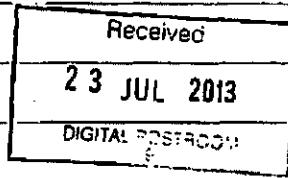


Application No: 1702304



[Redacted]  
[Redacted]  
Wembley  
Middx  
[Redacted]  
20.7.13

Dear Sir

I am writing to oppose the planning proposal for 959-961 Harrow Road. I'm concerned about the sale of alcohol into the early hours of the morning and the noise and behaviour that surrounds this issue. We already have several shops that sell alcohol and groceries nearby and do not need another one in such a small area

Regarding selling hot food there is a further concern with rubbish and food waste, we already have a problem with fats and this will only make the matter worse

I therefore firmly oppose this application.

yours faithfully  
[Redacted]



\* F D O C \*

[Redacted]  
[Redacted] Sudbury Hill,  
[Redacted]

Received  
23 JUL 2013  
DIGITAL POSTROOM  
9

16<sup>th</sup> July 2013

Dear Mr Viechweg,

**RE: Harrow Lighting & Sound Centre, 959-961 Harrow Road.**

I am writing to protest in the strongest terms about the proposed conversion of the above premises. The area is almost completely residential with a growing number of school-age children and while I accept that a supermarket would be welcome, the licensing, hot food outlet and extended opening hours would make the new proposals highly undesirable for the area.

You may not be aware that on the opposite corner to the Lighting Centre there is an existing short-stay hotel catering to asylum seekers and social welfare cases. When drink and drugs are involved the accessibility fast-food and on-stream booze could easily prove to have a disastrous effect on the peace of the residential community.

There already exist three commercial outlets which sell alcohol: two convenience stores and the Black Horse pub. The pub also sells hot meals, both in-house and take-away. A new business open for a minimum of eighteen hours a day would crush these businesses.

Finally, has anyone even thought of the problem of parking both for anticipated customers' and deliveries? Parking is already an issue in the surrounding streets. A new supermarket open over such extended hours would merely exacerbate the problem.

Yours truly,

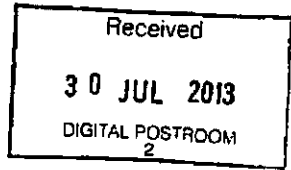
[Redacted signature]  
[Redacted name]



[REDACTED] RE  
[REDACTED] WEMBLEY, MIDDLESEX  
[REDACTED]  
[REDACTED]

22<sup>nd</sup> July 2013

Director  
Premises License  
Safer Street  
Brent Council



RE: NEW PREMISESE LICENSES AT  
961 – 963 HARROW ROAD (Previously known as Harrow Lightings)

I [REDACTED] now writing this letter to object the application for new premises license made by the prospective owners of the above address.

As a Retail Trader in the same area I strongly object this application to open up a new similar retail in this quite small residential area.

At this hard financial time, where customers always compare the independent small trader with big giant super stores, by allowing the new people to open a similar shop would definitely affect me; my business and me family in all means. The survival of my business will very much affected.

In case if the Planning Committee still wants to issue the License, then that license should not allow them to sell any cheap alcohol; beers which is more than 5.5% alc. Volume and also the alcohol trading hours should be permitted only upto 23.00 hrs and not entended until 1.00 hrs.

Not only the trader but also I am a local resident of the same area and I do care for my neighbourhood. Recently the number of robberies, thefts and anti- social behaviour re increasing in this Harrow Road. In order to prevent them this license should not be allowed or limited.

I hope that council do really care for us and for our interests and help us to live in a safer and decent environment.

Many thanks and regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



To whom it may concern

THIS letter is in total opposition  
to the OFF Licence opening on  
harrow road.

There is NO way we the people want  
this

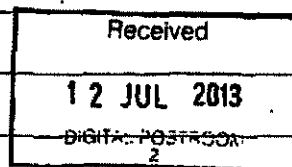
ALL HOURS DRINKING  
FIGHTING ABUSIVE BEHAVIOUR  
MESS.

RESIDENT will have to fight for parking  
in their own neighbourhoods.

From ALL THE locals at

Priory Garden and Priory Crescent

We Say NO to the OFF Licence



**Viechweg, Dennis**

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**From:** [REDACTED]  
**Sent:** 15 July 2013 15:27  
**To:** Viechweg, Dennis  
**Subject:** Planning application 1702304

Dear Mr Viechweg,

I am writing to protest against the planning application by the present owners of Harrow Lighting & Sound, 959-961 Harrow Road, Wembley to turn the shop into a supermarket / off licence / hot food outlet - for the following reasons:

1. The immediate area is already well supplied by off licences / grocery stores. There is one right next door to it and another one within 50 yards at The Glen. Both open early to late at night. There is a pub / restaurant a very short distance away - The Black Horse.
2. The wider area is also very well supplied by supermarkets/ off licences / hot food outlets at Sudbury Hill and Sudbury Town shopping centres, both of which are with about 10 minutes walk.
3. The planned opening hours are far too long and sale of alcohol until the early hours of the morning has the potential of noise and anti-social behaviour.
4. There is very little parking available around the shop. Increased traffic to the store would make a bad situation worse and make it potentially hazardous for young children travelling to and from the two schools in the vicinity.

I would therefore urge you to turn down the application.

Thank you.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Viechweg, Dennis**

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**From:** [REDACTED]  
**Sent:** 27 July 2013 22:48  
**To:** [REDACTED]  
**Cc:** Lorber, Cllr. Paul; Daly, Cllr Mary  
**Subject:** Re: Harrow Lighting & Sound 959-961 Harrow Road

Dear [REDACTED]

I worked for Marks & Spencer for 13 years and I find this a quite ridiculous letter. I observe the following:

- 1) If you are applying for a licence to sell alcohol it is because you think you can sell sufficient of it to make the investment in space and stock profitable. By their very nature, bottles and cans are space consuming and although the margins are quite good, you still have to sell quite a lot to make it worthwhile. To say that sales will be a 'ghost percentage' (whatever that is) of sales defies this economic logic - and if they really believe that - it makes the application for a licence a pointless exercise.
- 2) The 'vast amount of products' mentioned in the letter means lots of deliveries at anti-social hours - and these are never quiet. Fresh produce means very many regular deliveries in order to keep the offer 'fresh'.
- 3) Having a bakery on site will mean all-night activity, noise and smell. That's what bakeries are. They start baking shortly after midnight.
- 4) A contract with Biffa only means more noisy lorries and bins being moved around - noisily.
- 5) We note that The Black Horse public house 100 yards away from these premises now opens regularly to midnight. People worse for wear will fall out of the pub and then be able to buy alcohol until 1am - stand around drinking and talking noisily in the street - as now - but until even later - and then throw even more cans into our garden.
- 6) We note that they will be cleaning the outside of their premises DAILY for 'the good of the neighbourhood'. It hasn't happened for the last 10 years so why should we expect that it will happen now?

The above points are merely detail to rebut the intelligence-insulting letter from O Leary Retail.

The main thrust of our objection is that this area needs many things - but one of them is **NOT** another food store with an off-licence attached.

We maintain our objection.

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

**Viechweg, Dennis**

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**From:** [REDACTED]  
**Sent:** 21 July 2013 16:02  
**To:** [REDACTED]  
**Cc:** Lorber, Cllr. Paul; Daly, Cllr Mary  
**Subject:** Harrow Lighting & Sound 959-961 Harrow Road

Dear Mr [REDACTED]

Until last week we were unaware that the above had applied for a change of use to include hot food and sale of alcohol. We have had no communication from the council and there are no notices locally.

We strongly object to this change of use for the following reasons:

- 1) This is a residential area.
- 2) We already have a food shop in the same parade as Harrow Lighting & Sound which sells alcohol - The Elite Convenience store. We do not need another one.
- 3) Various people buy alcohol now at Elite and stand in Harrow Road drinking from cans and then toss the cans over the fence in to our garden - see photos attached. It will be worse if there is another store selling alcohol.
- 4) There is a wide variety of food/drink stores on Sudbury Town only 3 bus stops away - including a new Tesco Express. Ditto Sudbury Hill which is 3 bus stops in the other direction.
- 5) The present owners cannot keep the rear of their property tidy now - it is an eyesore. It will be multiple times worse when they are handling food and drink.
- 6) There is a food smell implication over our residential area.

Thank you for taking note of these points...

[REDACTED]

[REDACTED]

**Viechweg, Dennis**

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**From:** [REDACTED]  
**Sent:** 17 July 2013 10:41  
**To:** [REDACTED]  
**Cc:** Daly, Cllr Mary  
**Subject:** Harrow Lighting & Sound at 959-961 - opposing application #1702304  
**Attachments:** application #1702304.pdf

[REDACTED]  
[REDACTED]  
Brent House

Cllr Mary Daly  
Brent

Dear Sir,

I am writing with regards to the proposed application to turn this lighting shop into a supermarket. Please note that I personally oppose the application of an off-licence, especially until midnight extending to 1 am. I am particularly concerned about increased disturbances that would surely happen on Harrow Road, Priory Avenue and Priory Close caused by the sale of alcohol after closing time of the Black Horse Public house. The surrounding area at the rear of Harrow Lighting & Sound is already used as an area where people meet to drink alcohol, and litter the area by throwing cans on the pavement. Furthermore the area is used as waste ground and a fly tipping area, which is already appalling enough. The addition of a supermarket, plus waste items from the food outlet, will exacerbate this. I am also extremely concerned about the potential hygiene hazard, which would not be very pleasant for the residents who live in the surrounding areas.

There is already a mini-supermarket/convenience store selling alcohol located next door, which has been there for 40 years. So why do we need to put an established business out of business by opening another store?

Thank you for taking my points into consideration.

Yours faithfully,

[REDACTED]



**Viechweg, Dennis**

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**From:** [REDACTED]  
**Sent:** 21 July 2013 10:03  
**To:** [REDACTED]  
**Subject:** Application for licence at 959-961 Harrow Road, Sudbury

Dear Mr [REDACTED]

RE: Application for licence at 959-961 Harrow Road, Sudbury

A neighbour informed us of the proposal to turn the Harrow Lighting Shop into a supermarket with an off-licence and hot food outlet to be open from 6 -**12 midnight**, and **until 1am at the weekends**. This seems to us to be wholly inappropriate for what is a quiet, residential area.

If local people want a supermarket, we have Tesco in Sudbury Town and Iceland in Sudbury Hill; if we want to buy groceries or alcohol and cannot reach these outlets we are very well served with small stores, (one next door to Harrow Lighting, and the Glens, both the original shop opposite St George's Church and the new Glen near Maybank Ave). Should we need hot food, we can walk to Sudbury Town or Sudbury Hill, which are well-provided with restaurants, take-aways and cafes. Closer to home, we have the Black Horse, which now does take-away, the 5 Hot Chillies and any number of home delivery services. For a quiet, residential area we are very well-served, thank you: we do not want or need anything more.

However, it is not the provision of another supermarket that concerns us, superfluous as it may be. The real concern is the potential for anti-social behaviour associated with late night opening and the ready availability of alcohol. For many people, Sudbury Town is avoided at night due to the rowdiness, and worse, of people using the late-night food and drink outlets. It must be extremely difficult for residents, why extend the problem into another area? The associated noise and unpleasantness caused by inebriated people would disturb those many people living nearby, people who have *chosen* to live in this quiet place. Litter is another concern. The litter in Sudbury Town in the mornings is most unpleasant. Have you walked there in the early morning? Fast food cartons, discarded food and often broken glass are widely strewn across the new pavements, which are already stained. Excessive litter and the subsequent health concerns will no doubt become a feature of the streets near our homes if this licensing application is passed. Furthermore, Sudbury Town has a public toilet by Barnham Park. No such provision is available near to the proposed new supermarket/off-licence. Will residents also have to contend with the fouling of the streets and gardens near their homes?

For all these reasons, we object most strongly to this application. I am sure others would also object, but are unaware of the proposal. As I said, we only heard about it from a neighbour. If more people knew, I strongly suspect there would be more objections.

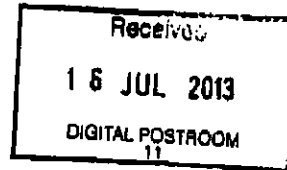
Yours sincerely,

[REDACTED]



[REDACTED]  
[REDACTED]  
[REDACTED]  
London  
[REDACTED]

12 July 2013



Service Director  
Safer Street Division  
Brent House  
3<sup>rd</sup> Floor East  
349-357 High Road  
Wembley  
Middlesex  
HA9 6EP

Dear Sir/Madam

Re: The Premise Licence for 959-963 Harrow Road

I am writing following the application for a premise licence by O'Leary Retail Limited at 959-963 Harrow Road. I wish to oppose this application for premise licence for the following reason: I am a small convenience store who has established a community rapport with existing customers and their family. I act responsibly in the sale of alcohol and tobacco. I have been established in this particular vicinity for the past 7 years.

O'Leary Retail Limited intends on operating on a larger scale and I am concerned that their trading could result in public nuisance especially if alcohol is sold in large quantities and late into the evening. Furthermore, I am concerned that children could be put at harm in the sale of tobacco as there may be no adequate monitoring on the sale of such goods.

Please take the above into consideration when processing the premise licence. I would also be grateful if my name is not published.

Yours faithfully

[REDACTED]  
[REDACTED]

**Viechweg, Dennis**

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**From:** [REDACTED]  
**Sent:** 28 July 2013 12:31  
**To:** [REDACTED]  
**Subject:** Premises Licence 959-961 Harrow Rd. Application No 1702304

Dear Mr [REDACTED]

I am emailing to ask that the Licensing Committee take the following into consideration whilst hearing application no 1702304: I live at [REDACTED]

- 1) 959-961 is situated in a residential area .
- 2) Should residents be expected to cope with the increased nuisance of customers coming and going until 12 midnight on weekdays and 01.00 hours at weekends to buy fast food and alcohol .?
- 3) At present the empty alcohol bottles left on the Harrow Rd and Priory Avenue flag up the prevalence of street drinking which has the potential to increase with the proposed hours
- 4) Fast food outlets generate extra litter coupled with attracting rats and other vermin.
- 5) 959-961 Harrow Rd is very near a local school and in view of the issues of childhood obesity is it appropriate to licence a fast food outlet near a school.

Yours sincerely

[REDACTED]  
[REDACTED]



Received  
22 JUL 2013  
DIGITAL POSTROOM  
9

[REDACTED]

[REDACTED]  
Wembley,  
Middx.

To: DENNIS VEEHWAER.

From: [REDACTED]

REF: 959-961 HARROW ROAD.

DEAR DENNIS,

I AM WRITING TO YOU ON BEHALF OF THE RESIDENTS OF THE BOTTONS ROAD. WE ARE CONCERNED ABOUT THE SALE OF ALCOHOL UNTILL THE EARLY HOURS OF THE MORNING AND THE POTENTIAL FOR NOISE AND ANTI-SOCIAL BEHAVIOUR. AT THIS MOMENT WE HAVE TWO OFF LICENCE IN THE AREA, TWO IS PLNTY. WE DO NOT NEED A THIRD OFF LICENCE, THIS IS A SMALL AREA. WE HAVE A PROBLEM AT THE MOMENT WITH PEOPLE DUMPING ALL SORTS OF RUBBISH AT THE BACK OF THESE PREMISES 959 - 961 HARROW ROAD. WE HAVE REPORTED THIS PROBLEM TO COUNEILLOR MARY DALY AND COUNEILLOR PAUL LORBER. WE BELIEVE THIS WILL GET WORSE WITH A SUPERMARKET, OFF LICENCE AND HOT FOOD OUTLET. WE WOULD ALSO LIKE TO POINT OUT THIS IS A SMALL AREA AND WE HAVE NO MORE PARKING SPACES TO SUPPORT THESE PREMISES. WE WOULD ALSO LIKE TO POINT OUT, THIS IS THE SECOND DEVELOPER IN THIS AREA THIS YEAR (2013).

[REDACTED SIGNATURE]

18-7-2013

**Alcohol and Hot Food Takeaway Licence 959-961 Harrow**

We the undersigned oppose very strongly the application to Brent Licensing Department by O'Leary Retail LTD ( Harrow Lighting shop) at 959-961 Harrow Road for an Alcohol and Hot Food Takeaway Licence until 12 midnight during the week and 1am at weekends. We also call on Brent Council to place strict conditions on the applicant in relation to delivery times and venues, particularly forbid any deliveries to the rear of the premises.

Name	Address	Signature
<p>60 signatures on the petition</p>		2
		1

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J

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