

From:

Sent: 29 September 2026 10:47

To: Business Licence <business.licence@brent.gov.uk>

Subject: The Lodge, Roe Green Park, Kingsbury

29th September 2026

For the attention of: Brent Business licence

Re: The Lodge, Roe Green Park, Kingsbury – Objection to Application for New Premises Licence

I am writing to formally object to the above application for a New Premises Licence, pursuant to Section 17 of the Licensing Act 2003. As a local resident directly affected by this venue, I am entitled to make representations, and I set out below the grounds on which I object, with reference to the licensing objectives set out in Section 4 of the Act.

These premises previously operated as a restaurant before converting to use as a nightclub, trading until 3.00am. During that period, I made numerous complaints, including regular reports logged via the Noise App, as amplified music from the premises was clearly audible within, and penetrated the walls of, my home.

Anti-social behaviour associated with the venue was also a serious and recurring problem, particularly at closing time. This included shouting, screaming, car doors slamming, and loud music played from vehicles. Vehicles were routinely parked on pavements, and littering in the surrounding streets was significant and persistent.

I understand these issues were sufficiently serious that the premises were previously subject to closure by the police, and I would invite the Licensing Authority to obtain and review the enforcement history of these premises, including any records held by the Police Licensing Team and Environmental Health, as part of its consideration of this application, in accordance with the Section 182 Guidance issued under the Act.

I object to the proposed terminal hour of 12.00am for the café use, and to the inclusion of an outside area, on the grounds that this is likely to undermine the licensing objective of preventing public nuisance. The premises are situated in very close proximity to residential properties, and noise from patrons, deliveries, and outside seating late in the evening is likely to cause disturbance to local residents.

I am further concerned that extended hours and outside use will lead to a recurrence of the littering and early-hours noise disturbance previously experienced by residents living close to the venue, and that this location, within a public park, is particularly unsuited to such use given its proximity to housing.

Requested Conditions

Should the Licensing Sub-Committee be minded to grant this application notwithstanding the above concerns, I would respectfully request that the following conditions be attached to any licence granted, in order to protect the licensing objectives:

- That the terminal hour for opening (including outside seating areas) be restricted to no later than **9.00pm or 10.00pm**, rather than 12.00am;
- That the **outside area cease to be used after 9.00pm**, or alternatively that outside use not be permitted at all;
- That **no amplified or recorded music** be played, whether inside or outside the premises;
- That a **Noise Management Plan** be required, including a condition that noise from the premises must not be audible at the boundary of the nearest residential property;
- That the licence holder be required to undertake **regular litter patrols** of the surrounding streets and park, both during and after trading hours;
- That **clear signage** be displayed asking patrons to respect local residents and leave quietly;
- That a **direct contact number** for the Designated Premises Supervisor or management be provided to local residents to report issues in real time.

Conclusion

For the reasons set out above, and having regard to the licensing objectives of preventing crime and disorder and preventing public nuisance, I do not consider the application, as currently framed, to be appropriate for this location. I would ask the Licensing Sub-Committee to take full account of the enforcement history of these premises, and either refuse the application or impose the conditions requested above.

I would be grateful for confirmation that this representation has been received and will be considered.