

From: Vagarwal, Rhea
Sent: 28 September 2026 11:56
To: Jefferson Zebu
Cc: Esther, Chan; Legister, Linda; Business Licence
Subject: RE: CONSULT: Variation - Zebu Butchers, Unit 38 Sapcote Trading Centre, High Road, NW10 2DJ - 39346

Dear Jefferson Kauffman,

Thank you for confirming that you agree to the conditions set out in my representation dated 23 September 2026. Please note the conditions will supersede the existing conditions attached to the licence.

I also note your confirmation that the proposed changes to which the Licensing Authority objected to have been withdraw.

For the avoidance of doubt, the attached premises plan is the current approved plan and will remain to form part of the premises licence.

I now wish to withdraw the Licensing Authority's representation.

Should you have any questions, please do not hesitate to contact me.

Kind regards

Rhea Vagarwal
Licensing Enforcement Officer
Regulatory Services

From: Jefferson Zebu
Sent: 26 September 2026 13:18
To: Vagarwal, Rhea
Cc: Esther, Chan; Legister, Linda; Business Licence
Subject: Re: CONSULT: Variation - Zebu Butchers, Unit 38 Sapcote Trading Centre, High Road, NW10 2DJ - 39346

Dear Rhea,

Further to our correspondence below, and following our confirmation of agreement to the proposed conditions, we have reviewed the remaining scope of the Full Variation Application for Zebu Butcher's Ltd, Application Ref. 39346, and wish to formally confirm one further reduction.

As previously confirmed, we have withdrawn the proposed extension of the licensed premises into the private car park.

Following the withdrawal of that proposed external extension, we have reviewed the remaining external element of the application and have decided that we also no longer wish to pursue the specific request for recorded music outdoors between 10:00 and 22:00.

We therefore formally withdraw that element from Application Ref. 39346.

For the avoidance of doubt, the following elements are no longer being sought under this Full Variation Application:

1. the proposed extension of the licensed premises into the private car park; and
2. the proposed additional authorisation for recorded music outdoors between 10:00 and 22:00.

These withdrawals relate solely to the additional permissions sought under the present Full Variation Application.

Nothing in these withdrawals is intended to surrender, reduce or otherwise vary the existing licensed premises, the existing approved licensed area, or the existing legal position applicable to the premises under Premises Licence No. 31765 and applicable legislation.

In particular, the existing deck remains part of the existing licensed premises. We are not proposing any reduction or surrender of that existing licensed area.

For the avoidance of any misunderstanding, by withdrawing the request for additional recorded music outdoors from this variation, we are not offering, agreeing to or volunteering any new condition, restriction or prohibition in respect of music on the existing licensed deck.

The existing premises, including the existing licensed deck area, will continue to be operated in accordance with Premises Licence No. 31765, applicable legislation and any conditions lawfully applicable to the premises.

We respectfully request that Application Ref. 39346 proceeds on this revised and reduced basis.

For clarity and for our records, we would be grateful if the Licensing Authority could please confirm in writing that:

- the proposed extension into the private car park has been withdrawn from Application Ref. 39346;
- the request for recorded music outdoors between 10:00 and 22:00 has been withdrawn from Application Ref. 39346;
- the existing licensed area under Premises Licence No. 31765, including the existing deck, is not being reduced, surrendered or otherwise altered as a consequence of those withdrawals; and

- Application Ref. 39346 will proceed on the basis of the remaining elements of the variation as amended.

All other remaining elements of the Full Variation Application continue as amended, together with the conditions already agreed with the Licensing Authority.

We would be grateful for written confirmation that the application record has been updated accordingly.

Kind regards,

Jefferson Kauffmam
Director
Zebu Butcher's Ltd

On Fri, 25 Sep 2026 at 23:17, Jefferson Zebu wrote:

Dear Rhea,

Thank you very much for your clarification.

We understand and are content with the clarification provided regarding Conditions 18 and 19.

We confirm in writing that we agree to the Licensing Authority's proposed conditions and also accept the Licensing Authority's position that the private car park will not be included within the licensed area as part of our current variation application.

Thank you for your assistance and guidance throughout this process.

Kind regards,

Jefferson Kauffmam
Director
Zebu Butcher's Ltd

On Fri, 25 Sep 2026 at 12:50, Vagarwal, Rhea <Rhea.Vagarwal@brent.gov.uk> wrote:

Dear Jefferson,

Thank you for your response.

Please note that Condition 18 applies to all beverages, alcoholic and non-alcoholic.

I can also confirm that after 23:00hrs, customers who remain inside the premises may temporarily leave to smoke however, no open containers of any beverage shall be taken outside the premises.

If you are content with the above, please confirm your agreement in writing so that the Licensing Authority can withdraw its representation.

Kind regards

Rhea Vagarwal
Licensing Enforcement Officer
Regulatory Services
Brent Council

From: Jefferson Zebu
Sent: 24 September 2026 18:00
To: Vagarwal, Rhea
Cc: Esther, Chan; Legister, Linda Business Licence <business.licence@brent.gov.uk>
Subject: Re: CONSULT: Variation - Zebu Butchers, Unit 38 Sapcote Trading Centre, High Road, NW10 2DJ - 39346

Hi Rhea,

Further to your representation regarding our Full Variation Application Ref. 39346, I would like to confirm in writing that we accept the Licensing Authority's proposed conditions.

We also accept the Licensing Authority's position regarding the private car park and confirm that we are happy for the proposed extension of the licensed area to include the private car park to be removed from our current variation application.

I have sent a couple of emails seeking clarification on Conditions 18 and 19. These questions are simply to ensure that we fully understand how the conditions should operate in practice, so that we can implement them correctly and make the requirements clear to our staff and customers. They do not affect our acceptance of the proposed conditions.

We would be grateful if you could respond to those clarification points when convenient.

Thank you very much for your assistance.

Kind regards,

Jefferson Kauffmam
Zebu Butcher's Ltd

From: Jefferson Zebu
Sent: 24 September 2026 13:11
To: Vagarwal, Rhea
Cc: Esther, Chan; Legister, Linda; Business Licence
Subject: Re: CONSULT: Variation - Zebu Butchers, Unit 38 Sapcote Trading Centre, High Road, NW10 2DJ - 39346

Hi Rhea,

Sorry, I realised after my previous email that I had forgotten to ask one further question regarding Condition 19.

We understand that the front external seating area must close to customers after 23:00 and that, after this time, the tables and chairs must be removed or securely stacked.

Could you please clarify whether, after 23:00, customers who are still inside the premises would be permitted to briefly step outside for smoking only, without taking any drinks outside with them?

Apologies for the additional question. We just want to make sure that we fully understand the conditions so that we can implement them correctly from the outset, make the rules clear to our staff and customers, and ensure that they are followed at all times.

Thank you very much for your guidance.

Kind regards,

Jefferson Kauffmam
Zebu Butcher's Ltd
Premises Licence No. 31765
Full Variation Application Ref. 39346

On Thu, 24 Sep 2026 at 10:23, Jefferson Zebu wrote:

Hi Rhea,

Thank you for your email and for sending the Licensing Authority's representation.

We have reviewed the proposed conditions and just wanted to clarify one point before providing our written confirmation.

Regarding Condition 18, which states:

"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." Could you please confirm whether "open drink containers" in this condition is intended to refer specifically to

alcoholic drinks, or whether it also includes non-alcoholic drinks such as soft drinks and water?

Thank you for your clarification.

Kind regards,

Jefferson Kauffmam
Zebu Butcher's Ltd
Premises Licence No. 31765
Full Variation Application Ref. 39346

On Wed, 23 Sep 2026 at 11:29, Vagarwal, Rhea wrote:

Dear Jefferson,

Thank you for providing the additional information.

Please find attached representation from the Licensing Authority.

In order for the Licensing Authority to withdraw this representation, it will be necessary for you to confirm in writing that you accept the attached.

Kind regards

Rhea Vagarwal
Licensing Enforcement Officer
Regulatory Services

From: Jefferson Zebu
Sent: 22 September 2026 14:12
To: Vagarwal, Rhea
Cc: Esther, Chan; Legister, Linda; Business Licence
Subject: Re: CONSULT: Variation - Zebu Butchers, Unit 38 Sapcote Trading Centre, High Road, NW10 2DJ - 39346

Dear Rhea Vagarwal,

Thank you for your email.

Please find attached the signed written confirmation from our landlord, confirming his permission for Zebu Butcher's Ltd to use the private car park at Unit 38 as an outdoor customer seating area.

Regarding your question as to whether the proposed car park area will be fenced off, yes. Whenever the private car park is being used as an outdoor customer area, it will be clearly defined and separated from vehicle movements by a suitable removable barrier system.

The barriers will be put in place while the area is being used by customers and removed and stored when it is not in use. The area will also be supervised by staff. We would be very happy to follow any recommendations from Brent Council regarding the most appropriate type of barrier or any additional reasonable safety measures for the car park.

In addition, we are voluntarily attaching a separate PDF which we have prepared specifically for Brent Council's Licensing Authority in connection with our Full Variation application.

The document provides further information about how we intend to operate the premises and the private car park, together with our existing management controls and the additional safeguards we propose. This includes measures relating to the prevention of crime and disorder, CCTV, management and supervision of the external area, public safety, responsible alcohol sales, staff training, Challenge 25, incident and refusals recording, noise management, customer dispersal and the protection of children.

It also sets out our commitment to continuing to cooperate and work constructively with Brent Council, the Metropolitan Police and neighbouring businesses in promoting the licensing objectives and, where reasonably possible, helping to prevent crime, disorder and anti-social behaviour in the surrounding area.

We wanted to provide this information voluntarily so that the Licensing Authority has a clear and comprehensive understanding of our proposed operation and the measures we intend to have in place.

Please let us know if you require any further information or if Brent Council has any recommendations regarding the proposed arrangements.

Kind regards,

Jefferson Kauffmam
Director
Zebu Butcher's Ltd
Premises Licence No. 31765
Full Variation Application Ref. 39346

On Mon, 21 Sep 2026 at 12:55, Vagarwal, Rhea wrote:

Dear Jefferson,

Thank you for your response.

For our records, please provide written confirmation from the landlord permitting the use of the private car park.

I would also be grateful if you could confirm whether the proposed external area would be fenced off.

Kind regards

Rhea Vagarwal
Licensing Enforcement Officer
Regulatory Services

From: Jefferson Zebu
Sent: 18 September 2026 17:44
To: Vagarwal, Rhea
Cc: Esther, Chan; Legister, Linda; Business Licence
Subject: Re: CONSULT: Variation - Zebu Butchers, Unit 38 Sapcote Trading Centre, High Road, NW10 2DJ - 39346

Dear Rhea,

Thank you for your email.

Please see below our responses regarding the outdoor area:

1. **What will be the capacity of the outdoor area?**
The maximum capacity of the outdoor area will be 25 people.
2. **Will the outdoor area feature seating, standing room, or both?**
Both: seating and standing room.
3. **Will there be fixed outdoor speakers?**
No. There will be no fixed outdoor speakers. We will use a small portable speaker for recorded background music in the outdoor area. It will be kept at a low volume so as not to disturb neighboring establishments. The small unit will be placed in the outdoor area when we open at 10:00 AM and removed by 10:00 PM.
4. **Will there be bands, DJs, or amplified live entertainment in the outdoor area?**
No. There will be no bands, DJs, or amplified live entertainment in the outdoor area. The small portable speaker mentioned earlier will be used solely for recorded background music—as stated in our application—between 10:00 AM and 10:00 PM.
5. **Is the parking area private?**
Yes. The parking area for Unit 38 is private.
6. **Do you have the landlord's permission to use the parking area in this way?**
Yes. We have the landlord's permission to use the parking area in this way. If necessary, we can also provide written confirmation from the landlord.

I hope the above provides all the information you require. Please let me know if you need anything further.

Kind regards,

Jefferson Kauffmam
Zebu Butcher's Ltd

On Thu, 17 Sep 2026 at 12:23, Vagarwal, Rhea wrote:

Dear Zebu Butchers Ltd,

On the behalf of the Licensing Authority, I am currently in the process of assessing the above application.

The Licensing Authority considers that additional information is required regarding the proposed operational model.

I therefore request for the following information to be provided:

1. **What is the proposed capacity of the external area?**
2. **Will the external area be seated, standing or a combination of both?**
3. **Will speakers be fixed externally on the premises?**
4. **Will live bands, DJs or other amplified entertainment take place in the external area?**
5. **Is the car park privately owned? If yes, do you have permission to use the land for the proposed activities?**

Until a response to the above has been received, I am unable to determine whether the application can be granted.

The Licensing Authority therefore submits a holding representation seeking **refusal** of the application at this stage, pending receipt of further information. This representation is submitted without prejudice and is intended to preserve the Authority's position until sufficient details have been provided to allow a proper assessment of the proposal.

Once the requested information has been received and discussed, the Licensing Authority will review its position.

Should you have any questions, please do not hesitate to contact me.

Kind regards

Rhea Vagarwal

Licensing Enforcement Officer