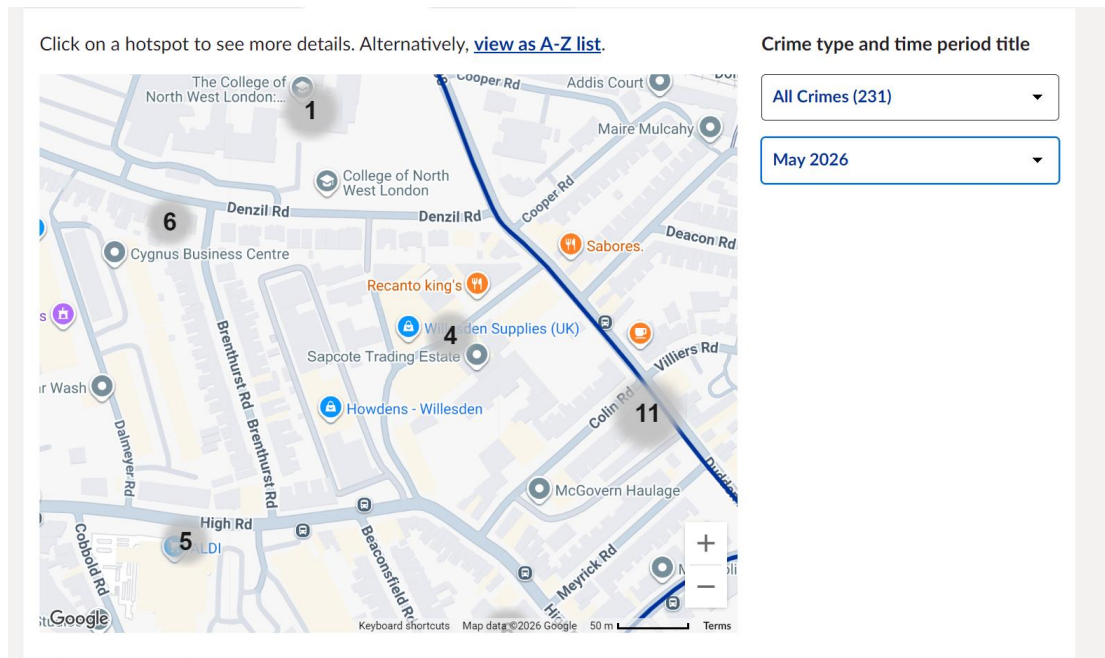
The service road has a series of ASB, crime, drug taking and noise complaints.

The following dates relate to drug dealing taking place in Sapcote Trading Estate. 02/04/2026, 01/06/2026, 28/01/2026 and one crime report for drugs on 27/01/2026

The following incidents have also been recorded by police. Indecent assault on a female 28/04/2025, GBH (stabbing) on 16/11/25, Assault with female punched in face 11/04/2026, Affray (fighting) 27/04/2025 and another affray of females fighting in the car park 13/09/, GBH (victim attacked with a bottle) 06/06/2025, common assault (female attacked) 23/02/2026.

The screen shots below are taken directly from the Met Police web page www.met.police.uk crime figures that are available to the public to view. As you can see, the month of May this year shows a total of 231 crimes reported for this period with violence, sexual offences and anti-social behaviour top of the list. Zooming into the map you can see on the second screen shot a cluster of crimes in Sapcote Trading Estate.





I would have expected a detailed business plan explaining the move from a butcher with a alcohol license to more of a night club establishment. There is no mention of any SIA that would be used to support the licensing objectives. Even though this is service road police have already received noise complaints from neighbours. This is another matter that I would have expected to be addressed by the applicant.

The use of extending the licensable area into the service road needs a detailed explanation on how this is going to work. There is no mention of who the land belongs to, permission given to using this land and the knock-on effects of using this land to other businesses and passing pedestrians and motor vehicles. The entire borough of Brent is subject to a PSPO prohibiting the consumption of alcohol in public places. Again, the use of the service road been used to consume alcohol and the conditions put in place to make sure this doesn't spill onto the public highway have not been addressed.

I note that the applicant has listed two conditions to be removed or amended from the license (conditions 20 and 22) but no new conditions have been recommended to help promote this application or uphold the licensing objectives.

Summary

This is a very weak application that is asking to extend its licensable hours and licensable area into a problematic area. I see no reference to how this variation is going to uphold the licensing objectives. There is no mention of any SIA, crowd control, noise nuisance or a change of business plan.

Taking all the above into account police oppose this application in full regardless of any conditions that could be attached.

Yours Sincerely,

PC Brendon McInnes 1187NW
NW BCU - Brent Licensing
Brendon.McInness@met.police.uk

