

Zebu Butcher's Ltd
Unit 38
Sapcote Trading Centre
High Road
NW10 2DJ

23 September 2026

Our Ref: 39346

Dear Zebu Butcher's Ltd,

Licensing Representation to the Variation Application for the Premises Licence at Zebu Butchers, Unit 38, Sapcote Trading Centre, High Road, NW10 2DJ.

I certify that I have considered the application shown above and I wish to make a representation that the likely effect of the grant of the application is detrimental to the Licensing Objectives for the reasons indicated below.

This representation is made by an officer of the Licensing Authority, in whose area the premises are situated and authorised to exercise its statutory function as a 'Responsible Authority' under the Licensing Act 2003.

The application has been made to vary the premises licence under section 34 of the Act.

The Licensing Authority representations are primarily concerned with the four licensing objectives;

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

Overview

The full variation application, submitted by the licence holder on 27 August 2026, seeks the following changes to the premises licence:

- **To extend the licensed area to include the private car park serving Unit 38, for customer seating/standing and the consumption of food and alcohol.**
 - **To extend the sale of alcohol to 10:00–00:00, Monday to Sunday.**
 - **To extend the opening hours of the premises to 09:00–00:30, Monday to Sunday.**
 - **To add live music, amplified and unamplified from 12:00–00:00, Monday to Sunday (indoors only)**
 - **To add recorded background music from 10:00–00:00, Monday to Sunday, with outdoor recorded music permitted until 22:00.**
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Licensing Authority's Position

There is no objection to the proposed extension of alcohol sales hours, opening hours, or the addition of live and recorded music.

However, the Licensing Authority does not support the proposed extension of the licensed area to include the private car park.

Having considered the additional information submitted, the Licensing Authority remains concerned that incorporating the private car park into the licensed area would create an additional external space that has the potential to increase noise disturbances, as well as give rise to public safety concerns. Additionally, this could have an adverse impact on the licensing objectives, particularly the prevention of public nuisance and public safety.

Should the licence holder be willing to accept the above, the Licensing Authority also proposes that the following conditions supersede the existing conditions:

1. The premises shall operate and maintain a digital colour CCTV system. The CCTV system shall continually record whilst the premises are open for licensable activities, and all recordings shall be kept for 31 days.
2. The CCTV system shall capture clear images of every person entering or leaving the premises with further CCTV cameras covering the publicly accessible areas stipulated on the premises plan, including the frontage of the premises.
3. A member of staff trained in the use of the CCTV system shall be available at the premise at all times that the premises are open to the public. This member of staff shall be able to view, download and make copies of any CCTV requests made by the police or authorised officer(s).
4. CCTV footage shall be provided within 24 hours upon request by Police and any authorised Officers from Brent Council, in a readily accessible format on removable media (I.e., USB, hard drive, CD etc..) or via digital transfer.
5. The CCTV system shall display the correct date and time on any footage.
6. Signage stating that CCTV is in operation shall be clearly and prominently displayed at the premises.
7. A "Challenge 25" policy shall be adopted and adhered to. Acceptable proof of age shall include identification bearing the customer's photograph, date of birth and integral holographic mark or security measure. Suitable means of identification would include PASS approved proof of age card, photo-card driving licence and passport.
8. A refusal book detailing date and time of the refused sale, the name of the person refusing the sale and a description of the person attempting to purchase alcohol, shall be kept and maintained and made available for inspection at the premises.

Any entries into the log shall be made within 24 hours of any incident and shall contain the time/date of the incident, the nature of the incident, a description of the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.

9. An incident log shall be kept at the premises, and made available for inspection on request to an authorised officer of Brent Council or the Police, which will record the following:
- a) all crimes reported to the venue
 - b) all ejections of patrons
 - c) any complaints received
 - d) any faults in the CCTV system
 - e) any visit by a relevant authority or emergency service

Any entries into the log shall be made within 24 hours of any incident and shall contain the time/date of the incident, the nature of the incident, a description of the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.

10. Any staff directly involved in selling alcohol for retail to consumers, staff who provide training and all managers will undergo regular training (every 12 months) of Licensing Act 2003 legislation. This will be documented and signed for by the DPS and the member of staff receiving the training.

The training records shall detail:-

- a) Staff member's name
- b) Staff member's signature
- c) Name of person providing the training
- d) Date of training
- e) Training on the licensing objectives
- f) Training on use of the incident log
- g) Training on refusal of sale
- h) Training on challenge 25 policy

This training shall be kept at the premises and made available immediately upon request to the police or authorised officers from Brent Council.

11. The premises licence holder or the DPS shall ensure that an "authorisation to sell alcohol" document is kept and maintained at the premises. Each employee involved in the supply of alcohol at the premises must be named on this document with it being signed off by the DPS.
12. A notice stating "No proof of age – No sale" shall be displayed at the point of sale.
13. A notice asking customers to leave quietly from the premises shall be displayed by the exit/entrance.
14. There shall be no self-service of spirits on the premises with all spirits being located behind counter.
15. No more than twenty percent (20%) of the sales area shall be used at any one time for the sale, exposure for sale, or display of alcohol.
16. No high strength beers, lagers, and ciders above 6.0% ABV shall be stocked or sold.
17. All deliveries (to the premises) shall take place during the normal working day (i.e. 09:00 to 18:00 daily).
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External Area:

18. Customers shall not be permitted to take open drink containers outside the premises as defined on the plan submitted to and approved by the Licensing Authority.
19. The front external seating area shall be closed to customers after 23:00 each day. After this time, all tables and chairs shall be removed or securely stacked.

Online/Takeaway Orders:

20. Drivers shall not deliver to any person anywhere other than that at the residential / business address given when the order was placed. There shall be NO deliveries made to any open/public spaces.
21. The Premises Licence Holder so far as reasonably practicable will request no idling of delivery vehicles.
22. Delivery drivers should be asked to keep noise to a minimum when collecting takeaways and must not be permitted to loiter unnecessarily.

It will be necessary for you to confirm in writing that you accept the above in order for the Licensing Authority to withdraw this representation.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'R. Vagarwal', enclosed within a simple oval-shaped scribble.

Rhea Vagarwal
Licensing Enforcement Officer
Regulatory Services