

# Licensing Sub-Committee Report

Item No:	
Date:	10 December 2015
Licensing Ref No:	15/09339/LIPN - New Premises Licence
Title of Report:	Co-operative Food Ground Floor 87 Allitsen Road London
Report of:	Director of Public Protection and Licensing
Wards involved:	Regent's Park
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Yolanda Wade Senior Licensing Officer
Contact details	Telephone: 020 7641 1884 Email: <a href="mailto:ywade@westminster.gov.uk">ywade@westminster.gov.uk</a>

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	21 October 2015		
Applicant:	Co-operative Group Food Limited		
Premises:	Co-operative Food		
Premises address:	Ground Floor	Ward:	Regent's Park
	87 Allitsen Road London NW8 7AS	Stress Area:	No
Premises description:	The premises currently operates as a restaurant		
Premises licence history:	The premises hold a premises licence (06/12532/WCCMAP).		
Applicant submissions:	<p>The application is for a proposed convenience retail store to trade 7 days a week selling groceries, sundry items and alcohol for consumption off the premises only.</p> <p>It is the applicant's intention to surrender the restaurant premises licence upon granting of this application.</p>		

1-B Proposed licensable activities and hours							
Late Night Refreshment:				Indoors, outdoors or both			Outdoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	00:00	00:00	00:00	00:00	00:00	00:00	00:00
Seasonal variations:	N/A						
Non-standard timings:	N/A						

PLEASE NOTE: The applicant has amended the terminal hour for alcohol as follows:  
Monday to Sunday 07:00 – 23:00

Sale by retail of alcohol				On or off sales or both:			Off
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	07:00	07:00	07:00	07:00	07:00	07:00	07:00
End:	00:00	00:00	00:00	00:00	00:00	00:00	00:00
Seasonal variations:	N/A						
Non-standard timings:	N/A						

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	07:00	07:00	07:00	07:00	07:00	07:00	07:00
End:	00:00	00:00	00:00	00:00	00:00	00:00	00:00
Seasonal variations:	N/A						
Non-standard timings:	N/A						

<b>Adult Entertainment:</b>	N/A
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## 2. Representations

2-A Responsible Authorities	
<b>Responsible Authority:</b>	The Environmental Health Service
<b>Representative:</b>	Nicola Curtis
<b>Received:</b>	17 <sup>th</sup> November 2015
<p>I refer to the application for a new Premises Licence for the above premises.</p> <p>The applicant has submitted the following undated plan for the premises:</p> <ul style="list-style-type: none"> <li>◆ St Johns Wood – P1, Revision F1</li> </ul> <p>This representation is based on the plans and Operating Schedule submitted.</p> <p>The applicant is seeking the following licensable activities:</p> <ol style="list-style-type: none"> <li>1. The Provision of Late Night Refreshment 'outdoors' Monday to Sunday 2300 to 0000 hours.</li> <li>2. The Supply of Alcohol 'off' the premises Monday to Sunday 0700 to 0000 hours</li> </ol> <p>I wish to make the following representations in relation to the above application:</p> <ol style="list-style-type: none"> <li>1. The provision of Late Night Refreshment 'outdoors' and the hours requested for this activity will have the likely effect of causing an increase in Public Nuisance in the area.</li> <li>2. The Supply of Alcohol 'off' the premises and the hours requested for this activity will have the likely effect of causing an increase in Public Nuisance in the area and may impact upon Public Safety.</li> </ol> <p>The applicant has provided additional information within the operating schedule which is being considered but does not fully address the concerns of Environmental Health.</p> <p><b>The granting of the new Premises Licence as presented would have the likely effect of causing an increase in Public Nuisance in the area and may impact on Public Safety.</b></p> <p>The Environmental Health Service has proposed conditions of which some has been agreed with the applicant (<b>Appendix 5</b>)</p> <p>The Environmental Health Service has provided photographs in support of their representation (<b>Appendix 3</b>)</p>	
<b>Responsible Authority:</b>	The Metropolitan Police
<b>Representative:</b>	PC Reaz Guerra

<b>Received:</b>	17th November 2015
<p>With reference to the above application I am writing to inform you that the Police, as a Responsible Authority, object to your application for a New Premises Licence as it is our belief that if granted the application would undermine the Crime Prevention Objective. There is insufficient detail in the operating schedule to address the Crime Prevention Objective.</p> <p>It is for this reason that we are objecting to the application.</p> <p>The Metropolitan Police has proposed conditions which have not been agreed by the Applicant <b>(Appendix 5)</b></p>	

<b>2-B Other Persons</b>	
<b>Name:</b>	Ms Deborah Sharpe
<b>Address and/or Residents Association:</b>	1 Henry House Allitsen Road London NW8 7AR
<b>Received:</b>	17 <sup>th</sup> November 2015
<p>I am writing to object to application 15/09339/LIPN. The reason for this is that I currently live above the property and feel that if this license were granted it would have a severe impact on my children's and my life, well being and comfort in our own home.</p> <p>By having a license to sell alcohol it will attract people to loiter outside and make unreasonable levels of noise. Any noise from deliveries would also be a nuisance.</p> <p>Both mine and my son's bedroom windows face Allitsen Road and as we live on a quiet narrow residential road any noise from outside is amplified due to the structure of the buildings, we do not even have double glazing to muffle the noise. In addition to this my 16 year old son has had severe depression and anxiety for the last 2 years; he has only just gone back to education after being too unwell to attend school. The interrupted sleep due to noise levels outside may have an effect on his mental health. I also have to wake early to get to work on time and would find this near impossible if I were to be repeatedly woken by noise from outside.</p>	
<b>Name:</b>	Marie Franklin
<b>Address and/or Residents Association:</b>	12 Henry House Allisten Road London NW8 7AR
<b>Received:</b>	17 <sup>th</sup> November 2015
<p>My flat is situated above this premises and the thought of retail alcohol being sold for 7am to 12pm Monday-Sun and late night refreshments from 11pm to 12pm is unacceptable. This application would cause a "vast increase in noise and disturbance". The thought that the noise could continue all day is intolerable and would be interfering with my quality of life, the constant noise of delivery lorries and additional traffic, it is hard to see how this road could accommodate vast increase in noise disturbance. We already suffer from anti-social behaviour on Barrow Hill Estate and surrounding streets, if approved this will impact all the residents and make my life a "misery". Next to the premises there is an under pass that leads on to Borrow Hill Estate, we have lots of issues with people loitering and sitting on the stairs at Henry House, even people</p>	

urinating late at night this proposal will create additional problems and anti-social behaviour. I feel we already have enough in St Johns Wood which sell alcohol. We have premises in Allisten Road which has a Licence to trade 24 hours and also S.W Food store in 41-43 Charlbert Street, St Johns Wood which sells alcohol to 11pm Monday to Sunday. This proposal should be refused due to the impact it will have on the quality of my life due to addition noise and disturbance at night. You must consider this predominantly residential in character.

<b>Name:</b>	Ms Faouziagharbi Mudhar
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<b>Address and/or Residents Association:</b>	10 Henry House Allisten Road London NW8 7AR
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<b>Received:</b>	17 <sup>th</sup> November 2015
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There are 4 floors of residential accommodation above this premises, and with further flats adjacent and Kingfisher house to the south and swallow house to the left. This is very residential with lots of family's and elderly people. My property is directly above this premises and i already suffer too much noise. This application will create more anti-social behaviour in the area and on our Estate, due to the sale of Alcohol and late night refreshments, but most of all undesirable coming to our area to have late night refreshments and buy alcohol late at night. there will be additional noise from internal and external activity from the premises including more traffic to this road, E.g. cars, vans, and motor bikes which sometimes play loud music from their vehicles and also the constant noise of customer's voices. This road will not accommodate more people visiting it to buy late night alcohol and late night refreshments due to the nature of this very residential road, their customers will have no consideration for the residents. We already have a store one minute away from Allisten Road due ongoing problems of anti social behaviour, and the police were called on many occasions to this area. This is an underpass right next to this premises and stairs that lead up to Henry House, on many occasions i have seen people loitering in this underpass and sitting on the stairwell which can be very intimidating. It is very difficult at times to sleep due to normal day to day disturbance. This proposal will negatively impact the quality of my life in my home. It might seem that this application is just to permit use during the day and night, but this application, if approved, will enable the premises to crate additional noise both during the day and evening. In addition this application should be refused as this is a very residential area and the impact will have a detrimental effect on resident's health due to anti-social behaviour, noise and litter.

<b>Name:</b>	Mrs Mandy Rogan
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<b>Address and/or Residents Association:</b>	26 Swallow House Allitsen Road London NW8 7BD
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<b>Received:</b>	17 <sup>th</sup> November 2015
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My property is very close to this premises and object to the above application as I very concerned on the problems this will bring Allisten road and the surrounding area. This licence will crate on going problems with teenagers hanging around and possibly gangs gathering in the area. I have two teenage children in which I am always concerned about their welfare, like coming to and from our home, I think this store selling alcohol and late night refreshments will impact negatively on our area and the residents that live here. I feel there are enough stores in St Johns Wood which sells alcohol and residents that sells food up to a reasonable time, why would anyone in their right mind be looking for refreshments at 11pm-12pm at night this is not the WEST END OF LONDON, this is a very populated residential area. This application will create more anti-social behaviour and with the underpass right next to this premises is very worrying for all the residents going on to the Barrow Hill Estate, I have seen on many occasions people loitering in this under-pass. This application should be refused based on the impact it would have on the residents and families in Allitsen Road.

<b>Name:</b>	Mrs Rebecca Young
<b>Address and/or Residents Association:</b>	3 Henry House Allisten Road St Johns Wood NW8 7AR
<b>Received:</b>	17 <sup>th</sup> November 2015

The sale of retail alcohol from 7am - 12pm (Mon-Sun) and late night refreshments 11pm-12pm (Mon-Sun) would be intolerable in such a residential area, this is going to create additional anti-social behaviour which we don't need, as we already have to put up with enough on Barrow Hill Estate with cars coming on to the Estate and motor bikes all driven by young men and causing lots of noise, this application will only endure more problems. I believe prevention is better the cure. the underpass next to the premises is a magnet for people drinking alcohol and doing drugs. We need to prevent these matters getting worse, this application will just add problems if approved. I live on the first floor of Henry House, directly above this premises, with no double glazing and very concerned of the impact this proposal with have on the quality of my life. I'm very elderly and have been very ill recently and continue not to be in very good health. My front room and bedroom looks directly out on to Allitsen Road and this proposal would not allow me to have peace and quiet in my home, due to constant noise and disturbance due to additional traffic and people and consent background noise especially considering the residential nature of the neighbourhood and the lateness of the hour people would be around.

<b>Name:</b>	Miss Belinda Scriven
<b>Address and/or Residents Association:</b>	98 Allitsen Road London NW8 7BB
<b>Received:</b>	17 <sup>th</sup> November 2015

I must express my strong objection to the above proposal. My home is immediately opposite 87, Allitsen Road which means that I believe the quiet and proper use of my home will be seriously and adversely affected, if permission for the above application were to be granted. Allitsen road is essentially a residential street. My reasons for this objection are as follows:

1 There are already several varying sized 'food stores' within a few minutes walk of the above address. (Tesco being the largest of these). There is absolutely NO requirement for a further food supplier in the area.

2 There is already insufficient parking facility for residents and existing business in Allitsen Road. It would be impossible for suppliers to deliver goods to the intended store without disruption to normal traffic flow. Residents are already frustrated by constant difficulty in parking.

3 There is a covered alley-way opposite my home which is almost adjacent to this address. Namely 'Henry House', which extends above it. Very often youths who have consumed an excess of alcohol so close to this situation can only exacerbate a problem that already exists. I have already seen an unfortunate, probably homeless individual sleeping rough here. The provision on local food and drink may make this spot more attractive as a sleeping place for others. The local police would confirm having dealt with disturbances on several occasions.

4 I understand that the intended store could be open throughout the night for the sale of beverages and snacks. Night time trading in a residential street of families with young children is entirely inappropriate. Even extraordinary! Night workers such as taxi drivers' lorry drivers etc.. would perhaps find such a facility useful but i fail to see what positive amenity it would bring to the street. Residents would only be disturbed by customer's use of the store. We already have a situation in which i and other neighbours are regularly awoken between the hours of 01:30 and 03:30 am by a huge lorry delivering and unloading into 'Melissa Riva Flowers' at 83-85 Allitsen Road. This business is virtually next door to the number 80. I have

made a numerous calls, as have others, in respect of 'Melissa Riva Flowers' to the City of Westminster. It is both debilitating and frustrating to be woken from sleep to make telephone calls reporting unacceptable hours of delivery. I feel certain than an 'open all night' food store can only add to this problem. I know that 'disturbance calls' are logged and referenced. Do please check on the information as described. May I ask you to give serious consideration to the concerns that i have expressed.

<b>Name:</b>	Mrs Georgina Edwards
<b>Address and/or Residents Association:</b>	8 Mallard House Barrow Hill Estate St Johns Wood London

<b>Received:</b>	17 <sup>th</sup> November 2015
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Another food/drink shop in the area is not really needed. The school and nursery in Barrow Hill road create traffic problems anyway. Delivery lorries would not be able to park other than late or early morning causing disruption and noise for the residents. I believe a request for late night opening (midnight) has been requested. This means the streets surrounding the shop will be come much busier and will bring more litter. At the moment anyone wishing to shop in the area has two shops in the well-lit High St, which stay open till 11pm. and two more smaller shops within 400 yards selling drink/groceries.

<b>Name:</b>	Mr Amjad Abbasi
<b>Address and/or Residents Association:</b>	51 Allitsen road London NW8 7DE

<b>Received:</b>	18 <sup>th</sup> November 2015
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I have objected to give them permission for off licence and late night serving hot food. I am a local News agent and satiated on the same street called whisson News and food and one other shop called St. John's Wood food who is already selling alcohol as well so there is no need of another big co operative store here because we are small business and already working hard for our survival and as you know Rent and business rates are already very high. If you need more information regarding this matter please don't hesitate to contact me directly. I hope you will consider my objection to save my and my kids future.

<b>Name:</b>	Miss THI NGUYEN
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<b>Address and/or Residents Association:</b>	96A Allitsen Road London NW8 7BB
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<b>Received:</b>	2 <sup>nd</sup> November 2015
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It will unbearable to find a parking place .The noise of deliveries in a residential road will be horrific at unsociable hours .I do not think we need a CO OP as we already have a Tesco and many others local shops.

<b>Name:</b>	Mr Paul Tench
<b>Address and/or Residents Association:</b>	106 Allitsen Road London NW8 7AY

<b>Received:</b>	8 <sup>th</sup> November 2015
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I recently bought a business on Allitsen Road and as we are a side street off the two main streets, i think this would be a very good addition to the street in terms of encouraging more

footfall and thus better exposure for the few small businesses on the street. As well as this is a very residential area with only a Tesco metro supermarket on the main street so the addition of a co-op would be good for local residents and businesses.

<b>Name:</b>	Allessia, Martin, Filippo Avellino
<b>Address and/or Residents Association:</b>	3 Mallard House Bridgeman Street Barrow Hill Estate London

<b>Received:</b>	17 <sup>th</sup> November 2015
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I am a home owner at no 3 Mallard House on Bridgeman Street, Barrow Hill Estate. I have lived here for many years and I am very upset to hear about the possibility of a new supermarket with a late licence for alcohol opening up at the end of my street. There is a lovely community feel to the street and area; there is a school opposite the house. We often have a problem With youths from other areas coming to our quiet neighbourhood smoking dope and drinking. I object to this supermarket because the late alcohol license will draw a more noisy party crowd late at night very close to my home. Also, if the supermarket is open till midnight the already existing dope smoking drinkers who hang out here will be encouraged to stay even later than they do now. I beg you not to let this shop open and keep our quiet neighbourhood as it is. It is a family area that feels safe and healthy for kids to grow up in. There is little noise past 11pm and that makes it peaceful. There is also the issue of the smaller shops round the corner who will lose lots of business from a new chain supermarket opening and possibly be pushed out of business after years of hard work. Please reconsider; we really don't want a busy supermarket at the end of our street.

<b>Name:</b>	Ali Hawa
<b>Address and/or Residents Association:</b>	8 Henry House Allisten Road London

<b>Received:</b>	17 <sup>th</sup> November 2015
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My property is above this premises and I object to the above application based on m y reason's below:

This application will create a lot of additional problems in this road such as Anti Social behaviour & crime. There will be more noise from people coming to this premises to buy Alcohol and have late night refreshments which really do not need. There are a lot of family and elderly people in the residential accommodation above these premises and the impact on the residents will be detrimental to there health, due to ongoing noise or disturbance.

I feel we already have enough premises close to Henry House which sell alcohol and late night refreshments, not to say the continuous noise from additional traffic and litter. Next to this premises we have an underpass which people use to go onto the Barrow Hill Estate, there has been issues in the past when people visiting this area would urinate on the stairwell in Henry House and in the underpass even on one occasion there was faeces outside the entry door leading into the block, these issues could quite easily get out of control if this application was granted.

I believe the area would have an influx of problem drinks and associated nuisance and crime if granted.

<b>Name:</b>	Mr James Shailer
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<b>Address and/or Residents Association:</b>	20 Brunswick Avenue Upminster RM14 1NA
<b>Received:</b>	18 <sup>th</sup> November 2015
<p>The opening of this store has not been thought out properly, the road is too narrow only letting one car at any time travel up or down it as cars are parked on both sides, a lorry delivery would definitely close the road. The premises being located on a corner, Is VERY close to a primary school and I feel the out come of a child crossing the road , with a delivery going on could be fatal,? another liquor license would, also encourage anti-social behaviour being so close to a housing estate which already has enough problems, delivery times would also be noisy as families live above and around the premises, as well as making it hard enough for our local traders who are trying to survive, it's just not needed or wanted, so please do not allow, at least look into what I have mentioned.</p>	
<b>Name:</b>	Mr David McCobb
<b>Address and/or Residents Association:</b>	94a Allitsen Road London NW8 7BB
<b>Received:</b>	16 <sup>th</sup> November 2015
<p>With the greatest respect, this is a ridiculous application. .</p> <p>The site is in a quiet residential street and although there used to be a delicatessen next door to the premises for which the application has been made it closed at normal shop time, i.e. about 5.30 or 6.00 every evening.</p> <p>If such an application is successful it will encourage late-night drinking in the street accompanied with unsocial behaviour resulting in residents being disturbed well into the night and the police being called many times a week.</p> <p>One is tempted to suspect that the applicant has no expectation of this application being allowed and are using it to exploit the system whereby the application they intend to make at a later date will seem mild by comparison.</p> <p>To allow a Co-op store or mini-supermarket of any kind at this location will cause colossal disruption to the area, will increase litter thrown into the streets, will severely reduce the access of waste-disposal trucks and create massive parking problems for the residents.</p> <p>The Co-op store delivery vehicles, which are huge, will be unable to negotiate the space between the cars parked on either side of the street, will cause accidents and will have to block the road in order to make any deliveries.</p> <p>There are already two grocery stores, both open late and which are only 100 or so yards away from this site; not to mention Tesco and Panzers, both in St John's Wood Terrace. The area is already well served.</p> <p>Please do not consent to this application.</p>	
<b>Name:</b>	Ms Michelle Carr
<b>Address and/or Residents Association:</b>	2 Henry House Allitsen Road London NW8 7AR

**Received:**

17<sup>th</sup> November 2015

This proposal will cause a lot of additional noise and disturbance. I have two young children whose bedroom is directly above the property and faces on to Allitsen road. My children come home from school and do their homework then go to bed at 8pm; it is unacceptable to have additional disruption to their routine. Lack of sleep due to noise will affect my children's ability to concentrate at school. My daughter has health issues and has been in and out of hospital for the last few years, this proposal will certainly have a big impact on my daughter's well being.

In the past I have had to go down several times and complain to the previous management about the constant noise from the customers loitering outside the restaurant which was disrupting our sleep. I was told to close my windows by the owner even through it was very warm outside and he showed no regards to my complaint. Unfortunately we do not have double glazing and noise rises. This proposal will have a terrible impact on my daughter's health dramatically.

The noise from customers will be a disruption to the peaceful suburban ambience of this road.

**Name:**

Ms Shauna Henderson

**Address and/or Residents Association:**

90 Allitsen Road  
London  
NW87BB

**Received:**

13<sup>th</sup> November 2015

I am concerned with additional trucks making deliveries in what is primarily a residential area where there are no lay-bys or facilities for parking. I also believe it is a conservation area and any visible and protruding signage would be detrimental to the streets appearance.

**Name:**

Mark And C Langdon

**Address and/or Residents Association:**

11, Mallard House,  
Bridgeman Street.  
Barrow Hill State,  
London NW8 7AN

**Received:**

17<sup>th</sup> November 2015

Reasons against the proposal of a supermarket on corner site.....Allitsen Road:

Related to TRAFFIC

- Barrow Hill Primary School is 30 meters away from the proposed site. Children's delivery and collection brings lots of cars to adjacent, already car -full streets.
- The supermarket lorries and vans would increase traffic further to the point of being unsustainable. The junction to the two roads which is the site of the proposed supermarket is already very congested- the additional traffic would make it impassable and dangerous. Frequently, coaches collect children, bound to excursions and trips, from Bridgeman street. The rubbish containers from the school also take their space in days of collection. And cars go in and out of the school car park, which doors are just in front, the site in question, on Bridgeman Street.
- There is a kinder garden that operates as well on Saturdays and Sundays.
- 50 meters to the right of the proposed-site in Allitsen Road, there is already regular traffic servicing a club?
- Lords Cricket Ground- in summer: the surrounding streets to the proposed-site get extremely busy with cars and people. Cars circle the near streets looking for parking or car-parks.

Envisaged problems due to the sale of ALCOHOL

- This proposal, with the late sale of alcohol, will attract undesirable people to the normally quiet streets.
- There is a betting shop in front of the site. With the sale of alcohol, people will hang about to and fro, both shops, changing the character of the street.
- To buy alcohol, people will be directed from those better lit areas of the high street into the darker street of Allitsen Road, which has alleyways and a dark cull-de-sack coming of it.
- Lord's Cricket Ground Events- At present drinkers from the games keep to the pubs and shops in the High Street. If this goes ahead, they will come to buy to Allitsen Road and most likely will consume their drinks in the immediate vicinity.

Noise and disruption

- This proposal will spread people, with presumably alcohol problems, further into the local community causing noise and disruption until late hours of the night. And in summer, the cricket spectators will join. This area is residential and family orientated with many children.
- The supermarket deliveries will keep residents awake until late.
- We live in Barrow Hill Estate and we already have our fair share of youth gathering in the yard and stairwells of the houses with in it, as our state is not gated. Your proposal will send more people to drink, smoke and hang about on our way, our back yard.

<b>Name:</b>	Miss Gabriella La Guardia
<b>Address and/or Residents Association:</b>	Flat 13 Mallard House London NW8 7AN
<b>Received:</b>	17 <sup>th</sup> November 2015

Having a supermarket in that corner would be very disruptive for local traffic, it would create excessive noise with all the deliveries for the supply of the supermarket, it would create an issue with the parking in front of the school gates and ultimately it could create an issue with selling alcohol until late in proximity of Barrow Hill Estate which unfortunately does not have gates to prevent intruders from accessing the gardens. I am deeply concerned it could be a terrible idea and it would not add any benefit to the local community as there are quite few supermarkets in the area already as it is.

<b>Name:</b>	Ian J Krendel
<b>Address and/or Residents Association:</b>	55 Allisten Road London NW8 7DE
<b>Received:</b>	11 <sup>th</sup> November 2015

I wish to lodge an objection to the above application as having lived in Allitsen Road for over 30 years I have in recent years seen it decline from a very pleasant residential location into a far less friendly street scene which in the main has been due to the number of late trading retailers operating so close to each other.

This vicinity is already served by food stores such as Panzers who have normal trading hours, S&W Food Stores in Charlbert Street and Tesco in Circus Road that close circa 11:00pm as well as Whissons in Allitsen Road on the corner of Eamont Street which trades for 24 hours.

It is the late shops that are causing far more litter to be discarded thoughtlessly on the pavements such as sweet packaging, drinks cans and food wrappers strewn which is unsightly, unhygienic and very hazardous especially for elderly pedestrians going about their day. Another problem for older residents is that later trading has attracted a different type of shopper in the late hours that sometimes use these shops as a meeting point and from time to time it leads to unsocial or intimidating behaviour towards passers-by.

Also in the late hours there is far more disturbance from car doors closing, engines starting and loud conversations occasionally with music left playing in cars when they are parked.

Whilst Allitsen Road is well served with residents' parking bays shoppers eager to park often do so thoughtlessly so more congestion will result by and around No: 87 especially as it is in the narrower section of the road. Delivery trucks supplying the shop will have to stop in either Allitsen Road or Barrow Hill Road which will cause more problems plus unloading is a noisy operation causing more disruption for the residents living within earshot.

The arrival of another late night shop will only worsen these problems for the residents and place an unnecessary burden on us and the already overstretched public services.

<b>Name:</b>	Mr David Josephs
<b>Address and/or Residents Association:</b>	19 Circus Road London NW8 6PB
<b>Received:</b>	16 <sup>th</sup> November 2015

The last thing St John's Wood needs is another "local" supermarket chain. St John's Wood already has excellent food stores, one chain, and a number of excellent independents. What St John's Wood lacks is excellent restaurants and removing yet another site and turning it into yet another so called "local" chain supermarket, will suck away even more from the area. Please stop this ever increasing dominance by these chains, let the high street flourish by having more independent stores, who will attract more people to shopping here. The COOP will do nothing and isn't needed.

<b>Name:</b>	Miss Michelle Gabriel
<b>Address and/or Residents Association:</b>	6 Henry house Allitsen Road London NW8 7AR
<b>Received:</b>	17 <sup>th</sup> November 2015

I object to this application as it will affect my families living due to the constant noise levels of cars pulling up until late hours in the night and antisocial behaviour due to the early/late alcohol licensing. I believe it will bring undesirables and unwanted litter into this quiet residential street. My young daughter's bedroom is directly above this property and will find it really difficult to sleep for these reasons. I also need to wake up in the early hours for work so should not have to put up with this. This is no place for a co-op.

<b>Name:</b>	Mrs Sandra Donovan
<b>Address and/or Residents Association:</b>	11 Henry House Allitsen Road London NW8 7AR
<b>Received:</b>	17 <sup>th</sup> November 2015

The above application for a late night refreshment and alcohol licence close to my residence would cause a vast increase in noise and disturbance and I wish to register my opposition.

My flat is directly above this establishment and we already suffer a lot of noise. Should this planning application be granted, the level of noise would become totally unacceptable causing disturbance to residents during both day and evening. The constant background noise even now prevents me from enjoying my home life in many respects and the situation would only worsen were this license to be granted.

The thought that the noise would continue for extended hours at a potentially increased level is intolerable and would substantially interfere with my quality of life. The proposed variation in opening hours is excessive, unfair to local residents and a source of considerable disquiet for a number of reasons.

I would very strongly question the validity of the request for an alcohol licence beginning at such an unreasonably early hour. The likely outcome would be an influx of problem drinkers with all the associated nuisance, antisocial behaviour and litter this would cause.

The premises is in very close proximity to schools in the area (e.g. Barrow Hill School on Bridgeman Street, Robin Fields School and a Nursery) and this will have an impact on children and families going to and from school. It is very likely that problem drinkers would remain in the area of the store and this is neither appropriate nor safe for a street frequented by young families during the day and early evening.

It is hard to see how this road could accommodate the anticipated increase in traffic, noise and litter especially considering the residential nature of the neighbourhood.

7:33 PM on 17 Nov 2015 The above application for a late night refreshment and alcohol licence close to my residence would cause a vast increase in noise and disturbance and I wish to register my opposition.

My flat is directly above this establishment and we already suffer a lot of noise. Should this planning application be granted, the level of noise would become totally unacceptable causing disturbance to residents during both day and evening. The constant background noise even now prevents me from enjoying my home life in many respects and the situation would only worsen were this license to be granted.

The thought that the noise would continue for extended hours at a potentially increased level is intolerable and would substantially interfere with my quality of life. The proposed variation in opening hours is excessive, unfair to local residents and a source of considerable disquiet for a number of reasons.

I would very strongly question the validity of the request for an alcohol licence beginning at such an unreasonably early hour. The likely outcome would be an influx of problem drinkers with all the associated nuisance, antisocial behaviour and litter this would cause.

The premises is in very close proximity to schools in the area (e.g. Barrow Hill School on Bridgeman Street, Robin Fields School and a Nursery) and this will have an impact on children and families going to and from school. It is very likely that problem drinkers would remain in the area of the store and this is neither appropriate nor safe for a street frequented by young families during the day and early evening.

It is hard to see how this road could accommodate the anticipated increase in traffic, noise and litter especially considering the residential nature of the neighbourhood.

**Name:**

Ms Catherine Scott

<b>Address and/or Residents Association:</b>	Flat 2 Minton House 90 Allitsen Road London NW8 7BB
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<b>Received:</b>	16 <sup>th</sup> November 2015
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I am the owner of the leasehold of Flat 2, Minton House, 90 Allitsen Road, London NW8 7BB and I am writing to you to record my objections and representations regarding the application by Co-operative Food for a new premises licence in respect of the premises situate at 87 Allitsen Road London NW8 7AS. The application reference is 15/09339/LIPN.

The grounds for my objection/representations are that the opening of a supermarket on a small predominantly residential side street with a licence to sell liquor from 7:00 am until midnight seven days a week will increase crime and disorder in the area, will cause a threat to public safety and will significantly increase public nuisance in the street for the following reasons:

- 1 the premises are located next to a housing estate which already suffers problems with youths and others loitering and causing a public nuisance, as well as an increased incidence of crime and disorder.. The availability of all liquor in close proximity from early morning to midnight every day will inevitably lead to more loitering and greater alcohol fuelled public nuisance. The steps that the Applicant proposes to deal with this is to have a complaints procedure available in the store as well as CCTV covering the entrances and exits from the store. It is highly unlikely that are in store complaints procedures will in any way prevent the increased public nuisance and it is difficult to see how CCTV on the entrance and exit from the store will prevent the increased incidence of crime and disorder on the street in general. Much more pro-active action will be required;
2. Because the store is on a small side street, rather than on a high street where it should be located, the problems envisaged in 1 above will present increased safety risks, particularly to the many single females who have to use it to walk home from the tube station or busses in the evening or at night;
3. The street is so small that two cars travelling in opposite directions cannot pass each other except in the limited areas where street parking is not available. This situation already causes increased public nuisance from frustrated drivers and will become significantly worse when the Co-Operative delivery trucks have to stop in road causing significantly more congestion. The road is simply not conducive for a supermarket which needs constant stock replenishment;
3. So far as I can tell there is no special area for putting wastage other than on the pavement. A shopping centre will result in much more waste disposal of decomposing food, packaging materials etc being deposited on the pavement which in itself will cause greater public nuisance and a bigger risk to public safety. The Applicant makes no proposals in its application on how this is to be dealt with.

I would ask the Council to also factor in the fact that that there are already four off-licence premises in close proximity to the Applicant's premises, all of which are not on side streets but on larger streets. Another liquor off-licence in a small residential side-street is totally unnecessary and of no benefit to the local residents or property owners.

### 3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
<b>Policy applies:</b>	(i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy.
Policy HRS1 applies:	(ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant policies.
Policy OS1 applies:	Applications will generally be granted and reviews determined subject to the relevant criteria in Policies CD1, PS1, PN1 CH1 and HRS1 and other policies in this Statement.

### 4. Appendices

<b>Appendix 1</b>	Premises plans
<b>Appendix 2</b>	Applicant supporting documents
<b>Appendix 3</b>	Photographs submitted by Environmental Health Service
<b>Appendix 4</b>	Premises history
<b>Appendix 5</b>	Proposed conditions
<b>Appendix 6</b>	Residential map and list of premises in the vicinity

<b>Report author:</b>	Miss Yolanda Wade Senior Licensing Officer
<b>Contact:</b>	Telephone: 020 7641 1884 Email: ywade@westminster.gov.uk

If you have any queries about this report or wish to inspect one of the background papers please contact the report author.

#### Background Documents – Local Government (Access to Information) Act 1972

<b>1</b>	Licensing Act 2003	N/A
<b>2</b>	City of Westminster Statement of Licensing Policy	7 <sup>th</sup> January 2011
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	March 2015

