

From: Stewart Gibson
Date: Friday, 5 October 2018 at 12:43
To: planningsouthteam
Subject: Triangle. 248-252 High Street Harlesden.

Good afternoon.

I have had a very helpful conversation with one of your officers by phone today, and as a follow up, I am sending this email for some advice, if possible.

I have submitted a Premises Licence application for my client at the above address, and have received notice of objection from Planning South Area Team. The basis for the objection seems to be that no planning permission exists to run the above premises as a night club. We have looked into this via the planning history on the council website, and see that this is the case, with only D2 permission for a snooker hall being granted back in 1994.

We do know, however, that a Premises Licence has been in operation for this premises since the 22/06/2006, Licence number 231214, and this licence was active right up until the beginning of this year when it was revoked by the Licensing Authority. This was the last known use of these premises.

This Licence gave permission for the following:

Recorded music.

Performance of Dance

Anything similar to the performance of live/recorded music or dance.

Provision of entertainment for making music.

Provision of entertainment facilities for dancing.

Provision of facilities for entertainment of a similar description to making music or dancing.

Provision of late night refreshment

Supply of alcohol

The opening hours of the premises were granted to 02:30 Sunday to Thursday, and 04:00 for Friday and Saturday.

These Licensing Activities have been in operation since 2006.

My question is, given the premises have been used for these activities for the past 12 years, we believe we can apply for Lawful Development Rights to allow my client to legally trade from these premises.

Would I be correct with this assumption.

Thank you for your time in reading this email, and any advice would be appreciated.

Kind regards

Stewart Gibson
Licence and Planning Consultant

From: Planning South Team

Sent: 28 September 2018 15:41

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

Subject: RE: CONSULT RE-STARTED: - New Premises Licence - Triangle, 248-250 High Street, NW10 4TD - 13614

Dear Vanesha,

Thank you for consulting planning team.

I note that the application form states 248-252 High Street.

We have no record of any address known as either 248-250 or 248 -2523 High Street, which encompasses all three plots and consists of extended basement.

No 252 is described as a 'social club' since 1987 however has no planning consents attached to it.

It would appear the plan is to expand across two more plots to create a nightclub.

This would require planning permission for change of use of the additional basement premises and knocking through. There are likely to be significant issues in terms of noise and vibration, and other associated externalities such as patrons leaving and arriving, traffic, groups gathering etc, that would need management / examination, by the authority, in terms of both planning and business licensing objectives.

As we understand it there is no permission for an extended basement night club across 3 plots, and therefore planning objects to the application.

Thanks and best wishes,