



City of Westminster

Licensing Sub-Committee Report

Licensing Ref No:

23/04009/LIREVP

Date:

28 September 2023

Classification:

For General Release

Title of Report:

**Monak
63 Abbey Road
London
NW8 0AE**

Report of:

Director of Public Protection and Licensing

Policy context:

City of Westminster Statement of Licensing Policy

Financial summary:

None

Report Author:

**Miss Roxsana Haq
Senior Licensing Officer**

Contact Details:

**Telephone: 020 7641 6500
E-mail: rhaq@westminster.gov.uk**

1. APPLICATION DETAILS

Application Type:	A review of premises licence application under the Licensing Act 2003.		
Applicant:	Metropolitan Police Service	Date Application Received:	13 June 2023
Premises Name and Address:	Monak 63 Abbey Road London NW8 0AE		
Ward Name:	Abbey Road	Stress Area:	None.
Description of Premises:	The premises is now closed, however when it operated the style of operation was a Pan-Asian sushi fusion restaurant and bar, with outdoor seating also available. The premises have been licensed from at least 2005. The current licence is held by Olives and Cream Ltd. A full premises licence history can be seen at Appendix G . Note: These premises benefit from a private a forecourt and therefore there has been no application for a Tables and Chairs Licence		
Preliminary Note:	During the consultation period, the designated premises supervisor (DPS) for the premises applied to remove himself as the DPS. This was granted and the updated current licence (23/04143/LIDPSR) can be seen at Appendix F .		

2. SUMMARY OF APPLICATION

2.1 An application was submitted by the **Metropolitan Police Service** for a review of the premises licence for the premises known as Monak, 63 Abbey Road, London NW8 0AE. The application was received on 13 June 2023 on the grounds of:

Prevention of Crime and Disorder
Public Safety
Prevention of Public Nuisance
Protection of Children from harm.

A copy of the application for review and the supporting documents appears at **Appendix A** and **Appendix B** respectively.

2.2 An incident where gunshots were fired at the restaurant at 63 Abbey Road, London NW8 0AE occurred in May 2022. Police attended the scene to find shot gun pellets and viewed the CCTV footage. It was determined that a group of customers that had not booked a table but arrived to have dinner may have been connected in some way to the shooting incident. At the time a number of recommendations were given by the Police to the premises to implement. One of the recommendations from the police advised the premises to add a number of conditions to the premises licence by way of a minor variation. However, the premises did not agree to this, and no application was made.

- 2.3** On 28 April 2023 a group of six males attended the premises in possession of large machetes. These males then lit what are described as “molikov” cocktails and firebombed the premises. The venue suffered extensive fire damage with one person taken to hospital with shrapnel injuries.
- 2.4** Repeated attempts have been made by the Police to meet the premises licence holder (PLH). A meeting took place with the designated premises supervisor (DPS) who suggested that he was the person to speak with and not the PLH. Eventually the Police spoke with the PLH who seemed unaware of his responsibilities and how to keep customers safe.
- 2.5** As a result the Metropolitan Police Service have no confidence that premises licence holder will be able promote the licensing objectives or that this is likely to change in the future.
- 2.6** Revised Home Office Guidance (December 2022) issued under section 182 of the Licensing Act 2003 (para 11.2) states that at any stage following the grant of a premises licence, a responsible authority, such as the Police or the Environmental Health Service, or any other person who can seek a review, may ask the Licensing Authority to review the premises licence because of a matter arising at the premises in connection with any of the four licensing objectives.
- 2.7** As such, in accordance with section 52(2) of the above-mentioned Act, the Licensing Authority must hold a hearing to consider the application and any relevant representations.
- 2.8** The premises currently benefits from a premises licence that permits the following licensable activity:

Playing of Recorded Music:

Unrestricted

Late Night Refreshment:

Monday to Saturday: 23:00 to 00:30

Sunday: 23:00 to 23:30

Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit:

Unrestricted

Sale by Retail of Alcohol:

Monday to Saturday: 10:00 to 00:00

Sunday: 10:00 to 23:00

The full current premises licence (23/04143/LIDPSR) can be seen at **Appendix F**.

- 2.5** These review proceedings are brought under the licensing objectives on the grounds of the Prevention of Crime and Disorder, Public Safety, the Prevention of Public Nuisance, and the Protection of Children from harm.

3. REPRESENTATIONS:

- 3.1 The application has received a representation in support of the review from the Licensing Authority on 10 July 2023 on the grounds that the premises is failing to promote the licensing objectives and can be found at **Appendix D.1**

The Licensing Authority have also provided submissions showing a history of complaints and potential breaches of licence conditions received in respect of the premises. These appear at **Appendix E**.

- 3.2 The application received a representation in support of the review from the Environmental Health Service on 11 July 2023 on the grounds that the premises is failing to promote the licensing objectives and can be found at **Appendix D.2**
- 3.3 The application received a representation in support of the review from the Planning Enforcement Team on 03 July 2023 on the grounds that the premises is failing to promote the licensing objectives and can be found at **Appendix D.3**
- 3.4 A total of 59 interested parties have submitted their representations with 57 of those supporting the application for revocation of the premises licence. Two interested parties have stated that they wish for the licence to be retained with the licence holders removed. One of these interested parties that wished for the removal of the premises licence holder and not fully revoke the licence is from Max Barney Pub Company Limited, the freeholder of the premises and landlord to the premises licence holder. However, a subsequent submission from the landlord now states they fully support the revocation of this premises licence as undertaken by this review.
- 3.5 All interested party representations can be seen at **Appendix D.4** and additional submissions at **Appendix D.5**

4. OPTIONS:

- 4.1. The Licensing Sub-Committee will have a range of powers to exercise on determining a review where it considers them appropriate for promotion of the licensing objectives.
- 4.2 The Authority must, having regard to the application and the representations, take such steps (if any), as it considers appropriate for the promotion of the licensing objectives. The steps to be taken by the Licensing Sub-Committee using their powers in determining the matter are:
- (a) to modify the conditions of the licence;
 - (b) to exclude a licensable activity from the scope of the licence;
 - (c) to remove the designated premises supervisor;
 - (d) to suspend the licence for a period not exceeding three months;
 - (e) to revoke the licence;
- and for this purpose the conditions of the licence are modified if any of them is altered or omitted or any new condition added.
- 4.3 In accordance with section 52(6) of the 2003 Act, if the authority takes measures to modify conditions or exclude licensable activities from the licence, it may stipulate that the modification or exclusion is to have effect for only such period (not exceeding three months) as it may specify.

4.4 The Licensing Authority's determination of this application does not have effect until the 21-day appeal period has expired or if the decision is appealed the date the appeal is determined and/or disposed of.

4.5 The Applicant is seeking revocation of the licence due to the serious nature of the incidents which occurred at the premises and submitted as evidence. The Applicant states that the premises licence holder fails to promote any of the licensing objectives.

5. LICENSING ACT 2003 APPLICATIONS AND APPEAL HISTORY

5.1 Any applications under the Licensing Act 2003 are set out in Appendix C.

5.2 The chronology relating to appeals and applications is set out in Appendix C.

List of Appendices:	Appendix A – Application for Review Appendix B – Applicant's supporting documents Appendix C – Premises licence holder's supporting documents Appendix D – Representations Appendix E – Responsible Authorities supporting documents Appendix F – Current Premises Licence Appendix G – Licence and Appeal History Appendix H – Residential Map and list of premises in the vicinity
----------------------------	---

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

- Licensing Act 2003
- City of Westminster Statement of Licensing Policy (7th January 2011)
- Amended Guidance issued under section 182 of the Licensing Act 2003 (March 2015)

PROTECTIVE MARKING



TOTAL POLICING

Form 691

Application for the Review of a Premises Licence or Club Premises Certificate under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

- Before completing this form please read the guidance notes at the end of the form.
- If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.
- You may wish to keep a copy of the completed form for your records.

I Pc Steve Muldoon

apply for the review of a premises licence under Section 51 of the Licensing Act 2003 for the premises described in Part 1 below

Part 1 – Premises or club premises details

Postal address of premises or club premises, or if none, ordnance survey map reference or description:

Monak, 63 Abbey Road

Post town: London

Post code:
(if known)

NW8 0AE

Name of premises licence holder or club holding club premises certificate (if known):

Olives and Cream Ltd

Number of premises licence or club premises certificate (if known):

23/02114/LIPDPS

Part 2 – Applicant details

I am:

Please tick Yes

1	an individual, body or business which is not a responsible authority (please read guidance note 1 and complete (A) or (B) below)	<input checked="" type="checkbox"/>
2	a responsible authority (please complete (C) below)	<input checked="" type="checkbox"/>
3	a member of the club to which this application relates (please complete section (A) below)	<input type="checkbox"/>

PROTECTIVE MARKING

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)									
Mr	<input type="checkbox"/>	Mrs	<input type="checkbox"/>	Miss	<input type="checkbox"/>	Ms	<input type="checkbox"/>	Any other title (e.g. Rev.)	<input type="checkbox"/>
Surname:				First Names:					
I am 18 years old or over				<input type="checkbox"/>					
Current postal address if different from premises address:									
Post town:				Post code:					
Daytime Tel. No.:				Email: (optional)					

(B) DETAILS OF OTHER APPLICANT (fill in as applicable)	
Name and Address:	
Telephone Number (if any):	
Email address: (optional)	

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT (fill in as applicable)	
Name and Address:	
Metropolitan Police Service, Westminster City Hall, 64 Victoria Street, SW1	
Telephone Number (if any):	074442 419872
Email address: (optional)	steve.muldoon@met.police.uk

This application to review relates to the following licensing objective(s)		
		Please tick one or more boxes
1	The prevention of crime and disorder	<input checked="" type="checkbox"/>
2	Public safety	<input checked="" type="checkbox"/>
3	The prevention of public nuisance	<input checked="" type="checkbox"/>
4	The protection of children from harm	<input checked="" type="checkbox"/>
Please state the ground(s) for review: (please read guidance note 2)		
<p>The grounds for the review are that this premises has now been involved in 2 incidents of serious crime and disorder. The first was when shots were fired at the venue. When the shots were fired at the venue they struck the front of the door and the suspects then made off in a vehicle.</p> <p>The then DPS met with police licensing officer where conditions were requested by way of a minor variation. The DPS refused to do this.</p> <p>Some 12 months later a second serious incident took place where 6 males stormed the venue with machetes. The males then lit what are described as molotov cocktails and used accelerant to then set fire to the venue. This resulted in minor injuries to one customer and extensive damage to the premises.</p> <p>The DPS and PLH have both been spoken to and have both admitted they are unsure how they can keep people safe should they re-open. The PLH also initially denied being involved with the premises and denied holding the licence.</p> <p>For these reasons, police are seeking revocation of the premises licence.</p>		

PROTECTIVE MARKING

Please provide as much information as possible to support the application: (please read guidance note 3)

On Thursday 12th May 2022 at approximately 23:20 hours, shots were fired at Monak Restaurant, 63 Abbey Road, NW8. Witnesses stated that suspects were seen running to their cars and driving off at speed, having discharged shots at the front of the premises. At no time did the suspects enter the venue.

Shot gun pellets were found on the floor by the front door of the premises and there was damage to the front door.

CCTV footage inside the premises showed customers reacting and running to the back of the restaurant out of fear. There was no CCTV footage outside that captured the suspects discharging the firearm.

The motive remained unknown for the shooting, but it was believed that a group of customers who had not booked a table but arrived to have dinner, were connected in some way to the shooting.

Police licensing officers attended the premises on Friday 13th May 2022 and spoke with the DPS.

Police licensing officers requested numerous conditions to be added to the licence by way of a minor variation. The DPS refused to do this and no minor variation was submitted.

On Friday 28th April 2023 at approximately 22:05 hours, the venue was open for trade. Six males attended and were in possession of large machetes. The males entered and whilst inside lit what is described as molikov cocktails. The venue was then firebombed and the group of 6 made off. The incident has resulted in the venue being burnt out on the upper floor, with extensive fire damage throughout. Thankfully all persons, customers and staff were able to evacuate. As a result of the fire, one person was taken to hospital as a result of what is described as shrapnel injuries.

Following the incident, police licensing officers had a meeting with the DPS. Throughout the meeting, the DPS insisted that he was the one to speak to us as the premises licence holder is not really involved. He has also suggested the suspect is a male that came to work for him (twice on a trial shift), who had returned, arguing with the management due to him not being paid. The DPS claimed the suspect made threats to burn the venue down (police were called to this but no action taken). This male is being treated as a suspect and has been arrested and bailed. This is not the only line of enquiry and at this stage his full involvement cannot be confirmed.

Police licensing officers have managed to speak to the premises licence holder. The premises licence holder initially denied being the licence holder and denied his company had the licence, he suggested the DPS was the only one involved. The PLH eventually said he was not involved and just put money in. He advised police that he had given management to some people that were not good. When asked how Police could be sure that customers are safe in the venue if it re-opened, the PLH responded "you are right".

PROTECTIVE MARKING

Have you made an application for review relating to this premises before?

(Please tick yes)

Day

Month

Year

If yes, please state the date of that application:

If you have made representations before relating to this premises please state what they were and when you made them:

PROTECTIVE MARKING

	Please tick Yes
I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate.	<input type="checkbox"/>
I understand that if I do not comply with the above requirements my application will be rejected.	<input type="checkbox"/>

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 5). If signing on behalf of the applicant please state in what capacity.

Signature:		Date:	13/06/2023
Capacity:			

Contact name (where not previously given) and postal address for correspondence associated with this application: (please read guidance note 6)

As above

Post town:		Post code:	
------------	--	------------	--

Telephone Number (if any):

If you would prefer us to correspond with you using an e-mail address, your e-mail address (optional):

Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details, for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example, solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

OFFICIAL – SENSITIVE [when complete]

MG11

WITNESS STATEMENT

Criminal Procedure Rules, r 16. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B

URN

--	--	--	--

Statement of: Steve Muldoon

Age if under 18: Over 18 *(if over 18 insert 'over 18')* Occupation: Police Constable

This statement (consisting of 5 page(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

Witness Signature:  Date: 01/07/2023

I am the above named person and am employed by the Metropolitan Police Service to work as a Police constable within the Police Licensing team in Westminster. I have been a police officer for 20 years with the last 15 years being in Westminster. My team is responsible for approximately 5000 licensed premises in Westminster, Kensington and Chelsea and Hammersmith and Fulham. When visiting these licensed premises we aim to work in partnership with them by making improvements and offering advice to ensure the licensing objectives are promoted and achieved.

This statement is an additional one to one I have previously made and relates to my involvement with Monak, 63 Abbey Road, NW8

I first became aware of Monak on Monday the 1st of May 2023 as; I as part of my role reviewed the crimes in Westminster and found that over the weekend, on Friday 28th April there was a documented offence of arson with intent to endanger life at Monak, 63 Abbey Road, NW8. I throughout the day made numerous calls to the owner, the dps and the landlord as I needed to arrange an urgent meeting to discuss the incident. I had some difficulty in locating the owner and Dps so my intention was to on Tuesday attend the venue and hope someone was present. On Tuesday the 2nd of May I finally managed to speak with the then DPS [REDACTED]. At the time of the call [REDACTED] was aggressive, obstructive and angry that I wanted to meet. [REDACTED] agreed to meet later that day.


I attended the venue on Tuesday 2nd of May in company with Pc Tom Stewart and a number of city inspectors from Westminster council. We met [REDACTED] at the venue and he showed us round the parts that were safe to look at. I could see the venue was burnt out. I took 2 pictures from the only points it was safe to be at. These were:

Exhibit SM/1 – Picture of the inside of Monak restaurant (facing towards the main window)

Exhibit SM/2 – Picture of inside Monak (facing towards the rear of the premises)

I was only inside the premises for a short time and due to concerns for safety we sat outside where we discussed the incident.

[REDACTED]

Witness Signature: 

Signature Witnessed by Signature:

Continuation of Statement of: Steve Muldoon

I had a discussion with [redacted] about the incident, the current set-up of the premises, the owner and a previous incident that occurred on the 12th May 2022 that involved gunshots being fired at the venue. SHAHIN could not give details about the incident in 2022 as he was not the DPS. I asked [redacted] if he was aware of any changes that were made at the venue as a result of the incident and he could not answer. I asked [redacted] about the ownership of the business and he responded by telling me that he was authorised to speak on behalf of the owner. [redacted] could not understand why I would need to speak to the premises licence holder. I explained to [redacted] that this was the 2nd extremely serious incident that could have resulted in the loss of life in 1 year so it was imperative that the premises licence holder showed some enthusiasm to ensure that the licensing objectives are taken seriously. [redacted] advised that he would arrange for the premises licence holder to contact me. [redacted] advised however that he was the boss and he was responsible for everything. It was my suspicion at this point that the venue was being sub-let to [redacted]

I spoke at length with [redacted] about the incident. [redacted] advised me that there were 4 door-staff on at the front door, a DJ inside at the front and approximately 15 customers. [redacted] advised that he had left prior to the incident. [redacted] did however say he returned when called. He advised that staff saw a group of males arrive with machetes, the males were seen to cause significant damage, pour accelerants on around and then set fire to the venue using items described as molotov cocktails. The males then made off. All customers and staff managed to get out however 1 customer received minor injuries due to debris.

I discussed with [redacted] whether he knew why the venue was targeted or why it would be targeted in any way and he was unaware. [redacted] I discussed that I was aware the local officer has had issues with complaints at the premises and general asb/noise/drug use and asked if this could be connected in any way and he again could not give any reasons.

I went on to discuss the venue should it re-open and how the venue could keep customers safe as in 1 year they have had two serious incidents that could have very easily killed someone and it was pure luck and chance that it had not. [redacted] could not say anything to this and could not say how he or the venue could keep customers safe. I met with the officer in the case who arrived at the venue to meet with [redacted] I discussed the initial investigation with her and was advised of an update into the investigation.

I later the same day got an email from the Premises licence holder [redacted], this was in response to an email I had sent him to discuss the incident, I have copied the email below:

*Hi Steve,
Unfortunately im not in london and I'm not living in London anymore.*

First of all I wanted to say thank you for your help and directions.

We will have the General Manager handling the situation.

*I will give him an authorisation to speak in person, fill up the requested form and help us with anything needed. Please do not hesitate to contact me if you need anything and i am available for a zoom call at any moment once we are looking into collaborate, just let me know in advance the time and date.
Best regards.*

I made numerous attempts by email, phone and by contacting the DPS however until the 15th of May I had simply no response. I have previously submitted a statement around my discussion on the phone on the 15th of May.

Witness Signature: S Muldoon.....

Signature Witnessed by Signature:.....

Continuation of Statement of: Steve Muldoon

I struggled after the 15th of May to have any contact with the premises licence holder or the DPS.

As a result of the seriousness of this incident I have serious concerns for public safety and serious concerns around the prevention of crime and disorder. The venue is located on the corner of a residential street and a popular tourist destination that is well known throughout the UK. Whilst tourists attend the street it is clear from the evidence submitted by both the local residents and the local police that it is this venue that is causing issues. The issues caused by the venue are somewhat minor when you consider the 2 extremley serious incidents that tool place almost exactly 1 year apart. As there is no known reason or target for both of the incidents this raises further concern.

We as the Metropolitan Police Service are seeking revocaktion of the premises licence as it is quite clear that this venue is not promoting the licenisng objectives namely prevention of crime and disorder and public safety.

Witness Signature: S Muldoon.....

Signature Witnessed by Signature:.....

Monak picture exhibits

Exhibit SM/1 – Picture of the inside of Monak restaurant (facing towards the main window)



Exhibit SM/2 – Picture of inside Monak (facing towards the rear of the premises)



WITNESS STATEMENT**Criminal Procedure Rules, r 27. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B**

URN

--	--	--	--

Statement of: Constable Adam Deweltz

Age if under 18: Over 18

Occupation: Police officer

This statement is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it, anything which I know to be false, or do not believe to be true.

Signature:

*Adam Deweltz*Date: 14th June 2023

My name is Adam Deweltz and I am a Police Constable for the Metropolitan Police Service. I have been a Police Officer for 22 years and I am an experienced licensing officer currently working in the Westminster Police Licensing Team. I have been in this role since November 2014. Since then I have dealt with a wide range of licensing matters including applications for new premises licences, licence committee hearings, licence review hearings and a large number of licensing visits to a variety of licensed premises within the City of Westminster. My team is responsible for approximately over 3,500 licensed premises in Westminster. When visiting licensed premises, our aim is to work in partnership with them by making improvements and offering advice to ensure the licensing objectives are promoted.

This statement is in relation to Monak, 63 Abbey Road, London, NW8 0AE. The premises benefits from a premises licence (23/02114/LIPDPS), which allows licensable activity, such as late night refreshment and the sale of alcohol by retail both on and off the premises. The premises licence holder is a company known as Olives and Cream Ltd, 1 Kings Avenue, London, N21 3NA, and the DPS, who is responsible for the day-to-day running of the business and responsible for authorising the alcohol sales, is Mr Ramses SHAHIN.

On Thursday 12th May 2022 at approximately 23:20 hours, shots were fired at Monak Restaurant, 63 Abbey Road, NW8. Witnesses stated that suspects were seen running to their cars and driving off at speed, having discharged shots at the front of the premises. At no time did the suspects enter the venue. Shot gun pellets were found on the floor by the front door of the premises and there was damage to the front door.

Westminster Police Licensing attended the premises on Friday 13th May 2022 and spoke with the DPS at time, Mr [REDACTED]. CCTV was viewed from the internal cameras.

The CCTV footage inside the premises showed customers reacting and running to the back of the restaurant out of fear. There was no CCTV footage outside that captured the suspects discharging the firearm. It remained unknown the motive for the shooting, but it was believed a group of customers who had not booked a table, and arrived to have dinner, were connected in some way to the shooting.

It was believed that this was an isolated incident, as there has been no previous crime and disorder issues from the premises.

Areas of concern that Police Licensing wanted addressing included:

- Dress code
- Taking bookings rather than walk-ins.

Signature:

Adam Deweltz

Signature Witnessed by:

Continuation of Statement of: Constable Adam Deweltz

- Removing the umbrellas from the outside.
- Consider having more staff trained in first aid.
- Implement a crime scene.


A minor variation was also requested due to the premises licence having insufficient conditions. I exhibit an email thread to Mr [REDACTED] as ASD/1. This email thread highlighted the Police concerns with the premises as a result of the incident. As a part of the thread, you will see Mr CHAOWL'S response to my concerns.

I also exhibit the conditions that were requested to go on the premises licence as ASD/2.

The request to have conditions was a voluntary one. Police take a stepped approach with premises and attempt to work with them to ensure incidents of crime and disorder are prevented. However, the DPS and Premises Licence Holder did not submit a minor variation application to Westminster City Council, and therefore the conditions requested by Police did not go on the premises licence.

Although at the time this incident was perceived to be an isolated one due to no previous reported crime at the premises, this latest incident, which occurred on Friday 28th April 2023, is deemed extremely serious and undermines the Licensing Objectives, namely Prevention of Crime and Disorder and Public Safety.

The premises failed to work with Police and submit a minor variation last year when requested, and given the serious nature of this latest incident, Police are left with no other option than to start review proceedings and seek full revocation of the current premises licence.

Witness Signature: 

Signature Witnessed by:

[REDACTED]

Subject: Firearms incident 12/05/2022

From [REDACTED]
Sent: 25 May 2022 18:59
To: Deweltz, Adam: WCC <adeweltz@westminster.gov.uk>
Subject: Re: Firearms incident 12/05/2022

Hi

please see pictures of the relocated cameras outside, the other side of the terrace have been relocated as well.

Hopefully I should be able to send the council the license adjustments by this Friday.

Kind regards,

[REDACTED]





On Wed, 25 May 2022 at 08:39, Deweltz, Adam: WCC <adeweltz@westminster.gov.uk> wrote:

Thank [REDACTED]

I will keep this record on file so we know the good work you have implemented to ensure the licensing objectives are promoted.

At some stage Police Licensing will pay you another visit to see how you are getting on. I assume you are not prepared at this stage to update your premises licence with the conditions I sent you?

Regards,

Adam.

PC Adam Deweltz

Police Licensing Officer - Westminster - Central West BCU

Westminster Police Licensing Unit

Westminster City Hall

15th Floor, 64 Victoria Street

London

SW1E 6QP

020 7641 1705





From: [REDACTED]
Sent: 24 May 2022 10:58
To: Deweltz, Adam: WCC <adeweltz@westminster.gov.uk>
Subject: Re: Firearms incident 12/05/2022

Hello,

Sorry not sure why you haven't received my reply.

Dress code - it have been implemented since our last meeting and we are promoting a smart casual dress code policy, we have refused entry for few guests cause of the dress code policy that we are following "smart casual"

Taking bookings - we have got a book now to record information of at least 1 guest details per tables of people that are walk-in

Cctv - the guy is at the premises right now moving the cameras to underneath the umbrellas.

First aid - we have booked 2 additional staff member for the first aid course and we are paying £400 per staff member.

Implement a crime scene - all staff now no not to touch anything if God forbid there is a crime in the premises.

Please let me know if you wish me to do anything else.

Kind regards,

[REDACTED]

On Tue, 24 May 2022 at 10:52, Deweltz, Adam: WCC <adeweltz@westminster.gov.uk> wrote:

Hello [REDACTED]

Can you confirm whether you received my email below please?

I would appreciate it if you could address the points I have mentioned.

I look forward to your prompt response.

Many thanks,

Adam.

PC Adam Deweltz

Police Licensing Officer - Westminster - Central West BCU

Westminster Police Licensing Unit

Westminster City Hall

15th Floor, 64 Victoria Street

London

SW1E 6QP

020 7641 1705



From: Deweltz, Adam: WCC

Sent: 14 May 2022 16:29

To [REDACTED]

Subject: Firearms incident 12/05/2022

Dear [REDACTED]

It was good to meet with you on Friday. Thank you for seeing me on such short notice.

As discussed, this email is a result of our meeting.

I have made an assessment and there are some areas of improvement I would like you to focus on. This will demonstrate that you are a responsible operator, who is promoting the licensing objectives.

Dress code – The males in the group that dined and drank in your venue, stood out because of the way in which they were dressed. You are a high-end venue located in an affluent area, which is extremely residential. The group arrived in baseball caps, trainers and hoodies. They did not fit into their surroundings given the type of premises you operate.

Taking bookings rather than walk-ins – While I appreciate that you are quiet midweek and you usually accept walk-ins, I think from now on you should take bookings for larger groups. This goes hand-in-hand with taking details for a lead name and card details for that person. This also protects you in case anyone makes off without

paying, such as what happened on Thursday night. Having details for someone in a group will also assist the Police in trying to locate people and conducting enquiries.

Removing the umbrellas from the outside – they currently obscure the external CCTV cameras. There is no point having cameras if they cannot be used. CCTV is a key component in identifying suspects and bringing them to justice. You have two options: The cameras need to be re-positioned so there is good coverage of the external area, **OR**, the umbrellas needs to come down. But either way I want this actioned please.

Consider having more staff trained in first aid- This speaks for itself. I think Thursday night was a wake up call in that anything can happen at any time. Be prepared.

Implement a crime scene – In order to preserve evidence, premises should implement a crime scene and wait for Police to arrive on scene. Evidence (such as glass and bullet casings) need to be left in place and covered up so no one can touch them. Something to be mindful of in the future.

As mentioned in the meeting, you are not a problem premises for Police. I am putting this down to an isolated incident that could not have been prevented by your venue. We are extremely fortunate no one was hurt or worse. I have no criticisms in the way your staff dealt with it.

I take comfort in that you have increased your SIA door supervisors from 1 to 2 on the weekend.

Your CCTV quality is very good also. Thank you for assisting detectives by providing them with copies.

I have looked at your premises licence and there is not much on there. In light of the seriousness of this incident, I would like you to update you premises licence with the conditions attached to this email. This will demonstrate that you are working with the authorities to promote the licensing objectives, namely the Prevention of crime and disorder. Please submit the minor variation to Westminster City Council Licensing Services.

Thank you once again for all your assistance and if you have any questions, please let me know.

Kind regards,

Adam.

PC Adam Deweltz

Police Licensing Officer - Westminster - Central West BCU

Westminster Police Licensing Unit

Westminster City Hall

15th Floor, 64 Victoria Street

London

SW1E 6QP

020 7641 1705



POLICE PROPOSED CONDITIONS FOR MONAK 63 ABBEY ROAD:

- 1)
 - (a) The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team.
 - (b) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.
 - (c) The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance.
 - (d) All recordings shall be stored for a minimum period of 31 days with date and time stamping.
 - (e) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.

- 2) A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.

- 3) A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

- 4) An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system,
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.

WITNESS STATEMENT

Criminal Procedure Rules, r 16. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B

URN

--	--	--	--

Statement of: Justin Rowe 1298AW

Age if under 18: Over 18 (if over 18 insert 'over 18') Occupation: Police Constable

This statement (consisting of 2 page(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

Witness Signature: JAB Rowe 1298AW Date: 2nd July 2023

This statement is in relation to issues raised and comments made by residents in relation to MONAK a Shisha bar and restaurant located at 63 Abbey Road NW8 0AE

I am the Designated Ward officer for Abbey Road. Monak is in my ward. I have been the ward officer since October 2022.

When I took over from the previous DWO who has now left the MPS I was told about the shooting which took place, the door of the venue was shot at when there was a private party inside. I was not ward officer at the time of the shooting.

In my first Ward panel meeting on the 22nd November 2022 MONAK repeatedly came up I was told that it was a major source of anti-social behaviour after 23:00.

It was again disused at ward panel meetings on the 27th January 2023.

Local residents in the ward panel meetings have expressed concern that due to the two significant incidents the shooting and the fire it's attracting crime to the Abbey Road ward

Monak over the winter had erected a tent like structure in order to be a shelter for the shisha smokers on the outside terrace

I raised this with one of the city Inspectors who were doing a street engagement session themselves who confirmed that it's still an covered smoking shelter so illegal However

Comments were made by residents that it was done to hide drug dealing on the premises

Residents have suggested a link between speeding supercars and the venue "Speeding on Abbey road to impress diners at MONAK"

Residents have complained about feeling threatened by groups of males who stood on the street around the venue

On the day after the fire Saturday 29th April we were down by Monak doing community reassurance patrols in around 30 minutes whilst there we were approached by around 6 local residents

They talked to me about the issues experienced and their thoughts about MONAK

Comments made were

Witness Signature: JAB Rowe 1298AW

Signature Witnessed by Signature:

Continuation of Statement of:

"I'm glad it's gone "

"They were running a brothel in the flat "

"I would prefer it to be a traditional English pub, but I suppose the Arabs have all the money"

"Shisha bars always attract trouble"

I noticed that after the fire the dialogue has changed to how a review can be done, how residents can ensure that that MONAK doesn't re open.

In terms of reported Crimes and incidents after the MONAK fire there has not been a sudden or noticeable change in reports in the local area. *JAB Roc 12/9/12*

Witness Signature: *JAB Roc 12/9/12*

Signature Witnessed by Signature:

STATEMENT OF WITNESS*(Criminal Procedure Rules, r. 16.2; Criminal Justice Act 1967, s. 9)*

URN

--	--	--	--

Statement of: Steve Muldoon

Age if under 18: Over 18

Occupation: Not stated

This statement is true to the best of my knowledge and belief, and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it, anything which I know to be false, or do not believe to be true.

Signature:



Date: 17 Jul 2023

I am the above-named person and am employed by the Metropolitan police service to work as a police constable in the London borough of Westminster.

My current role within is to be a licensing officer. I deal with a wide range of licensing matters including applications for new premises licences, licence committee hearings, licence review hearings and a large number of licensing visits to a variety of licensed premises within the City of Westminster. My team is responsible for approximately over 3,500 licensed premises in Westminster. When visiting licensed premises, our aim is to work in partnership with them by making improvements and offering advice to ensure the licensing objectives are promoted.

This statement relates to a venue by the name of Monak on 63 Abbey Road, NW8.

Monak has a current premises licence (23/02114/LIPDPS). The premises licence holder is shown as Olives and Cream Ltd, 1 Kings Avenue, London, N21 3NA. I performed a search on companies house and ascertained that the sole director of Olives and Cream Ltd was a male by the name of Abdelkarim DOUIS. I was also given this same name by the free-holder and the DPS.

This statement relates to a call I had was Abdelkarim DOUIS on Monday 15th of May, this was a call in relation to the arson with intent to endanger life that took place at Monak on Friday 28th April 2023. I had been making numerous attempts to speak to Mr Douis however I constantly was told to speak to the DPS as he was nothing to do with the licence.

On the call on the 15th of May I discussed the incident in detail with Mr Douis who appeared to be unsure of the seriousness of both the situation that had taken place and any potential consequences.

Mr Douis repeatedly said he was nothing to do with the licence and I must have been incorrect. He even said to me "I AM NOT INVOLVED AND NOT THE MANAGEMENT, I JUST SPEND MONEY ON THE SHOP"

I eventually got Mr Douis to understand that he was actually the premises licence holder. Mr Douis said to me "I GIVE MANAGEMENT OF THE PREMISES TO SOME NOT NICE PEOPLE THAT WERE NOT GOOD AND THAT IS ALL I CAN SAY"

I said to Mr DOUIS "HOW CAN I BE SAFE IN THE KNOWLEDGE THAT CUSTOMERS CAN BE SAFE INSIDE THE VENUE" Mr Douis responded by saying "YOU ARE RIGHT"

Mr DOUIS advised me that he lived in France and had very little to do with the premises, he ended the call by telling me he wanted to surrender the licence and asked me to send instructions on how to do this. I did this and sent them to both Mr DOUIS and the then DPS as he requested. I to date have received no e-mail or anything else to suggest this has been done.

Signature:



Signature Witnessed by:

[REDACTED]osing Report

Summary

At approximately 2330hrs on the 12th May2022 3 unknown males approached the Monak Restaurant from the Abbey Road Estate via Bolton Road into Belgrave Gardens before arriving outside the Monak Restaurant at Belgrave Gardens J/W Monak Restaurant.

When outside the restaurant a shotgun is discharged towards the premises causing damage to the exterior of the building. No injuries have ever been reported. The 3 males make off via the same route. This has been captured on CCTV and the 3 males who were chased shortly by a group from inside the restaurant. The 3 unknown male suspects entered the Abbey Road Estate and from this point it is unclear where they have gone be it by car or on foot. [REDACTED]
[REDACTED]. Numerous calls are made to police as detailed in this report with all callers seeing the aftermath of the event.

CCTV

CCTV from Monak Restaurant covers the internal area of the restaurant and was used in elimination of potential suspects because of their presence inside when the discharge took place.

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

Forensics

Scene photography of the scene conducted by [REDACTED].

Seized were 2 pieces of wadding, some ballistic material(shotgun pellets) [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Victims

It is not clear who the intended targets were in this discharge however the venue had a number of people present inside and out. [REDACTED]
[REDACTED]
[REDACTED]

Suspects

No Suspects have been identified in respect to this crime.

Witnesses

All witnesses and those who called the police witnessed the aftermath of the event and identified vehicles as those being responsible for the attack however the vehicles identified belonged to those inside the venue when the offence occurred.

Witness 13 was the only witness located who saw the 3 males approaching and running away and his account was backed up by the CCTV recovered. He did not want to give a statement and his account was translated by his wife. [REDACTED]

Vehicles

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

Exhibits

Exhibits seized on the night include evidence of a discharge, the phone, scene photography as well as CCTV exhibits described above [REDACTED]
[REDACTED]

Intelligence

[REDACTED]

Conclusion

No suspects were identified in this crime due to a lack of witnesses & victims, quality CCTV, intelligence as well as no forensic evidence.

Unless further evidence comes to light this crime is submitted to be closed.

Premises licence holder's supporting documents

Appendix C

There have been no submissions from the premises licence holder.

Licensing Authority representation

Appendix D.1

Dear Sirs

I write in relation to the application for a review of the premises licence for **63 Abbey Road, London, NW8 0AE.**

As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011, the Licensing Authority have considered the application that the Metropolitan Police have submitted a review and have concerns in relation to the operation of the premises and how the premises promote the four Licensing Objectives:

- Public Nuisance
- Prevention of Crime & Disorder
- Public Safety
- Protection of children from harm

The Licensing Authority raise concerns that in this instance the premises have breached all four of the licensing objectives and has particular concerns to the promotion of crime and disorder when taking into account the evidence the Police have submitted in regard to reviewing the premises licence.

Paragraph 11.28 of the Revised Guidance issued under section 182 of the Licensing Act 2003 states “ Where reviews arise and the licensing authority determines that the crime prevention objective is being undermined through the premises being used to further crimes, it is expected that revocation of the licence – even in the first instance – should be seriously considered”.

There have been a number of additional breaches namely:

1. City Inspector Ashik Ali visited the premises in February 2020 due to Smoking Indoors that had been reported.
2. City Inspector Ashik Ali visited the premises in September 2020 due to noise from nightly collections that had been reported.
3. City Inspector Ian Hennessey visited the premises in September 2020 due to odours of shisha and noise from cars revving that had been reported. Submissions attached as Appendix 1 and 2 in regard to this incident.
4. City Inspector Ashik Ali visited the premises in April 2020 due to noise from speakers that had been reported.
5. City Inspector Anthony Jones visited the premises in May 2022 due to noise that had been reported. Submissions attached as Appendix 3 in regard to this incident.
6. City Inspector Billy O'Brien visited the premises in May 2022 due to noise that had been reported. Submissions attached as Appendix 4 in regard to this incident.
7. The Licensing Service was made aware of a visit to the Premises from the Metropolitan Police due to firearms being discharged.
8. City Inspectors Kosta Mirkovic and Anthony Jones visited the premises in July 2022 due noise from nightly collections that had been reported. Submissions attached as Appendix 5 in regards to this incident.

9. City Inspector Maria Johnson visited the premises in July 2022 due to noise from cars revving that had been reported. Submissions attached as Appendix 6 in regards to this incident.
10. In April 2023 the Licensing Service was made aware from the Metropolitan Police that the premises had been firebombed.

The Licensing Authority intends to call on the council's city inspectors as a witness.

It is for this reason and the other reasons highlighted above that the Licensing Authority submit a formal representation.

Should the Licensing Authority wish to provide further submission they will do so before the hearing.

Many Thanks

Karyn Abbott
Senior Licensing Officer

CITY OF WESTMINSTER

MEMORANDUM

TO Licensing Officer

REFERENCE 23/04009/LIREVP

FROM EH Consultation Team

REFERENCE 23/032558/EHCT

BEING DEALT WITH BY Sally Fabbricatore

TELEPHONE 07816 218093

DATE 11th July 2023

The Licensing Act 2003

Re: Monak, 63 Abbey Road, London, NW8 0AE

I refer to the application for review of the Premises Licence.

The review application has been submitted by the Police due to the premises not supporting the licensing objective of Prevention of Crime and Disorder.

The premises operate under licence number 23/02114/LIPDPS.

The applicant has stated that two serious incidents of crime and disorder have occurred at the venue over the past 18 months and are unable to uphold the above mentioned licensing objective.

A check on the premises file shows numerous complaints from residents regarding noise, including music and people noise. Therefore, Environmental Health, as a responsible authority, supports this review and wishes to add that the licensing objectives of Prevention of Public Nuisance and Public Safety are potentially also being undermined.

Environmental Health will submit a full list of complaints, visits and outcomes prior to the sub-committee hearing in line with the timescales recorded under the review.

Should you wish to discuss the matter further please do not hesitate to contact me.

Sally Fabbricatore
Senior Practitioner
Environmental Health Consultation Team

**Mr Stephen Pavett - Planning Enforcement Team, Westminster City Council
3 Jul 2023**

The Planning Enforcement Team of WCC has been investigating the property for a number of unauthorised works that have been carried out to the property over recent years, including the unauthorised installation of raised forecourt (subject of an outstanding enforcement notice), installation of unauthorised parasols, unauthorised illuminated advertisement, air handling units, alterations to a Grade II listed payphone kiosk, and the unauthorised change of use of the premises from a public house to a restaurant and shisha lounge.

The above planning infringements facilitated the previous unauthorised use of the premise before it was recently closed down. Many of the planning investigations remain ongoing.

The operation of these premises, during this time, was considered to undermine one or more of the licensing objectives, as the unauthorised change use of the property to a restaurant and shisha lounge were not subject any planning conditions, such as hours of operation, management plan, that would normally be part of any approved application.

Furthermore the unauthorised alteration to the front forecourt area, and the erection of parasols, heaters, speakers and side panels to enclose part of the front forecourt intensified the use of the front area contributing to greater noise from patrons of the premises, and the playing of music, that did not occur when the premises was operating within its lawful use a pub.

It is considered that the above breaches of planning control have contributed to public nuisance and public safety issues concerning the licencing of the property and the Planning Enforcement Team supports the review of the premises licence.

Details of public representations relating to 23/04009/LIREVP

- [REDACTED]

Received: 7 Jul 2023
REPRESENTATION

There used to be many more pubs in this area.

All have closed.

This premises plays a vital part in representing the local community as a valued amenity that is surely worth keeping.

However the owners and the custom base have no relationship to the local close community. I do Neighbourhood Watch in the area and sit on our local Police Panel, but have never seen one of my neighbours spending time in this establishment.

I would appreciate the license for the premises to be retained (as a local amenity) but would be extremely happy if the current operators were forced to abandon this site.

They have shown no respect to the local community.

- [REDACTED]

Received: 19 Jun 2023
SUPPORT

Pursuant to section 9.26-9.30 I wish to remain anonymous (Revised Guidance issued under section 182 of the Licencing Act 2003 (December 2022)).

I very much support the removal of this licence for the following reasons:

1. Road traffic nuisance and noise. Groups of very expensive cars are drawn to this outlet. There is much "showing off" of cars, this involves much revving of engines and accelerating down the street. The cars also park illegally outside the restaurant, often until late at night. They are surrounded by groups of "club" members. This is a quiet residential street.

2. Parking. Until recently we had a disabled parking bay outside our house. This was always filled by one of these cars. After midnight when they left they delighted in revving the cars. Waking us up.

3. Threatening environment. There were always groups outside the restaurant. They frequently spilled over on to the street very noisily. Returning home in the late evening or going to the 24-hour shops we always felt threatened. That is the reason I have removed my name from this comment. Gun shots and fire bombing have only increased our anxiety.

4.Noise The late opening hours meant there was always noise at "closing time", We were woken frequently.

It has been so peaceful since they were forced to close.

- [REDACTED]

Received: 7 Jul 2023
SUPPORT

I support this Police Lead review. The business has greatly affected me. It has attracted uncalled for unsocial behaviour, from urination in the street and at my door to rubbish. This was a cause of great anxiety and extra physical work on my part, having to clean up after such selfish and unkind behaviour. The forced closure of the business has been very notable, as some of the more severe disturbances have completely stopped.

• [REDACTED]
Received: 6 Jul 2023

SUPPORT

We strongly support the review of this license. We hope and trust that the review will result in the license being revoked and that any future operators on this site would be limited in terms of overall operating hours to avoid very late-night noise, traffic and other disturbances.

We have for some time been very worried for the safety of our family, given the many dangerous disturbances and objectionable behaviours associated with Monak (and its predecessor Rawsha).

The violent and dangerous arson attack on 29 April 2023 was extremely disturbing to say the least. We hope it represents the end of the presence of Monak or any similar, inappropriate venues at this address.

The May 2022 shooting incident, which was directly connected with Monak, presented a clear public safety issue. Revoking the Monak license would therefore improve public safety and clearly support the prevention of crime and disorder.

From previous residents' meetings it is clear that the police recognised the drug issues that have accompanied Monak/Rawsha, with suspect characters being spotted selling and buying drugs in and outside the establishment. Besides preventing crime and disorder reducing or eliminating these issues through the removal of the license for an establishment such as Monak would also help protect children in the area from harm.

The many other issues Monak has been responsible, including pollution, both from the shisha smoke and the increased traffic would be greatly reduced should the license be revoked. These represent both a public nuisance and can harm children.

The noise pollution from customers singing and shouting while arriving, sitting outside and departing from Monak's premises late at night as well as the many muscle cars belonging to Monak customers revving their engines unnecessarily loudly are all clear examples of public nuisance.

Thank you

• [REDACTED]
Received: 17 Jun 2023

SUPPORT

I support the review of the licence. Monak has only brought disruption, disturbance, violence, high noise from people and cars into late night, early morning. It is not fit for the neighbourhood, in fact none of the people living in the area go to that place. Since it closed, the area feels residential again and safe. We can sleep at night. We need a place suitable for an area where children and elderly people also live. A place that creates community not destroys it.

- **Received: 18 Jun 2023**
SUPPORT

Given the seriousness of the case I wish to remain anonymous. I understand the personal information I have to provide will not be made public and will only be used by the Licensing Authority. I support the police application. Since Rawsha/Monak opened in 2019 the premises became a magnet for criminal activity and unpleasant anti-social behavior. This consisted of late night/early hours revving of fast hotbed cars and racing on Springfield Road; congregating anti-social groups of individuals on the street; obvious drug dealing on the corner of Springfield and Abbey Roads; urinating and vomiting in front gardens. In May 2022 there was a shooting incident at the premises and in April 2023 a bombing/arson event which resulted in the premises being boarded up and closed down. Since then the above described behaviour has ceased.

- **Received: 26 Jun 2023**
SUPPORT

I live [REDACTED] and for the last 5 years or so, it has been very unpleasant.

There has been no consideration for the neighbours whatsoever, with people sitting outside drinking, shouting and screaming until at least 1.00 a.m. despite there being a "security" guard who did absolutely nothing to reduce the noise levels.

High end cars are another problem with the constant revving of engines and racing up and down the streets. Also the owners park anywhere with no regard to parking restrictions.

On Friday & Saturday nights we have had to put up with the underlying bass thumping from the DJ

I have reported both the noise and the parking to WCC on a number of occasions.

On a more worrying level are the firearms incident last year and the recent incident involving machetes and petrol bombs. Enough is enough.

I have lived here for almost 40 years and I would be very sorry if there was no longer a bar/restaurant in the premises and until recently, it has always been a community hub, however restrictions need to be put in place to limit outside use times as with other establishments in the area. Previous landlords have always insisted everyone goes inside at 10 and I feel this is reasonable.

- **Received: 11 Jul 2023**
SUPPORT

I'm in support on behalf of Metropolitan Police application to review the licence.

- **Received: 10 Jul 2023**
SUPPORT

I suffered an injury of a broken ankle as a result of the unmarked raised patio on the public pathway adjacent to this property. It is extremely dangerous and a hazard to the public and should have been removed immediately.

• [REDACTED]
Received: 28 Jun 2023

SUPPORT

Pursuant to sections 9.26-9.30 of the Revised Guidance issued under section 182 of the Licensing Act 2003 (December 2022), I wish to remain anonymous. I understand that the personal information I am required to provide when I submit my comment will not be made public and only used internally by the Licensing Authority.

I have lived in Belgrave Gardens since 1997 and have seen several businesses operating at 63 Abbey Road. The most successful was the Salt House gastropub, widely seen as a community asset, and much the most unsatisfactory has been the Monak shisha restaurant, which has no connection with the community and is widely seen as contributing nothing but nuisance to the neighbourhood.

My primary concern about Monak relates to the lawlessness which it has brought to our neighbourhood. The firearms incident has been well documented, as has the more recent violent arson attack which resulted in the closure of the restaurant. These two incidents alone have led to deep community concerns about the nature of Monak's clientele and business model which seems to me to have unsavoury links to gang culture.

In addition, there have been less serious but persistent instances of nuisance affecting me and my family very directly. Noise late at night, particularly at the weekend, has been a significant problem. The racing of high powered car engines has been a characteristic of the current business. It is not simply a matter of noise but also the speed of these vehicles as they depart along Belgrave Gardens and Abbey Road.

On one occasion such a vehicle was parked outside my home at 11 o'clock at night and the driver raced the engine repeatedly. When I went outside to protest about the noise and to ask the driver to turn off the engine, I was abused and threatened. This one incident illustrates the character of the clientele which the restaurant has attracted.

• [REDACTED]
Received: 19 Jun 2023

SUPPORT

In accordance with the Revised Guidance (Sections 9.26/9.30) under Section 182 of the Licensing Act 2003 (December 2022) I wish to remain anonymous, and do not wish my comments to be made public. The use of firearms and a firebomb on the premises which are the subject of the application shows that my family could be at risk if the owners of MONAK were to become aware that I strongly support the police application for a review of their licence and its revocation.

I have lived for for 51 years [REDACTED]. The premises were a traditional public-house, and then a pleasant restaurant, and caused no loss of amenity until the 2019 arrival of Rawsha, now MONAK, since when they have brought nothing but public nuisance. They are not patronised by me or any of neighbours to whom I have spoken : their clientele arrive after dark in high performance vehicles (which they rev and race on Abbey Road and adjacent residential streets, late into the night.)

But the principal nuisance they cause comes from the astonishingly loud music played in the premises and under the pavement awnings outside. The bedrooms on one side of my house become unusable when MONAK is in full blast and swing.

Also noticeable is a strong smell of marihuana, loud and frequent arguments in the street, and the occasional fight. The firebombing confirms my long-held view that the environment created is conducive to disorder and crime. I am very glad that the police wish the licence to be revoked. I hope the Council will agree.

• **Received: 1 Jul 2023**
SUPPORT

Pursuant to sections 9.26 - 9.30 of the Revised Guidance issued under section 182 of the Licensing Act 2003 (December 2022), I wish to remain anonymous. I understand that the personal information I am required to provide when I submit my comment will not be made public and only used internally by the Licensing Authority

I wish to support in the strongest terms the review and withdrawal of permission for this license on several grounds

1) Public safety; the prevention of crime and disorder; and protecting children from harm:

Since granting the license the area has become distinctly worse and a hotbed for attracting criminal and anti- social behavior as borne out by the recent shootings in May 2022 and an arson attacks in April 2023. Fortunately no one was badly injured or killed. The DPS and restaurant operators cannot even guarantee the safety of their own patrons let alone the safety of residents.

The Restaurant is creating an environment leading to criminal activity, public disorder and jeopardizes public safety and potential harm to children.

Suitability:

The Restaurant is completely unsuitable to the locality. This is a quiet residential area inhabited by families with young children. Since operating residents are subject to high powered cars and incessant loud music as has been reported countless times in vain to Westminster council (WC). Its clientele and license holder have no respect for the neighborhood.

Prevention of public nuisance

Residents have been affected by nuisance including disturbance by noise from the premises ,noise from high performance cars between 10pm-1am and the very unhealthy emanation of odors from the premises;

WC should revoke this license AND place much stricter conditions on any new license. WC should seriously consider a rezone of the premises to residential as there are enough alternatives in the area

• **Received: 16 Jun 2023**
SUPPORT

This venue attracts a lot of traffic - drivers rev the cars and make a lot of noise. Customers leaving make a lot of noise. This is not a suitable use for these premises.

• [REDACTED]
Received: 19 Jun 2023
SUPPORT

"Pursuant to section 9.26-9.30 I wish to remain anonymous (Revised Guidance issued under section 182 of the Licensing Act 2003 (December 2022)). I wish to remain anonymous. I moved to [REDACTED] as it appeared a nice residential street. I had NO idea that that the establishment at the end of my road - Monak- would make me feel so unsafe. I am so uncomfortable, particularly if I get back late, I dread having to pass the place, filled with unwelcoming noise, people loitering all over the street, fast cars double parking, inappropriate clientele and activities continuing late after closing time. The reason I am asking to remain anonymous is that I would be scared of the people that run this establishment. I am amazed that they were ever granted a licence. PLEASE refuse the request and I urge you to think about us, living in this orderly neighbourhood. It is so much nicer since the door are shut on this group. I don't need to go through all the fear and anxiety caused after the 2 major incidents. I really believe that allowing establishment such as Monak to continue, promotes an environment for crimes , disorderly behaviour and a threat to public safety.

• [REDACTED]
Received: 23 Jun 2023
SUPPORT

I support the application by the Metropolitan Police for a licence review for the Monak restaurant. The operation of the restaurant consistently causes problems, crime and nuisances for the neighbourhood. The Abbey Road area of SJW is a family area. There are many young children who walk the surrounding streets and attend school nearby.

The restaurant creates a criminal atmosphere, intimidation and anti-social behaviour. It does nothing to support the local community and boost the economy of the street and surrounding local shops. Instead, it consistently creates problems for those who live nearby (regular calls by police, arrests, anti-social behaviour, smoking, loud noise etc).

The licence should be revoked.

• [REDACTED]
Received: 6 Jul 2023
SUPPORT

I strongly support the review of this license. Also that any future businesses there would be limited in terms of overall operating hours to avoid very late night noise and especially use of the terrace.

I have been worried for the safety of my family. Monak (and Rawsha) have been dangerous venues.

I have not felt safe to walk past this venue in our own street due to the unsavoury characters that it attracted. I felt none of the family could or should walk alone. This has affected our feeling of security as well as our freedom.

At one point a family member was aggressively followed by a patron of the place after taking a photo. [REDACTED] was extremely frightened by this experience.

There was an arson attack on 29 April 2023 was extremely disturbing to say the least. In May 2022 there was a shooting incident .

Revoking the Monak license would therefore improve public safety and clearly support the prevention of crime and disorder.

The police are also aware of drug issues that have accompanied Monak/Rawsha. People have been seen selling and buying drugs in and outside the establishment.

When walking past I also saw the smoking of shisha inside. I was also told of an upstairs VIP room which had a premium ventilation system to pump smoke out.

It is imperative to revoke the license so a similar venue does not open up there. Otherwise it could be simply passed onwards to a family member or another operator with a very similar background and business intention. The removal of the license would protect the neighbourhood and children from harm.

Monak has been responsible for many issues in the area. These include pollution, both from the shisha & from the traffic.

Also noise pollution from customers singing and shouting while arriving, sitting outside and departing from Monak's premises late at night as well as the many muscle cars belonging to Monak

- **Received: 29 Jun 2023**
SUPPORT

I strongly object to the Monak Restaurant having a license for the reasons given by the Metropolitan Police.

We are citizens who reside in close proximity to 63 Abbey Road. The peace and quiet of our neighbourhood has been seriously disturbed by criminal activities associated with Rawsha Restaurant and subsequently Monak, both owned by the same company.

This restaurant was previously a pub, The Salt House, in fact has changed names various times latterly becoming Rawsha and Monak Restaurants which were undesirable and dangerous venues.

For that reason we support the Met Police and members of our community who would like the Monak and its owner's licenses revoked.

- **Received: 4 Jul 2023**
SUPPORT

Pursuant to sections 9.26-9.30 of the Revised Guidance issued under sections 182 of the Licensing Act 2003 (December 2022), I wish to remain anonymous. I understand that the personal information I am required to provide when I submit my comment will not be made public and only used internally by the Licensing Authority.

I support the Police led review after five years of fear & torment made up of issues summarised here & for which I have evidence. Your limit of 1900 characters is not enough to list the detail of our fear, compromised personal physical safety, continuously disrupted sleep affecting our mental health & complete disruption to what is usually a welcoming residential neighbourhood with a friendly, convenient parade of shops & eateries.

Groups of people hiding in secluded entrances/porches & gangs of young people on my property, smoking cannabis, blocking entry to my home creating unmeasurable fear & anxiety as I worried about my family members coming home. My underage children exposed to the

drug addiction world on our doorstep; personally approached by dealers & walking past litter comprising cans of laughing gas amongst other things.

Severely disrupted sleep on most nights-loud singing from Monak's terrace to screaming young patrons of Monak just outside my property after midnight playing loud music; high performance cars revving their loud engines then speeding away at high speed.

Intoxicating fumes from shisha & car exhausts-at least 10 times worse than cigarette smoke. Please see WCC's own advice 'Reducing the Harm of shisha 2017' which makes very clear the link between shisha & disease & between a business offering shisha & the criminal behaviour it attracts

These issues have greatly subsided since the unsuitable venue was forced to shut down following the calculated arson attack. We fear criminals; full anonymity is required to appear at a Committee meeting

- **Received: 10 Jul 2023**
SUPPORT

I hope the police finally will revoke their license. I can't believe it didn't happen much earlier as they have been violating it since the opening. There are 7 or 8 restaurants just within a 50 meter radius (on Boundary road and Belgrave gardens) and I assume they hold a similar license, but none of them causes problems like the Monak did. They are there for the locals and they respect the neighbourhood.

The Monak was the complete opposite, like a school bully: loud, frightening and disrespectful. Apart from sleepless nights, machetes, molotov cocktails and gun shells Monak didn't add anything to our community.

- **Received: 2 Jul 2023**
SUPPORT

For the past 5 years (apart from the time of the Covid pandemic) the neighbourhood has been blighted by the antisocial activities caused by Rawsha and then Monak. The noise, racing expensive sports cars along our narrow street, drug taking and the smell of rubbish left to rot has been dreadful and quite spoilt what was a quiet and happy community. When the premises was a local pub with food, the place was well run and a pleasant place to visit. Now it became a no-go area to be avoided.

Please do not allow the premises to become a centre for bad behaviour once again where shootings and Molotov cocktails abound.

- **Received: 10 Jul 2023**
SUPPORT

I strongly support the review of the license of Monak "restaurant". The place was operating as a night club, playing loud repetitive club music until 2AM almost every weekend, in some occasion even during the week. I remember a Wednesday morning when the music stopped at 3AM(!)

The place only brought public nuisance and safety concerns to our neighbourhood. I don't think local people even visited Monak, the crowd was very noisy outside the place, shouting and screaming.

I believe Monak made history by being the first premises on Abbey Road where firearms were shot.

Please give us back peace!

- **Received: 15 Jun 2023**
SUPPORT

I am a resident nearby and have been increasingly concerned at the noise level from guests arriving and departing Minsk late at night.

I don't want this to sound bad but many of the attendees look unsavoury driving large expensive cars and seemingly unconcerned about disturbing local residents.

I suppose that I am influenced because there has already been a shooting and just now there was the terrifying machete raid which was reported to be a gangland reprisal.

I would have thought that the foregoing suggests that serious consideration is advisable as to the suitability of the applicants

- **Received: 17 Jun 2023**
SUPPORT

The Monak establishment (or any similarly licensed) premises should not be permitted to continue to operate at this site for many reasons:

There has been repeated extreme criminal behaviour connected to the site including the shooting incident and the firebombing of the premises which the owners have repeatedly done nothing to address. There are regularly people hanging around Monak but without eating or drinking there. There are many children living in the street of all ages (including those that travel to/from school on their own) and the children are at risk from current activities associated with the site

The ongoing smoking of Shisha pipes at the premises is a public nuisance and is not fit for purpose for a residential area. The entire street and area is negatively impacted

The opening times of the establishment do not work in a residential area; they need to be reduced back to pub opening times.

The owners show no ability to follow planning regulations and have slowly turned what was a very attractive building into something very different.

The site was very successful as a pub prior to the licensing changes and there were never any public safety issues then. It must not be allowed to reopen as Monak or a similar business.

- **Received: 18 Jun 2023**
SUPPORT

Pursuant to sections 9.26-9.30 of the Revised guidance issued under section 182 of the licensing act 2003 (December 2022), I wish to remain anonymous. I understand that the personal information I am required to provide when I submit my comment will not be made public and only used internally by the Licensing Authority.

I am making this comment in support of the police's review of Monak.

- **Received: 19 Jun 2023**
SUPPORT

This place has been badly run which culminated in a shooting in 2022 at the premises and subsequently a serious assault and arson whereby again someone could have died this location is doing something seriously wrong! It is obviously attracting the wrong clientèle and things need to change drastically!

- **Received: 25 Jun 2023**
SUPPORT

pursuant to sections 9.26-9.30 Of the revised guidance issued under section 182 of the licensing act 2003 (December 2022), I wish to remain anonymous. I understand that the personal information I provide when I submit my comment will not be made public and only used internally by the licensing authority.

Since Monak started operating, many groups of mostly males congregate on the road late in the evening, and many cars drive around at high speed at night on a residential road. This has stopped since Monak stopped operating, making it less intimidating for residents to walk on the street at night. They have also left lots of rubbish for weeks on end since the incident in May, detracting from the area and causing a nuisance for residents. The activities and clientele that Monak attracted was not suitable for the residential road, due to noise disturbances and intimidating behaviour of people associated with the venue.

- **Received: 16 Jun 2023**
SUPPORT

3 years ago. We have never encounter such level of violence, public disorder and nuisance in our life due to this restaurant. This place has allowed crime to operate freely at night: drug use on their terrace, drug dealing at the entrance, prostitution inside the club, sports car racing at midnight by their customers. The noise level was incredibly disturbing up until 2 am sometimes.

More importantly two crimes that affected us directly as a family:

May 2022 a gunman entered the restaurant with a group of assailants and tried to kill a gang leader by shooting at him. They missed and took refuge outside my porch. I was in my room who woke up by the gunshots. I saw the gunman reloading outside my porch and felt it was too dangerous to take a picture of him. I called the police.

Eventually they left with their cars once the police arrived.

Monak never took any measures after the gunshot incident. The crimes continued, they let their clients operates freely. Same with the noise.

We knew something will happen again as the level of safety got worse.

Few months ago we were coming back from a Friday night dinner and we saw the place in flames. It was terrifying. the building above was also on fire. the restaurant inside was like a torch and people were running for their lives. My children were screaming. I had to take them inside. They were in shock. We understood the day after it was an arson attack.

This is not random. Violence and crime go together.

I felt unsafe and my children felt unsafe too.

This is totally unacceptable, and this place must not operate. it is a residential area.

Since this major attack, we don't hear a fly. Things have gone back to normal, no crime, no noise, except a building left sealed and smelly.

We ask you to take appropriate measures. Enough is enough.

• [REDACTED]

Received: 24 Jun 2023
SUPPORT

Esteemed members of the Westminster City Council's licensing committee,

We express serious concerns regarding the nuisance, safety issues, and unsuitability of Rawsha/Monak in our community, requiring your urgent attention.

Noise from the restaurant, high-performance cars, and late-night rubbish disposal disrupt peace, especially between 10 PM to 1 AM. Antisocial loitering at all hours, including on private properties, further aggravates the situation. Since Rawsha/Monak's temporary closure, these disturbances significantly decreased, implicating the establishment in causing nuisance.

Public safety risks, manifested in the shooting in May 2022 and Molotov attack in April 2023, incite fear and insecurity. Rawsha/Monak's environment seems conducive to crime and disorder, posing threats to public safety and children's welfare.

Rawsha/Monak's activities and clientele appear misaligned with our residential neighbourhood's character. The frequent disturbances and disregard for public safety greatly impact community harmony, raising questions about the restaurant's suitability.

We urge you to review Rawsha/Monak's license to safeguard tranquillity, safety, and integrity of our community.

Thank you for your consideration.

• [REDACTED]

Received: 26 Jun 2023
SUPPORT

PREVENTION OF CRIME AND DISORDER

Monak has been a very troubled spot for a long time. As a neighbour I feel unsafe when this bar is open.

• [REDACTED]

Received: 30 Jun 2023
SUPPORT

Pursuant to sections 9.26-9.30 of the Revised Guidance issued under section 182 of the Licensing Act 2003 (December 2022) , I wish to remain anonymous . I understand that the personal information that I am required to provide when I submit my comment will not be made public, and only used internally by the Licensing Authority.

Noise: There has often been loud music and noise from customers coming and going in and out of Monak - in the street and also loud noise from cars racing and braking in front of this restaurant on Abbey Road after 10pm at night, especially on Fridays and Saturdays. Now ceased since Monak closed.

Fish especially but other garbage as well was thrown away outside after Monak closed and not properly sealed away in bins from seagulls, rats and foxes, often leaving a mess. This also was causing noise well after midnight as these animals went looking for food in Monak's bins. The sound of Seagulls screeching and attacking Monak's bins kept my daughter and I awake in the middle of the night.

There were canisters from laughing gas and vaping and small bottles of alcohol and beer cans often left in the street, clearly not a good sign for local children to see as they walked by. This is an inappropriate establishment for an otherwise quiet local family and elderly resident neighbourhood. There were times I considered leaving this area because of the smoke and smell from Vaping and cooking and especially the noise coming from Rawsha/Monak over the past four years.

- **Received: 28 Jun 2023**
SUPPORT

Pursuant to sections 9.26-9.30 of the Revised Guidance issued under section 182 of the Licensing Act 2003 (December 2022), I wish to remain anonymous. I understand that the personal information I am required to provide when I submit my comment will not be made public and only used internally by the Licensing Authority.

If the two attacks on Monak were deliberately targeted at the business, there might be future reckless attacks if the licence is not revoked, jeopardising the lives of clients, neighbours and all residents who use the very busy local shops and 139 bus stop.

The public nuisance issues that have plagued us since Rawsha opened stem from a business model which is very inappropriate for our street.

Monak (<https://www.instagram.com/monaklondon/?hl=en>) markets itself as an exclusive club/party venue for very rich individuals. The high performance cars that park outside cost tens to hundreds of thousands of pounds. Monak's clientele is arrogant and inconsiderate. As they arrive and leave, we have endured excessive noise from high performance cars revving; high performance cars speeding around the block; clientele leaving the venue but continuing their partying on the street and littering.

The premises has caused public nuisance, with shisha smoke drifting from the venue into our homes so badly that, in the height of summer, our street side windows have to be closed to keep shisha odours out of our living spaces. Monak also loudly dumps its rubbish on its forecourt after 1am and its rubbish collections often take place between 3-5am.

While many of these examples may sound trivial, they are not. Constantly broken sleep causes anxiety and exacerbates mental problems, and we have been subjected to these selfish activities for years.

When Monak closed after the fire, these public nuisance activities also ceased, showing a clear link between them and Monak.

- **Received: 07 Jul 2023**
OBJECTION

This establishment has become disruptive to the peace and safety of our neighbourhood-it's presence is having a detrimental impact on the local community- it had become a nuisance, causing disturbances and problems in the area- it is deeply concerning how this restaurant presence has attracted trouble and negatively affected the neighbourhood.

- [REDACTED]

Received: 29 Jun 2023

SUPPORT

Last year there were gunshots fired at this particular place and this year men with balaclavas threw molotov cocktails inside this bar/restaurant. I am afraid this is an ongoing thing and I don't want this restaurant/bar to be granted a license again to prevent crime and disorder in our neighborhood and for us to feel safer in our homes.

- [REDACTED]

Received: 30 Jun 2023

SUPPORT

I support the police led licence review.

- [REDACTED]

Received: 25 Jun 2023

SUPPORT

We live in the apartment building adjacent to Monak [REDACTED]. Since they've been in operation, I haven't felt comfortable coming out late in the evening with my young children. They have been attracting a clientèle that is always roaming around in the street and seems to not always be involved in lawful activities.

Since they opened, we have complained many times about the noise level late at night. We have witnessed a brawl and gunshots one night as we had just come home with our children. Over 10 masked men were gathered in the street looking for a fight and ended shooting at people in the restaurant. Luckily no one was harmed but it could have been fatal. I don't want my children to witness that sort of activity. It is not safe and I don't think any late night business should be open in this otherwise very residential and familial neighbourhood. Finally when they were attacked recently and people set fire to the restaurants the smoke crept through our windows and we could smell and see it for days after. My children had black soles under their feet just walking bare foot in our living room. We had black soot in our nose the next morning after blowing our nose. This has been a real threat to our health and safety. This business is obviously attracting the wrong kind of crowd and must be involved in something shady for so many have attempted to close then down by force. I believe revoking their licence and ensuring that no similar business opens in this space will only help ensuring public safety. This restaurant is a danger for our children and our general safety and it shouldn't be located in such an otherwise quiet neighbourhood.

- [REDACTED]

Received: 4 Jul 2023

SUPPORT

Pursuant to sections 9.26-9.30 of the Revised Guidance issued under sections 182 of the Licensing Act 2003 (December 2022), I wish to remain anonymous. I understand that the personal information I am required to provide when I submit my comment will not be made public and only used internally by the Licensing Authority.

Reflecting on the impact of the corner restaurant on my life, the emotions that well up within me are a mix of concern, fear & frustration. This establishment has cast a dark shadow over the well-being of not just myself, but also my [REDACTED]. The questionable activities & individuals it attracted have created an environment that feels anything but safe & secure to this day.

The presence of fast money cars & the unmistakable scent of drugs hanging in the air were constant reminders of the potential dangers that lurked nearby. Each passing day my unease grew as I worried about the influence this place had on my family's safety, happiness & the future of our neighbourhood.

The most distressing moments occurred during the late hours of the night. Despite the supposed curfew, the chaos and clamour persisted well into the early morning hours. The sounds of car doors slamming echoed through the silence, a stark reminder that some choose to disregard the rules that should govern our community. Sleep became a luxury; the peace we once enjoyed within the walls of our home shattered.

-Adding to my distress was the reckless behaviour exhibited by some patrons; racing their cars through the neighbouring streets. Their disregard for the safety of others was palpable, having left me in constant fear that an innocent passer-by or even one of my own children could've fallen victim to their reckless actions.

-As a community we had no choice but to spend precious time raising these concerns to the authorities which added to the stress of the situation.

- **LONDON**

Received: 16 Jun 2023

SUPPORT

I very much support this license review after a long time of living next to these premises. The previous public house (The Salt House) which had been in operation for many years, had a much stricter license, with people being asked to be indoors by a reasonable time and the pub shutting at the standard public house operating hours. The operators were respectful of neighbours and worked with the local community. Whilst there were inevitable noise issues, on the whole the patrons left quietly and did not hang around the area. However, with Monak, often there are unsavoury characters hanging around the area, till very late at night - and often loitering near my flat, making me feel unsafe. I had extra security lights etc fitted as a result. The Managers have not been respectful of local neighbours and have not attempted to limit the noise or the gathering of large groups outside the premises late in the evenings. There are often smells of banned substances coming from the premises too, again often late in the evenings.

I would welcome this license review and ask that the operating hours be reverted to the standard operating hours of a pub or restaurant to be in keeping with premises in what is a n upmarket residential area.

- **Received: 16 Jun 2023**

SUPPORT

Since this bar/restaurant opened we've had issues. The main concern for me is public safety. Last year we had gunshots fired just [REDACTED] away from our home and this year gang members walked in with balaclavas and molotov cocktails and burned the place. I do not want a place like this close to me, it makes me feel unsafe in my own neighbourhood.

- **Received: 21 Jun 2023**
SUPPORT

Pursuant to sections 9.26 to 9.30 of the Revised Guidance under section 182 of the Licensing Act 2003 (December 2022), I wish to remain anonymous. I understand that the personal information I am required to provide when I submit my comment will not be made public and only used internally by the Licensing Authority.

The shooting on 12/5/2022 and fire on 28/4/2023 cover all 4 grounds for review in that they were acts of crime and disorder, a public nuisance, a threat to children and to public safety. Both could easily have become murder enquiries and left families in mourning.

There have also been problems with noise late at night, the foul smell of shisha smoke that wafts into our homes (both public nuisances) and illegal parking including on double yellow lines in Abbey Road that is a public road safety issue. Since the fire, parking legally has become much easier and Belgrave Gardens more peaceful.

Reading the police application, it is clear that the premises supervisor failed to submit any changes to the licence after the shooting as requested by the police. After the fire, the licence holder (once traced by police and after initial denial that he was the licence holder) when asked how police could be sure of the safety of customers if the venue reopened, replied "you are right". Both of these responses show that the current licence holder is not fit to hold the licence.

Given the restaurant's troubled history, if (after very necessary rebuilding works) it reopens, there will be another incident that could be fatal, in which case the council will have blood on its hands. The council could face costly legal action in either a civil suit for damages from relatives of any fatalities, or criminal charges of manslaughter, both through gross negligence.

On all 4 grounds, I back the police application and call for the Monak restaurant licence to be revoked.

- **Received: 17 Jun 2023**
OBJECTION

I object as unfortunately Monak seems to create additional crime and disorder. They also cause too much noise late at night which is a public nuisance. There are significant risks to public safety given the shooting and the deliberate fire. When we have spoken to them about noise they do not care. This is a residential area with lots of children and unfortunately these licence holders do not seem fit to hold the licence.

- **Received: 16 Jun 2023**
SUPPORT

Long overdue - the area is unsafe and something needs to be done

• [REDACTED]

Received: 22 Jun 2023
SUPPORT

Pursuant to sections 9.26-9.30 of the revised Guidance I wish to remain anonymous. Happy to provide my personal info to Licensing authority if contacted by email above.

I object as the proposed establishment is not suitable for a mainly family neighbourhood as it can be seen as promoting aggressive behaviours - drinking, smoking, driving high performance cars at ungodly hours, etc. During all the time that Rawsha / Monak existed it did not become a place for friendly neighbours always attracting crowds from outside of the area who do not necessarily share the same values.

• [REDACTED]

Received: 17 Jun 2023
SUPPORT

Pursuant to sections 9.26 - 9.30 of the Revised Guidance issued under section 182 of the Licensing Act 2003 (December 2022), I wish to remain anonymous. I understand that the personal information I am required to provide when I submit my comment will not be made public and only used internally by the Licensing Authority

Our experience of Monak relates to noise and disruption late at night on Springfield road as patrons leave Monak, being loud, revving cars and leaving litter.

Personally no one I know in the neighbourhood frequents the place - it acts more like a city nightclub than local restaurant/ pub. It's quite intimidating if you want to go to the shop in the evening

• [REDACTED]

Received: 16 Jun 2023
SUPPORT

To whom it may concern,

I am writing to you regarding the review of the premises license 23/04009/LIREVP for the Monak restaurant on Abbey Road.

Pursuant to sections 9.26 - 9.30 of the Revised Guidance issued under section 182 of the Licensing Act 2003 (December 2022), I wish to remain anonymous. I understand that the personal information I am required to provide when I submit my comment will not be made public and only used internally by the Licensing Authority.

I live [REDACTED]. I've lived here for two years, and before that I lived at [REDACTED] - this was when Monak was called Rawsha.

I have several concerns about the restaurant and it has always been a nuisance, and in my three years living on the street it has just got worse.

1. Prevention of public nuisance:

There are regularly clientel of Monak hanging about in the street at night, I live with a housemate and we are both [REDACTED] and this can make you very nervous coming home late at night. Regularly men from the restaurant cross the street to smoke outside our block which can be stressful. There are often big groups of people going to or

from the restaurant being loud into the night as well. Since Monak closed this has stopped and was a blessing.

Also, there are frequently large cars revving or idling on the street. I've even been overtaken by a monster truck on my bike that was headed to the restaurant, and these can be incredibly disturbing at night, and again worrying as it is a small street unsuited to people driving quickly up and down it. Since Monak closed (and in the pandemic when it was shut) these issues subsided.

2. Public safety; the prevention of crime and disorder; and protecting children from harm:

As I said, I live opposite the Monak and last year I was visited by police officers who were investigating the fact that a gun went off in the premises of Monak. And now this year, Monak was firebombed. It is very clear that something is going on at Monak which threatens public safety and you worry about what might happen next year or if this ever spreads outside the restaurant. To be frank, it makes you worried and not want to live on the street - it is scary to think what might be going on there to cause these incidents. Many families, older people and children live on the street and it is important to think of them in these moments.

3. Suitability:

I think it is pretty clear that the residents nearby are turning on Monak, and it was never suitable for the premises. Boundary Road and Belgrave Gardens have lots of lovely restaurants which fit in well with the quiet, residential streets. However, it is clear that Monak is unsuitable for the locale as it is aimed at partying, loud music, loud cars and behaviour more suited for big bar or club areas.

Thank you for reading my email, and I really hope that Monak's licence is removed. I personally hope it shuts down as it's becoming a stain on the street which I otherwise love a lot.
All the best.

• **Received: 6 Jul 2023**
SUPPORT

I am writing in relation to the Application for a review of a Premises Licence for Monak 63 Abbey Road NW8 0AE.

I am a Resident in [REDACTED] The end of [REDACTED] is immediately opposite Monak.

There has been a shooting and recently a machete attack which calls into question the bona fides of those operating the Premises .

The attendees have no consideration for neighbours leaving noisily and accelerating away at high speed.

Monak has been an undesirable presence causing nothing but disruption and disturbance ab initio [REDACTED]

• [REDACTED]
Received: 20 Jun 2023
SUPPORT

I am writing regarding the above premises, which I understand is under a Premises Licence Review

As I live near the premises on [REDACTED] I am concerned about this establishment. Since it has opened, it has not always felt comfortable walking past the premises and the smoking of hookahs outside is unpleasant for passers by. There are always a lot of illegally parked cars parked on the double yellow lines making it more hazardous to walk around. Crossing the adjacent road is perilous. I read too about the criminal events that have taken place there, which have been well publicised. The place appears to attract the wrong elements. Instead of being a local facility, the business appears to be marketed to people outside the area who have not necessarily respected the fact that it is a residential area. Finally, although this may seem petty, the outside décor is an eyesore. Fencing the terrace with plastic privet hedges is a tad unsightly.

I hope you consider my comments.

• [REDACTED]
Received: 21 Jun 2023
SUPPORT

I wish to petition for Monak to have its license revoked and to NOT re-open under its present or any other management/ownership and for the following reasons.

1. Monak is presently closed following a serious fire there on Friday 29th April. This fire, which was started deliberately by masked men, armed with knives who threw 'petrol bombs,' into the packed premises was widely reported in the media at the time.
2. To those of us living close to Monak (a former Gastro-Pub called The Salt House) this came as no surprise. Already there had been a shooting incident with one 'rival gang member targeting another' (according to a police source). This incident missed its intended human target but left bullet holes in the plasterwork.
3. When Monak (then Rawsha) was taken over by its present occupants, they were DENIED their application for a shisha joint with exterior alterations (you can check this with your records - about 6 years ago.)
4. However, within no time the establishment (as Rawsha) was indeed working as a shisha joint with multiple tables outside. The screens/awnings that they DID NOT have permission for were nevertheless erected in a make-shit fashion. So, already, they were in contravention of WCC terms. And held a middle finger to the residents who had opposed them. When in the press - we locals saw Monak described as a 'pan-Asian, sushi joint,' we laughed. As if.
5. Monak/Rawsha has always been full of 'undesirables' and frequented ONLY by individuals coming from outside the local area. By 'undesirables' I mean, for example, young men who Rev the engines of fancy cars into the small hours. (What look like) Heavies/Bodyguards manning the doors, loitering outside and standing - as if on guard - by cars on the corner of Springfield Road. I've seen Young women leaving the back door of the bar - semi-clad - at all hours and climbing into cars. There is a general underworld atmosphere and milieu to Monak. NONE of us was surprised when there was a shooting later the arson attack that narrowly missed killing someone. When, .

• [REDACTED]
Received: 30 Jun 2023

SUPPORT

Ward Councillor Representation

We are writing in our capacity as Abbey Road Ward councillors to make a representation to support the police-led application for review of the premises licence at 63 Abbey Road, NW8.

The residents of Abbey Road deserve as much protection as those in any other part of Westminster and we welcome this police-led review recommending the licence be revoked.

The grounds for the review application refer to all four of the licencing objectives; not only crime and disorder but also the protection of children from harm, public safety, and public nuisance.

We are supporting residents and business nearby who, for the past several years, have been plagued by, at best, nuisance, and at worst crime and disorder associated with the premises. This culminated in the firebombing attack which took place on a busy Friday evening a few weeks ago. It is notable that the activities resulting in nuisance and disorder have ceased since Monak has been closed due to the fire.

Close to 200 people have already signed a petition we started calling for a police-led review. These include families with children plus businesses from streets and roads adjacent to Monak; those who have felt the impact of Monak's activities over the past several years. Accordingly, we expect to see a high number of representations made to support the review.

We also understand the PLH is not fulfilling their obligations to promote the licencing objectives. Following the firearm incident last year, the PLH was asked by the police to consider seeking minor variations to the licence to help ensure they could keep not only customers and staff, but also the public, safe. However, they refused to do so. While they were within their rights not to seek variation, we question whether these are the actions of a responsible operator in this circumstance.

Further, in recent discussions with the Police, the PLH appeared to deny they even held the licence and denied being involved with the premises. This is very concerning, and we believe this is another indicator of irresponsible and poor management.

However, this denial from the PLH conflicts with their practice. Recent licencing history indicates the current PLH has replaced the DPS several times and did so a few days after the recent firebomb attack.

We note Ch 11.22 of the Revised Guidance indicates that merely removing a DPS may be an inadequate response to the problems presented. It would appear there are deeper problems that impact upon the licencing objectives and consequently consideration should be given to the impact on the wider community.

Perhaps most concerning is the indication that in response to a question from the police, the PLH do not even know how they can keep customers and the public safe.

We welcome the opportunity to provide further detail to the Committee during the review hearing.

[REDACTED]
Conservative Members for Abbey Road Ward

• [REDACTED]
**Received: 10 Jul 2023 by Neighbour
SUPPORT**

As residents of [REDACTED], we are writing to bring your attention to the ongoing issues related to the public nuisance and safety concerns in the local area of Abbey Road, specifically pertaining to the premises known as 'Monak'. As concerned residents, we would like to request your support in the non-renewal of their premises licence. Over the past years, since it opened, the neighbourhood has been adversely affected by the noise and disorder caused by 'Monak'. The excessive noise levels, particularly during late hours and way beyond the times permitted by the current licence, including during the week, have caused significant disturbances to the tranquillity and peacefulness of our community.

As witnessed by the residents on various occasions, music was played at times until 2 in the morning if not later, not to mention the uninterrupted screams and noise caused by their customers just outside their premises. This disturbance has resulted in sleepless nights, decreased quality of life, and a general sense of frustration among all the residents.

Furthermore, there have been instances that have raised concerns about the safety of the local area. Incidents involving altercations and threats have occurred within 'Monak', including the latest incident that occurred earlier in April this year, which resulted in their closure. These incidents pose a risk to the nearby residents, including us as residents of the building just above 'Monak'. On that particular occasion, all residents of our building, which includes flat A and B, were forced to evacuate the premises to ensure safety following the fire that posed a serious threat to everyone's safety.

Considering the continuous noise disturbances and the potential threat to safety in our community, we kindly request the Metropolitan Police Service to thoroughly evaluate the situation and carefully consider the renewal of the premises licence for 'Monak'. We believe that it is in the best interest of the local residents and the community at large to close the premises.

We are confident that the Licensing Service will prioritize the well-being and safety of the local residents. Thank you for your attention to this matter. We look forward to a prompt response regarding the progress and outcome of this appeal.

Yours faithfully,

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

Residents of [REDACTED]

- **Received: 11 Jul 2023**
SUPPORT

I am writing to you following the. Notice for Application for a Review of a Premises Licence at Monak, 63 Abbey Road, London NW8 0AE.

Pursuant to sections. 9.26 -9.30 of the Revised Guidance issued under Section 182 of the Licensing Act 2003 (December 2002), I wish to remain anonymous. I understand that the personal information I am required to provide when I submit my comment will not be made public and only used internally by the Licensing Authority.

We are residents in the neighbourhood and live [REDACTED]. This venue is public nuisance as we are regularly awoken by high performance cars at unsuitable hours between 11-1am. There are groups of people congregating outside the venue sometimes causing anti-social behaviour. It is interesting to note that no such incidents have occurred since the closure of Monak.

We feel that the venue greatly impacts the neighbourhood in a negative way, not only to adults but also to minors. To think that a shooting at the venue before midnight in May 2022 could occur and the harm it could have done as well as the recent Molotov cocktail incident which started the fire, it is only sheer luck that no one was injured or worse, killed. What message is this sending to young people in this residential area of NW London. ? Clearly these sorts of incidents don't just occur by chance and would lead us to believe there is some sort of criminal activity that is fuelling these sorts of incidents. Whilst this type of venue offering shisha, may be welcome in industrial parks where no residents reside, we do not feel they are suitable in this predominantly residential area of St Johns Wood. We have endured this for 5 years, with the previous establishment Rawsha and now Monak neither which have brought any positive impact to the neighbourhood and just stoked fear in the lives of residents.

We do hope you will factor in the views of those living near this venue when reviewing the licence.

- **Received: 22 Jun 2023 by**
SUPPORT

I am writing in response to the license of the restaurant Monak, situated at 63 Abbey Road, London NW8 0AE.

Given recent violent incidents at this venue, including a firebombing, shotgun firing and the brandishing of machetes by masked men, may I put it to you that the safety of employees and patrons of this restaurant could perhaps be challenged should this license allow to stay in force. It is perhaps not quite a coincidence that of all the firebombing, machete and shotgun incidents in the local area in recent times, all have occurred at the venue in question. It would therefore be unwise and unsafe to maintain this license.

• [REDACTED]
Received: 20 Jun 2023
SUPPORT

Dear Mr Rowe,

Thank you for your Notice of Review received today.
I have a few objections to this Licence being (re-instated) on the following grounds:

The owners have continued to leave the exhaust vent running when the premises is not trading. This means that the noise is equivalent to sleeping on a runway and the constant clicking on and off of another refrigeration unit is an additional nuisance due to the noise generated in an otherwise peaceful surroundings. This continues throughout the night 24 hours a day.

The bottle clear out after house, means constant chatter and crashing bottles being dispensed at the rear between 11.30 - 1AM.

The refuse is left in bin liners or bins that may or may not be closed, and we have to either suffocate or open the windows and be plagued by swarms of flies created by the food waste.

The patrons are fairly well behaved, but occasionally the levels of noise upon leaving are unacceptably loud and ruckus.

The incident with the firebomb was truly terrifying. I have lived here since 1985, and my building is actually the aftermath of a fire in 1983. It was truly shocking. This incident whilst leaving speculation to one side - a major criminal act was committed by persons unknown. If this place is opened again, in the same company, I will never feel safe living here nor walking passed it. Why should anything change since we don't know what happened. What's to say it won't happen again?

Previous incarnations from the Belgrave Pub to the Salt House for 20 plus years, before 'Rawsha' and 'Monak' - the vibe and clientele where very much local, families and therefore, in keeping with the area. Their clients park poorly, there has been some excessive speeding due to the 'super cars' driven by the clients.

Since Monak has not been opened things are very peaceful and calm again around here. Its also good to be able to see around the corner without the huge orning.

• [REDACTED]
Received: 11 Jul 2023
SUPPORT

As one of Westminster City Council's recognised Amenity Societies, [REDACTED] reviews all licensing applications for St John's Wood and we are also a named consultee on all planning applications for the area. We have 700 active members, and our role is to work closely with residents, councillors, council officers, police, local businesses and major stakeholders to protect, not only the character of our beautiful area, but also the amenity of our residents.

The [REDACTED] strongly supports the Police led, licence review application for 63 Abbey Road , following the shocking, violent incident that took place on the 29th April 2023, and the ensuing criminal investigation. This incident was covered by national newspapers and

has caused significant concern to the wider St John's Wood community, not just to the residents living in the immediate vicinity of Monak.

This incident followed an equally serious event the previous year when gunshots were fired at the premises. Both these incidents are in addition to the regular and frequent nuisance complaints raised by residents concerning the operation of the premises.

For some considerable time, we have been alarmed by the stream of complaints we have received from concerned residents about the nuisance caused to them by this premises. Our concerns therefore go well beyond the grounds for the police review. We have advised residents on how to report noise and other nuisance to the council and we have frequently requested our City Inspectors and Highways Officers to investigate complaints about late night noise disturbance, overpowering smell from shisha, anti-social behaviour and obstructive parking.

In July 2022 we were invited to attend a meeting organised by our Abbey Road ward councillors, [REDACTED]. Over 20 of Monak's near neighbours attended as well as a SNT representative and City Inspectors, [REDACTED]. This meeting was called after shots were fired at the door of Monak in May 2022. It was clear from this volatile meeting that residents felt unsupported by the licensing system and the Police, and they had reached breaking point. They felt unsafe walking past the establishment to get home and they were especially fearful for the safety of their children due to people hanging around the premises on the street.

The distressing events which took place nine months later proved that residents' fears of an escalation in crime following the shooting incident in July last year, were well founded. [REDACTED] has been working closely with Planning Enforcement Team Leader [REDACTED] and Planning Enforcement officer [REDACTED] on a series of breaches in planning that have taken place, providing further evidence that the management of this premises does not act in a responsible manner. We are grateful to Planning Enforcement for working tirelessly to assist residents.

It is clear to us that the operation of the premises has harmed all four licensing objectives. We therefore fully support the concerns of residents and the Police and respectfully request that the licence for this premises is revoked by the Licensing Committee.

- [REDACTED]
Received: 11 Jul 2023
SUPPORT

Dear Sir / Madam

I am writing to you following the. Notice for Application for a Review of a Premises Licence at Monak, 63 Abbey Road, London NW8 0AE.

Pursuant to sections. 9.26 -9.30 of the Revised Guidance issued under Section 182 of the Licensing Act 2003 (December 2002), I wish to remain anonymous. I understand that the personal information I am required to provide when I submit my comment will not be made public and only used internally by the Licensing Authority.

We are residents in the neighbourhood and live [REDACTED]. This venue is public nuisance as we are regularly awoken by high performance cars at unsuitable hours between 11-1am. There are groups of people congregating outside the venue sometimes causing anti-social behaviour. It is interesting to note that no such incidents have occurred since the closure of Monak.

We feel that the venue greatly impacts the neighbourhood in a negative way, not only to adults but also to minors. To think that a shooting at the venue before midnight in May 2022 could occur and the harm it could have done as well as the recent Molotov cocktail incident which started the fire, it is only sheer luck that no one was injured or worse killed. What message is this sending to young people in this residential area of NW London?

Clearly these sorts of incidents don't just occur by chance and would lead us to believe there is some sort of criminal activity that is fuelling these sorts of incidents. Whilst this type of venue offering shisha, may be welcome in industrial parks where no residents reside, we do not feel they are suitable in this predominantly residential area of St Johns Wood. We have endured this for 5 years, with the previous establishment Rawsha and now Monak neither which have brought any positive impact to the neighbourhood and just stoked fear in the lives of residents.

We do hope you will factor in the views of those living near this venue when reviewing the licence.

Kind regards

[Redacted signature]

•

BY REGISTERED POST

To, The Director : Mr Steve Rowe
Public Protection and Licensing Services
Westminster City Hall
64, Victoria Street,
London SW1E 6QP.

Details of sender on page 3
Restricted Information to
protect residing tenants.
Dated: 06/07/2023

Your Ref No : 23/04009/LIREVP

Dear Director.

Ref : Review of a Premiss Licence Mona 63, Abbey Rd, London, NW8 0AE.

I'm the owner and a landlord at one of the [REDACTED]
[REDACTED]

I, with my family have lived and owned the property since [REDACTED] we ran our
business from ground floor shop till [REDACTED]
[REDACTED]

Currently the above floors are occupied by residing tenants and its occupants have
ask me to make a representation as their landlord to raise concerns regarding No 63
as they are living in fear more so after the incident of 28th April 2023.

The purposely built whole parade on the Westminster part stretching from Abbey
Rd, Belgrave Garden and Boundary Rd with businesses on ground /basement
floors and upper three floors residential. According to our property's documents The
parade was built to serve the local community this is clearly stipulated in to the
developer's enforced covenants. I have no objection to No 63 for doing business
but the owners of Monak have a duty for the safety and harmony towards all its
neighbours.

As for past several years many neighbouring residents have been complaining to
the local authority about the public nuisance (of worst kind) emanating from No 63
late into night and long after closing time . With past known May 2022 incident add
to this the latest very serious of the late night on 28th April 2023 reported by all
national and local newspapers. If it was not for the fire crew and police rapid action
many lives were at risk to the adjoining neighbouring properties while they slept.

Taking into consideration with my last paragraph I wish to address my concerns
with regards in allowing late night Alcohol / Unrestricted noisy public nuisance

(1)

entertainment licence to Monak at No 63. to a large outside sitting/gathering area, indoor ground floor /basement area and the first floor all currently used for late nights parties ,entertainment and restaurant.

My understanding-

For past three years steadily the owners of the establishment Monak at No 63 has created such business practises giving its premisses the image with outside influence that is **now beyond and out of their control**. It is only the **police and local licencing Authority** can control this situation and bring back safety for all neighbouring public.

Reviewing The Licence-

As you are the Licencing Authority and public servant please consider before allowing unrestricted licence for current 100 persons capacity /with current late night opening hours and usage of the premiss in its current form.

If you grant this premises a licence after reviewing **without added numerous conditions** to the same owners or in a proxy ways at No63 allowing them to carry on with their business activities bsd upon past history it becomes your duty to protect all neighbouring residents and general public and therefore make arrangement to provide a police presence at the entrance door of No 63 after 21.30 hrs. every day.

The manner in which the incident at No63 unfolded on the night of 28th April 2023 around 22.10 hrs. it would be wrong for me as a landlord to turn a blind eye and ignore the concerns raised by my tenants.

The Metropolitan Police has submitted with this application the after 28th April 2023 incident the recorded meeting with the DPS and premises licence holder shows very alarming situation at No 63.

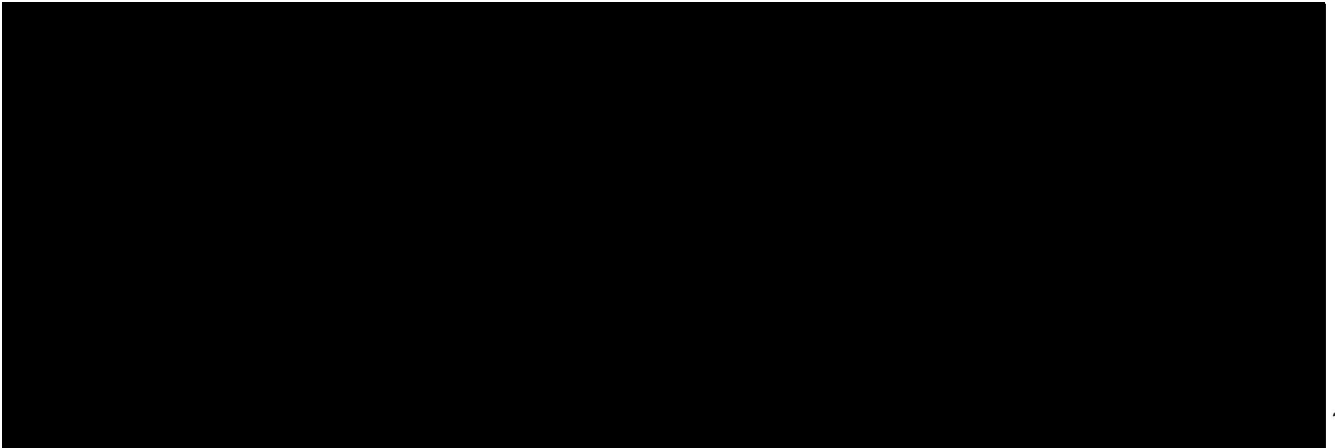
As this is still a on going police investigation we should be able to comment on this application without our ID disclosed.

I support The Metropolitan Police application in Full.

CC: Licensing Team, Westminster City Council.

STRICTLY PRIVATE & CONFIDENTIAL /

Details from sender- Information strictly limited to protect the residing occupants at the property and my and my family details-





Licensing Team
Westminster City Council
15th Floor West
64 Victoria Street
London, SW1P 6QP

By Email Only: licensing@westminster.gov.uk

11 July 2023

Dear Sir / Madam

Licensing Application No.: 23/04009/LIREVP
Application by The Metropolitan Police for Revocation of Licence
Location: Monak, 63 Abbey Road, London NW8 0AE

Pursuant to sections 9.26–9.30 of the Revised Guidance issued under section 182 of the Licensing Act 2003 (effective 20 December 2022), I wish to remain anonymous. I understand that the personal information I am required to provide when I submit my comments will not be made public and only used internally by the Licensing Authority.

I am writing to support this application by the Metropolitan Police to have the above mentioned Premises Licence REVOKED. This application is long overdue and, as a local resident, I am very concerned at what has been happening at this establishment. There have been continuous breaches of the Licensing Objectives on many levels. My specific comments are as follows:

1. Prevention of Public Nuisance / Prevention of Crime & Disorder

I have been regularly and continuously disturbed late into the evening and small hours by excruciating noise from the premises in the form of very loud thumping music. I also hear loud noise from people entering and leaving the premises, laughing, shouting, screaming in various states of intoxication through drink and drugs. I am disturbed by cars deliberately revving their engines, regularly waking me up and disturbing me and my young children at unearthly hours, often between 11pm and 1am. There is a lot of drunken shouting from those coming and leaving and from people just standing in the street. I know all of this is coming from the premises because I get out of bed, go downstairs and step out of my home and physically see that this awfulness is coming from these premises. I have also been disturbed by commercial rubbish being collected from the premises in the early hours of the morning (which is very loud), again waking me and my family up.

This has seriously affected my mental health and that of my [REDACTED]. For all intents and purposes, this is basically a nightclub style establishment parading as a restaurant, which is quite unbelievable as this has hitherto been a quiet residential street in the backwaters of the St John's Wood Conservation Area. Shockingly, I have seen people openly taking drugs outside the premises. Again, this is a regular occurrence. The most awful clientele frequent these premises who have no concern for what they are doing to the neighbours or to the neighbourhood in general. Nor do the "management" have any care or concern. I put this word in inverted commas because it is quite obvious to the local residents that this place is not managed at all. The owners, whoever they are, turn a blind eye to this terrible behaviour and to this criminal behaviour (I make no qualms about saying this). The owners' modus operandi is to try to make money by allowing entry to anyone, including disreputable clientele, through marketing the place as a "party all night" venue allowing and inciting grotesque, raucous and unruly behaviour and by turning a blind eye to drugs being openly and knowingly taken at the premises. It is quite astonishing.

There have been two VERY serious criminal incidents at the premises which have garnered a lot of Press attention, with headlines (to name a few) such as "Terrified diners flee for their lives as 'military-style' masked gang armed with knives set fire to fashionable London restaurant just yards from the Beatles' famous Abbey Road zebra crossing" and "Anarchy on Abbey Road: Street made famous by The Beatles plagued by firebombs and violence". The first incident was late in the evening on 12 May 2022 when shots were fired at the front door of the premises late at night and the suspects then made off in a car. The second serious incident took place more recently, on the evening of 28 April 2023, when six men wearing balaclavas entered the premises armed with machetes and, whilst inside, lit a series of Molotov cocktails firebombing the place, and the men then took off. The place was very badly damaged by fire and remains closed to this day. I remember the April incident well. I recall hearing loud noise coming from the place (as usual) but then I heard screaming and soon after smelt a horrible burning smell. I went into the street and saw flames burning on the inside of the premises. There were police, ambulances and quite a few fire engines. The whole area was masked in hazy smoke and all you could see on the corner of the road were the emergency services doing their usual fantastic job behind a police cordon. I still remember to this day the burning smell and the flashing lights from the emergency services' vehicles. I was shocked and horrified. I was terrified. The image will stay with me for a long time to come. My family were in tears and we were all worried that innocent people may have been injured or killed. I now understand that everyone was able to evacuate and that, thank goodness, no-one died. However, I am aware that one person was taken to hospital as a result of injuries from flying shrapnel. This incident was a big news story the following day and was picked up by all the major press outlets here and abroad with photos of the firebombed premises taking centre stage. The local residents have been trying to come to terms with the severity of what happened. I myself cannot really add anything further except to say that it was pure luck and perhaps by the grace of God that people did not die that night.

2. Public Safety & The Protection of Children From Harm

Since this establishment opened its doors, I have been worried for my safety and for the safety of my [REDACTED] [REDACTED]. They have been disturbed from their sleep on a regular basis (as have my [REDACTED]) by noise from excruciatingly loud music and from rowdy behaviour at these premises. I no longer consider where I live to be safe and I regret what has happened to what was once a lovely predominantly residential street in St John's Wood. I have seriously been planning to move because of how my health has been suffering. I have been fearful to walk past this place at night because of the drunks, the drug taking and the disreputable clientele. How can I bring up my children when this has been going on? This is not an environment fit for children to be around. The public at large need to feel safe

in the streets, and this place has really brought the area down in a dramatic way. It has been so upsetting to see and live with.

3. Conclusion

Although I have tried to do so in this submission, it is really difficult to put into words what we have been experiencing. [REDACTED] have been brought to tears as has [REDACTED]. I have felt as if we have been living a nightmare. The only saving grace (for the time being at least) is that, since closure of the premises as a result of the firebombing on 28 April 2023, we have had peace and quiet. But, this is not a way to live. I am so incredibly worried and nervous because I have seen some Press reports about the owners saying that they want to re-open this place. I urge the Licensing Review Committee to listen to the Police and to the local residents and revoke the licence. I dread to think what may happen if we are not listened to. More drugs, violence and shocking behaviour will otherwise return. There was one injury following the April 2023 firebombing and no fatalities. Next time, we may not be so lucky. I ask the Licensing Committee to PLEASE listen to us and to the Police.

For all the above reasons, I strongly support the application by the Metropolitan Police to revoke the Licence at these premises.

Yours sincerely

[REDACTED]

IN THE MATTER OF 63 ABBEY ROAD, LONDON NW8 0AE
REVIEW OF PREMISES LICENCE
PREMISES LICENCE NUMBER 23/02114/LIPDPS

FREEHOLDER/LANDLORD'S REPRESENTATION

1. I am a Director of [REDACTED]), the freeholder of the above premises and landlord, under a Lease dated 29th June 2018 to Olives & Cream Limited ("O&C"), the current premises licence holder.
2. I make this representation on all 4 of the licensing objectives, namely the prevention of crime and disorder; public safety; the prevention of public nuisance and the protection of children from harm in respect of the Review of the premises licence by the Police dated 13th June 2023.
3. [REDACTED] C and its associate companies own around 25 licensed premises in Greater London, together with a large number of other properties unrelated to the hospitality sector. MBPC does not "run" these licensed premises but leases them out to tenants to operate, as we did with 63 Abbey Road.
4. [REDACTED] purchased the freehold of 63 Abbey Road on 15th January 2018 and O&C was our first tenant, taking possession on 29th June of that year. MBPC were the premises licence holder until 2020 when O&C transferred the licence, but MBPC never operated the premises – this was always O&C.
5. When [REDACTED] purchased the freehold we were not aware of any previous problems at the premises if indeed there were any. Westminster City Council's licensing register suggests there has been a licence in existence since at least at least 2005.
6. Since O&C signed the Lease and took possession, we have had difficulty liaising with any one individual. The company has changed directors several times as indeed has the share capital meaning at times it has proved difficult for us to communicate with our tenant. However, rent payments have been made regularly, at least until the fire incident in April 2023. The nature of the Lease is that the tenant is permitted to carry on their business without interference from the landlord, subject to certain covenants.
7. One of these covenants is that the tenant will not do anything whereby any licence held in respect of the Property shall or may be lost, revoked, forfeited, endangered, or refused to be renewed.
8. MBPC were completely unaware of the incident in May 2022 when shots were fired at the front of the premises. We were not contacted by the Police and neither would we have expected to have been, being only the freeholder with no active involvement in the premises. The tenant, O&C, also did not inform us of this incident.
9. We were of course made aware of the fire at the premises, but by then it was shut due to the fire damage. PC Steve Muldoon emailed us about the fire on Tuesday 2nd May 2023 asking for an incident form to be completed, whereupon my colleague [REDACTED] replied explaining

that we were the freeholder of the Property and it would have to be the tenant who should complete the incident form. Toby offered to pass on the form to the tenant, for which PC Muldoon thanked him. Toby then forwarded the form on by email to the tenant on the same day.

10. [REDACTED] is shocked and appalled at the incidents that have occurred at the premises. It goes without saying that we as freeholder and landlord would never wish such incidents or criminal activity of any form to take place at our premises. We have made this clear to the Police and are willing to work with them, the other Authorities and indeed local residents to ensure as far as possible that there is no repeat or similar incident in future at 63 Abbey Road. Our interests align in that respect.
11. At the time of writing we are currently negotiating a surrender of the Lease from O&C and a transfer of the premises licence to MBPC. This will make us the premises licence holder and in a position to agree conditions regarding the future operation of the licensed premises, which I stress as far as we are aware has been trouble free apart from the period of tenure of O&C.
12. Please note that in becoming the Premises Licence Holder [REDACTED] would not operate the premises but simply hold the licence until a suitable new tenant can be found.
13. We suggest the following licence condition, "For a period of 2 years from the date of this Decision licensable activities are only authorised under this Premises Licence if the Police have approved any proposed new Premises Licence Holder or Designated Premises Supervisor, such approval not to be unreasonably withheld or delayed. For the avoidance of doubt this is a one-off power to approve each and any proposed licence holder or DPS and does not constitute an ongoing power of approval." Under the Licensing Act 2003, the Police can object to both the licence holder and the Designated Premises Supervisor on crime prevention grounds only, and only if there are exceptional circumstances. A condition on the licence, perhaps, granting the Police an additional power of approval for a fixed period of two years would allow an additional level of vetting. It is obvious that MBPC cannot vet potential tenants in the same way as the Police can. We are only able to assess their financial resilience and willingness to comply with the terms of a proposed lease. The Police have the power to dig much deeper if they wish.
14. What we do not support is a revocation of the premises licence, which would essentially achieve no end apart from damaging a perfectly viable licensed premises. It would be extremely difficult to obtain planning permission to change the Use Class of the site. Moreover, due to the fire damage the premises is currently closed and we estimate that it will remain so for approximately 9 to 12 months whilst insurance claims, surveys, tenders and works are completed. To that end there is going to be a substantial "break" between the recent operator and any new tenant/licence holder.

.....

Signed: [REDACTED]
Company Secretary, Max Barney Pub Company Limited

Dated: 5th July 2023

Committee Meeting: 28 September 2023

Four documents presented. Their descriptions are:

1 - Party Invitation posted publicly on Monak London's Instagram account (@monaklondon) in March 2023, and subsequently deleted

2 - Selection of photographs from Monak London's and Rawsha London's Instagram accounts which are public (@monaklondon & @rawshalondon)

3 - Diary of serious public nuisance issues experienced over a four month period (July 2020 to November 2020), representative of the trauma residents have had to endure on a nightly basis from December 2019 to April 2023 (as reported to the Noise Team, by three residents - CAD numbers included). The diary (5 pages) was discontinued as it was time consuming and added to the anxiety and stress caused by the multiple issues caused directly by the business at 63 Abbey Road, NW8 0AE.

4 - Guidance from WCC for operators wishing to set up shisha businesses. The business managers involved have given little regard for any of such guidance, if read at all.

Post-fire forced closure due to serious incident and damage:

More case numbers are available for incidents and activity reported to WCC and the police. There is a clear link between all the disturbances and the existence, active promotion and operation of the businesses at 63 Abbey Road NW8 0RB since 2020 (Rawsha which went into receivership, substituted by Monak). The closure of Monak post-fire has noticeably returned the area to what it was before. Rawsha and Monak incorporated themselves on this corner, with the intent to take advantage of a historic late night licence and large outdoor space for the consumption of shisha. A space which both businesses were intent on turning into an accommodating terrace, taking advantage of every square centimetre, determined to maximise the benefits of shisha business, combined with the need of their clients (restaurant users and shisha smokers) to park their cars illegally in full view of the terrace. All disturbances have greatly diminished, these include: traffic issues, pollution (noise and substance), personal safety and/or mental health of those suffering on a nightly basis.

AM
BI
26th
Birthday
PARTY

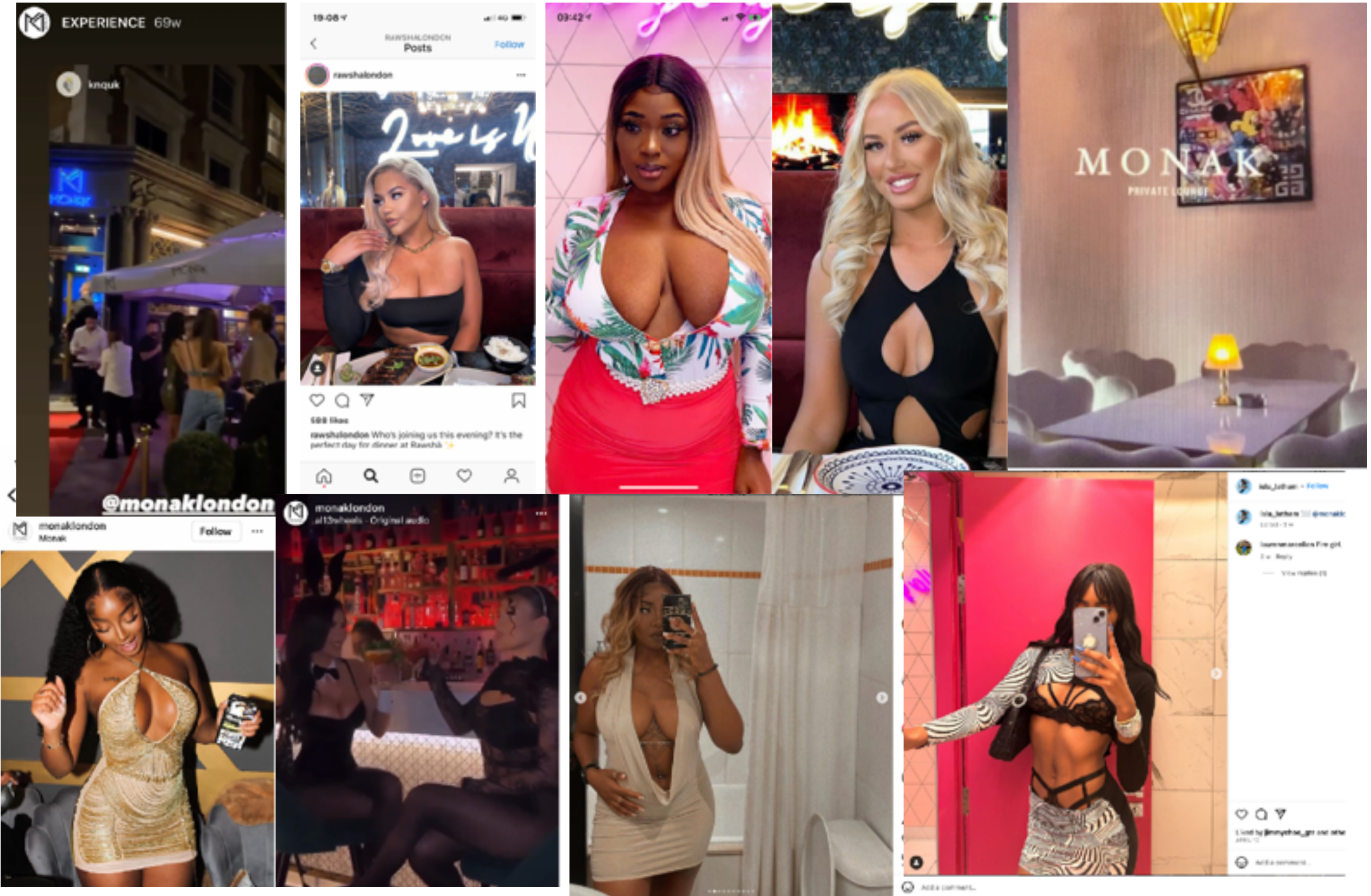
16/03/2023 20:00PM

DRESS CODE: ALL BLACK

CALL US ON 020 3959 3430 TO BOOK
63 ABBEY ROAD, ST. JOHN'S WOOD
LONDON, NW8 0AE

 WWW.MONAKLONDON.COM

2 - Selection of photographs from public Instagram account of Monak London (@monaklondon) and its predecessor, Rawsha (@rawshalondon)



Document 3 - Diary (five pages)

Date	Time	Type of nuisance	Location & Detail of nuisance	Impact on affected resident	Vehicle	Colour	number plate	Case number if supplied:
11 July 2020	17:00/18:00	Noise and Physical fight	Corner of BG & Boundary Rd. Fight between men (one being owner of a Lamborghini). Resident had to run away with his child just to avoid being hurt by accident.	Terrified and crossed the road extremely quickly with his young child - feared for their safety				
2 Aug 2020	afternoon from 3pm	Noise	Rawsha terrace - incredibly and unreasonably loud music	complete disruption of day to day life and weekend. Disturbance of restful Sunday afternoon	3pm - reported by one neighbour then 7:30pm - reported by another neighbour			Yes, reported and WCC Case Officer KA witnessed disturbance and issued s80
2 Aug 2020	23:13	Noise	Rawsha music. continuous disturbance regarding noise from he Rawsha terrace as well as noise from the cars revving and disturbance or these same cars parked illegally as they all try to park in front of the terrace.	Resident was very upset and feared for her asthma - she was trying to have a peaceful afternoon and was left very anxious by all the disturbance				CAS-077002-F2G9H9
12 Aug 2020		Noise	Cars parked outside Rawsha	unreasonable noise from cars revving their engines unnecessarily	various			CAS-080420-T6D8G4
6 Sep	23:40	Noise	Car noise again.	Startled and interrupted the start of my sleep	Red Audi	Red	M44 SRE	
8 Sep 2020	18:09	Noise	Revvng before parking. Aggressive attitude until he parked	scared as i crossed the road	White Merc Jeep	White	58757 (did not see letters)	
8 Sep 2020	23:32	Noise	Crowd/Voices. Happy birthday sung really loudly at 23:32. Loud laughter and rowdiness continuing at 23:46. Loud shrieks from female members of group at 23:48. Continued until the last two left at 00:41	disturbed TV series I was watching in what was supposed to be a peaceful evening	Vehicle Noise was not as offensive this time but there was some initial revving a couple of times which is what prompted me to look out.	Black Range Rover (up&down street) Black BMW revving then driving Audi with engine idling at 00:35 Silver Range Rover black roof Dark people carrier -vauxhall?minicb? Black Merc jeep (last of rowdy) Black/Navy BMW 5series idling	HY63ZXF..... LL19FAF..... BT67YGY..... BN17UBV..... LP19CHY..... LA12RAV (OR Y?)..... S838NNH	Reported TWICE with reference numbers: CAS-089415-L7W582 CAS-089417-M8P5B7
8 Sep 2020 (mng of 9 Sep 2020)	00:50	Noise	Movement of chairs and tables in the terrace of Rawsha. The staff are tidying up and the racket is awful. This tidy up happens every night well past the closing time	Woke up the resident				
8 Sep 2020 (mng of 9 Sep 2020)	01:19	Noise	Still some women screeching.	Kept the resident awake longer than one would have liked!				
12 Sep 2020	23:32	Noise	Cars revving and accelerating on Abbey Road	Disturbed peaceful dinner of various residents	too fast to see!			reported by two different households but case number not taken down
13 Sep 2020	19:15	Noise	Coming from Maida Vale - very loud car accelerating					
13 Sep 2020	19:37	Noise	Extremely loud noise from revving of car engine outside Rawsha	Residents could not hear their own conversation				
13 Sep 2020	21:19	Noise	Belgrave gardens towards Rawsha. Cars hooting as they attempt to park		more than one			
13 Sep 2020	21:36	Noise	White Lamborghini or similar revved engine at least five times before accelerating along Abbey Road as he left 63 Abbey Road where Rawsha is located		White Lamborghini	white	CHECK VIDEO	
13 Sep 2020	21:38	Noise	Very loud car alarm from a cabriolet car.....		Blue bentley or Rolls Royce, soft top	Dark blue	5MH	
	Noise and Idlin	Noise	Engine idling for long		Silver Range Rover with black roof		AI EJO	
13 Sep 2020	23:50	Noise	Just by corner of Abbey Rd and Springfield, revving and accelerating very quickly	Disturbed a resident's thoughts one tried to write something	Audi fast/sporty car	Yellow	R8 DNU	
13 Sep 2020	00:21	Noise	Car revving engine and accelerating away from Rawsha along Abbey Rd	woke up a child who became very upset. It was reported but resident said 'no' to being contacted back as the young child was upset and required comforting	Only heard it			CAS-090940-Y4RQ2
13 Sep 2020	00:30	Noise	Along Belgrave Gardens - both directions!	Causing huge distress, cannot go back to sleep	porsche	dark		CAS090945-F4W5N4
13 Sep 2020	01:20	Noise	Outside Rawsha. Noisy rubbish truck and lots of sound of glass	Insomnia at this stage.	Rubbish truck			CAS090953-P3B8K4

Date	Time	Type of nuisance	Location & Detail of nuisance	Impact on affected resident	Vehicle	Colour	number plate	Case number if supplied:
14 Sep 2020	20:15	Noise	White Porsche 4 door driving too fast down Belgrave Gardens looking for parking instead of focusing on the road where any child/person/animal could come out fro the cars parked either side of the narrow road	worried for kids/young people as it is not too late and I was just waving my own child off as he went to an activity	White 4 door porsche or similar	White		Two residents noticed this but did not have phones to hand to record it nor to report immediately
14 Sep 2020	20:19	Engine Idling/Car exhaust	outside 16 Belgrave Gardens	More pollution and congestion in our little road which is busy enough during the day and is now suffering in the evening which is its only chance for some peace	BMW 4 door and I think 7 series	Navy blue	FV18 FXY	
14 Sep 2020	20:02	Cars parked illegally	Double Parking outside Italian Deli called Brunos at corner of Belgrave Gardens and Abbey Rd (opp Rawsha)	Irritated and upset, dangerously blocking view of other road/public footpath users	white Range Rover, blue car, White mere sport two door	various		
14 Sep 2020	20:30	Smell/Smoke	Incredibly strong smell of shisha	Very worried as smell is unbearable and the actual smoke is very bad for health, especially bad for kids' young and not fully developed lungs. I ran into house to make sure all bedroom windows were closed.				CAS-091668-R4H4Q7
14 Sep 2020	22:05	Cars parked illegally	Double Parking outside Italian Deli called Brunos at corner of Belgrave Gardens and Abbey Rd (opp Rawsha)	very annoyed resident yet again as trying to cross the street safely	White mercedes coupe cabrio	white	IORD A'	
14 Sep 2020	22:09	Cars parked illegally	Double Parking outside Italian Deli called Brunos at corner of Belgrave Gardens and Abbey Rd (opp Rawsha) On Abbey Rd side	anxiety building up amongst a fair few residents	Royal blue Maclaren?	Royal blue	RA17 NHC	
14 Sep 2020	22:09	Cars parked illegally	Double Parking outside Rawsha Deli called Brunos at corner of Belgrave Gardens and Abbey Rd (opp Rawsha) On Abbey Rd side	leaving residents feeling helpless	Black Mercedes - very large Black Rolls Royce cabrio	Black Black	DS12 NER..... '700'	
14 Sep 2020	22:12	Cars parked illegally	Double Parking outside Rawsha at corner of Belgrave Gardens and Abbey Rd On Abbey rd side outside Rawsha	despair...	Ferrari	Red	R020 LKL	
14 Sep 2020	22:50 and 22:51	Car horn	Along the South side of Abbey road parked outside Rawsha	Incredibly loud f- woke up residents including children! People in cars chatting to each other, honking horns and also accelerating on Belgrave gardens	Various: Mercedes two door AMG style Range Rover (also eng idling long time)	Deep blue White with black roof	DG17 DXB DP14 WZY	
15 Sep 2020	00:01 & 00:05	Noise	Two of the fast cars accelerating away	woke me up				
15 Sep 2020	18:25	Noise	Cars racing - heard 3x	Interrupted important meeting				not reported
15 Sep 2020	19:50	Noise	Cars racing - heard 2x	interrupted what I was saying in a Zoom meeting				not reported
16 Sep 2020	00:05	Noise	people arguing very loudly. Sometimes sounds like arguing but then breaks into laughter.	woke me up	This noise was actually from the second floor of 15 Belgrave Gardens. It was so incredibly loud I was shocked. Seems like Rawsha is giving a green light for people to not really care about any neighbours. I can understand some noise until a certain time but it is 00:26. Continued loud speaking, laughter etc - very unreasonable level of noise			At 1am could not take it any longer and reported it. CAS-092078-S5F1N4
16 Sep 2020	0:18	Noise & some idling engine	idling	irritating as anxiety rises - all this continuous sound and smoke pollution	Graphite BME 5series	dark metallic grey	RH68 YKF	
16 Sep 2020	23:16	Noise	Revvng car- was relatively peaceful until now	interrupted the start of my sleep				CAS-092457-B7C7J1
16 Sep 2020	23:35	Noise	Again car accelerating away & doors slamming	woke me up a second time!				CAS-092457-B7C7J1
17 Sep 2020	22:30	Shisha smoke	unbearable density of shisha smoke.	Resident had difficulty breathing and was coughing -had to close the windows. Smell had already started at 20:15 and was only getting worse.				CAS-092804-W7S7L7
17 Sep 2020	21:30	illegal parking	all double yellow lines hidden by cars	dangerous!				
17 Sep 2020	21:45	illegal parking	Various cars parked on both corners of Belgrave Gdns and Abbey Road with double yellow lines	I cannot see people nor oncoming traffic when I am driving which is dangerous and I could be knocked over when walking which worries me a lot - especially as I consider my family members				

Date	Time	Type of nuisance	Location & Detail of nuisance	Impact on affected resident	Vehicle	Colour	number plate	Case number if supplied:
17 Sep 2020	21:45	illegal parking	south corner of Belgrave Gardens and Abbey Road	in my way when trying to cross road and any car coming down the road will not see me well	White lamborghini	White	P29 AMR	
17 Sep 2020	23:07	Noise & aggression & Shisha SMELL	opposite private residence on Belgrave Gardens. Too much revving by man parking Lamborghini, who then turned rather aggressive towards neighbour who complained about his noise!	incredibly noisy and actually quite scary	White lamborghini	White	P29 AMR	CAS-092812-D7L7Y8
17 Sep 2020	23:32	Noise	from business and street related to cars of clients of Rawsha	noise, aggression. Serious disturbance of peace and threatening behaviour which scared residents				CAS-092814-Q8X9B0
17 Sep 2020	from 23:00 to 23:30	illegal parking	Non-permit holder on parked in resident bay in middle section of Belgrave Gardens	A real resident with permit was unable to park on his/her own street for which he/she pays for the right to do so. But Rawsha guests seem to think the street is Rawsha's private parking	White lamborghini	White	P29 AMR	photographic evidence supplied
18 Sep 2020	19:00	Noise	2 moments of intense revving of performance cars already heard at approx 18:50 and 19:00	I cannot concentrate on an important paper and am now VERY ANXIOUS that this disturbance will continue through the night	Red Ferrari noted at corner of Belgrave Gardens and Abbey Rd but cannot prove that was the one being revved unless I walk over and take a risk by videoing yet another car	Red		CAS-093149-Y3J7C5
18 Sep 2020	from 20:56	illegal parking	Poor visibility and blocked road.	Wasted my time as I was driving to park car. Took much longer to get through the road. Also, this blockage causes cars to drive irresponsibly. Some race down Belgrave Gardens as they do not want to get stuck because of the next car coming to drop/collect people visiting Rawsha		black Landrover Discovery Black (very dark) Bentley SUV Matt Black Mustang Red Ferrari (as above)	GX17 ZRF..... LA17 RGU..... LD69 LK..... R020 LKL	
19 Sep 2020	18:50	illegal parking	double yellow lines on Belgrave Gardens just outside Rawsha	resident cannot cross road as cannot pull the shopping trolley down the ramp part of pavement	Dark metallic grey Porsche	Porsche	J6 PUG	did not report online
19 Sep 2020	20:15	shisha smoke smell	Rawsha terrace	Itchy nose, awful to breathe. Reported yet again - WCC does not seem to care despite their paper about how to run a shisha business				CAS-093440-Z0Y7J6
19 Sep 2020	22:55	Noise	Street just outside Rawsha	Very large (>6) group of girls leaving Rawsha. No social distancing and no effort to be considerate towards residents. ALSO noise from revving and speeding cars				CAS-093483-Y0X0H0
21 Sep 2020	19:00	shisha smoke smell	All along Belgrave Gardens. I am very worried as it is only 7pm	I cannot open my windows for fear that it will get denser later.				
21 Sep 2020	20:15	shisha smoke smell	Coming from Rawsha and all I have to do is open my front door and it is very strong	Unbearable sickly sweet smell and it feels like these awful chemicals are going into my lungs. I am worried and very anxious, I cannot open any of my windows. I have a terrible headache				CAS-094131-R5V5F9
21 Sep 2020	20:40	Car noise	Corner of Abbey Road and Belgrave Gardens - white sports car accelerating dangerously as it left Rawsha and headed south along Abbey Road	I am worried for anyone walking or driving just around the corner which also has reduced visibility. This is very dangerous and will eventually cause a serious accident	White Lamborghini			
22 Sep 2020	17:00 onwards	Car noise	Abbey Rd - heard three cars accelerating	disturbed concentration and raised anxiety as I worried what the rest of the evening would be like but fortunately I did not hear much more so I did not contact the Noise team				
23 Sep 2020	18:00 onwards	Car noise	Corner of Belgrave Gardens and Abbey Rd - I heard one car as it accelerated from the area around/near Rawsha	Woke me up from my afternoon snooze which I was having from sheer exhaustion of not sleeping much for last two weeks.				
24 Sep 2020	20:46	Car noise and dangerous driving	Ferrari parked in residents' parking on Belgrave Gardens. He revved the engine, left the residents parking space and accelerated down Belgrave Gardens, he turned at the end and subsequently drove slower having seen me.	Very upset that people come to this little street and have no care for the neighbourhood - not in terms of nuisance nor in terms of safety.	Ferrari	black	L30 MC	
24 Sep 2020	20:55 - 21:40	illegal parking	South corner of Belgrave Gardens and Abbey Road	I had dangerously reduced visibility as I pulled out of Belgrave Gardens and onto Abbey Road	Mercedes two door sports	black	FL65 XMF	reported to traffic

Date	Time	Type of nuisance	Location & Detail of nuisance	Impact on affected resident	Vehicle	Colour	number plate	Case number if supplied:
24 Sep 2020	22:06	Car noise	Very loud exhaust/road as car accelerated away. This is the new curfew - closing time of 10pm and presumably Rawsha is closing	woke up my young child				not reported
24 Sep 2020	22:10	Car noise	Car hooting - again, just around closing time....	is that really necessary? Just upset the peace for my child who is trying to get back to sleep				not reported
25 Sep 2020	21:36 etc	illegal parking	South corner of Belgrave Gardens and Abbey Road	AGAIN, I had dangerously reduced visibility as I pulled out of Belgrave Gardens and onto Abbey Road. Also, the car is very separate from the curb	Mercedes two door sports	black	FL65 XMF	reported to traffic
25 Sep 2020	21:36 etc	illegal parking	South corner of Belgrave Gardens and Abbey Road	parked just after the black mercedes. Again I cannot see properly.	shrunken' Range Rover	coppery gold with black roof	DY64 YY8	reported to traffic
25 Sep 2020	21:40	illegal parking	Around north corner of Belgrave Gardens and Abbey Road	Right outside the terrace of Rawsha, on Belgrave Gardens	Large two door Rolls Royce cabrio	Black	700	
25 Sep 2020	21:40	illegal parking	Around north corner of Belgrave Gardens and Abbey Road	Right outside the terrace of Rawsha, on the Abbey Road side	Large Mustang	Matt Black	have picture but blurred	not reported
25 Sep 2020	from 20:50 to 22:40	Car noise	Constant acceleration of cars. Loud and dangerous	Raised anxiety due to disturbance and because of these drivers knowingly driving dangerously				
26 & 27 Sep 2020	throughout day/night	illegal parking	Corner of Abbey Road and Belgrave Gardens - cars parked on double yellows outside Rawsha	Practically no visibility - dangerous and creating a lot of anxiety	Various - most recorded, photographed and reported			
27 Sep 2020	21:48	car noise	Departing from corner of Belgrave Gardens and Abbey Road. People leaving Rawsha in their illegally parked cars. Revving and accelerating away.	unable to concentrate on important paperwork. Very upset and anxious	various - most recorded when reported illegal parking			CAS - 096213 - P1L5B6
28 Sep 2020	3:00	noise	Rubbish collection truck at Rawsha - lots of glass bottle noise & extremely loud	Woke up the resident!				resident did not have time to take a picture and just wanted to get back to sleep so not reported on the Noise portal
28 Sep 2020	21:20	illegal parking	Belgrave Gdns, corner of Abbey rd. Red High performance car	interrupted neighbour's peaceful dinner with spouse	Red High Performance Car	Red	D256 OUM	reported
4 Oct 2020	2:06	Noise	Rubbish truck collection	woke up a number of neighbours				P from WCC Noise team called back when i had fallen asleep
9 Oct 2020	22:18	noise	Abbey Road right by corner with BG	disturbed the whole family evening	more than one - one was white lamborghini	white		CAS-100739-Y2F3Y6

Date	Time	Type of nuisance	Location & Detail of nuisance	Impact on affected resident	Vehicle	Colour	number plate	Case number if supplied:
18 Oct 2020	21:20 & 21:55	noise	Belgrave Gardens, corner with Abbey road	I do not feel well and went to bed early to be woken 2x by revving and accelerating cars. There are also plenty of people not appearing to socially distance in the Rawsha terrace nearby	lots but I can't go to the window in my nightie every time I get woken up because not only will it totally ruin my evening with little chance of falling back asleep but the car will most likely already have sped down Belgrave Gardens and/or sped off on Abbey Road.			CAS-103769-Z7P8Z7
29 Oct 2020	04:00	noise	Belgrave Gardens, corner with Abbey road	Woke up resident. The business has already been approached about this out of hours rubbish collection and the manager said this would be reconsidered and changed. All lip service and lies as this private rubbish collection continues to take place in the middle of the night	PRIVATE RUBBISH COLLECTION TRUCK			CAS-107494-G7C4G4
30 Oct 2020	1:40	noise	Belgrave Gardens, corner with Abbey road	Woke up resident - Ms G from WCC called the resident to discuss this complaint and said that Rawsha is on their watch list and it will be reported to the relevant officers	PRIVATE RUBBISH COLLECTION TRUCK			CAS-107494-G7C4G4
3 Nov 2020	21:30	noise	Belgrave Gardens, corner with Abbey road. Screeching female voices laughing raucously	startled at noise and woke up having been trying to sleep for at least one hour				CAS-109193-D2K1L3
3 Nov 2020	22:12	illegally parked vehicle	Belgrave Gardens - DANGEROUS DRIVING rather than illegally parked vehicle but I did not know how else to report.	Fear for true residents of the area and completely disturbed by noise	Various: Yellow Lamborghini, black Range Rover, navy Mercedes coupe/2-door, white audi (with engine idling outside my window), silver Porsche etc			reported to 'Report it ; Vehicles' not Noise.
3 Nov 2020	22:19	noise	Belgrave Gardens, corner with Abbey road. Women continuing to screech; at one point I thought I should call police because one sounded like she was screaming in fear/ agony. But then I heard a man's voice and more screeching and laughter.	Concern and again, unable to sleep despite feeling unwell and very very tired. I was trying to ignore until 10pm when Rawsha is supposed to close for the night but the noise continued until 22:25 and I now cannot fall asleep easily				CAS-109208-N8R5D5
3 Nov 2020	22:49		Mr K (same K who did not visit my premises when I complained about Shisha smell as he was in Victoria, despite my being told that someone would definitely come) from Westminster Noise Team called to speak about the 'pub'. I told him it is not a pub but a business with a shisha bar Told me to 'hang on a minute' as I should be reporting the cars to police on 101. I said that when I eventually get through on 101 the cars will have sped away. K proceeded to tell me it is not Rawsha's fault. I said that this is not constructive and when one of my kids or myself get run over I will bring this issue up again but it will be too late. I said that I merely reported the noise but if he wants to discuss Rawsha's involvement then I am not saying it is Rawsha's fault but that the noise is directly attributable to Rawsha business as we have NEVER had to suffer such noise nor have we reported as much previously when Rawsha still did not exist. Therefore the noise is directly attributable to Rawsha and somebody official in Westminster needs to come out here and investigate with their own two eyes and ears. K said he is sure they have done that and he had to go to deal with other issues.....	Disbelief at the twists and turns taken by the people who are supposed to help us. Very very upset and anxious. Now when we call to make a reasonable complaint we know that people are eyeballing. First we are told to get evidence, then we are told it cannot be used....				

Shisha at Commercial Premises – Guidance for Businesses

- Westminster City Council is committed to reducing the harm caused by shisha smoking, both to the people that smoke it and to the wider public.
- As a business which offers shisha smoking, you have a responsibility to help us do this.
- This means ensuring that you provide your shisha services in a way that complies with the law and reduces the risk of nuisance to others. This guidance tells you how.
- Failure to comply with the various regulations relating to when, where and how shisha smoking occurs may in certain circumstances constitute an offence, which can lead to significant penalties, including fines.

The law:

A range of pieces of legislation set out if, when and how shisha smoking can be permitted at public premises, and what the role of the local authority is in enforcing the rules:

The Health Act 2006

Town and Country
Planning Act 1990

City of Westminster Act
1999

Environmental
Protection Act 1990

Regulatory Reform (Fire
Safety) Order 2005

The Health and Safety at
Work etc Act 1974

Useful contacts and further information:

Planning Permission

If you have questions or need advice in advance of submitting an application for planning permission, you are encouraged to use the council's 'pre-planning application advice' service which can be accessed at the following address: <https://www.westminster.gov.uk/get-pre-application-advice>

You can apply for planning permission online via the planning portal.

Planning Enforcement

If you have a planning enforcement related query, the Team can be contacted at the following address:

PlanningEnforcementTeam@westminster.gov.uk

Licensing

LINK: Guidelines for the placing of Tables and Chairs on the Highway

LINK: Temporary licence application form

Fees

Planning application fees: www.westminster.gov.uk/planning-application-fees

Licensing application fees: **LINK**

	You must...	We will...	Find out more...
Smoking indoors	<p>Since 2006, smoking inside public premises has been illegal. This applies to all types of smoking, including shisha.</p> <p>Owners and managers of premises must make sure no one smokes in an 'enclosed space' on their premises.</p> <p>Anyone failing to comply with the regulations is committing an offence.</p>	<p>It is the council's responsibility to enforce the regulations of the Health Act.</p> <p>Individuals can be fined up to £200 and anyone in control of a Smoke Free space who fails to prevent smoking within their premises can be prosecuted and receive fines up to £2500. Failure to display a 'no smoking sign' will also lead to a fine of up to £1000.</p>	<p>Your responsibilities under the Health Act are summarised on the council's website, here: [LINK]</p> <p>There is also a useful fact sheet available from Action of Smoking and Health: http://ash.org.uk/files/documents/ASH_119.pdf</p>
Planning permission	<p>There are no permitted development rights which allow someone to begin using their premises solely for shisha smoking purposes. It is likely therefore that you will require planning permission.</p> <p>If you want to add any form of shelter, tent, marquee, gazebo or similar structure to facilitate shisha-smoking, you will almost definitely need planning permission for these structures. Building control regulations may also apply.</p>	<p>If you start using a premises for shisha smoking without planning permission, you may be at risk of formal enforcement action.</p> <p>Failure to comply with the requirements of an enforcement notice may result in a fine of up to £20,000 upon conviction in the Magistrate's Court, and an unlimited fine if convicted by the Crown Court. An Enforcement Notice is also entered on the Local Land Charges records which could make the future sale or financing of the property more difficult.</p>	<p>If you are in any doubt as to whether the use of the property for shisha smoking requires planning permission, you are advised to use the Council's 'pre-application planning' service. You are advised not to commence the use or to erect a structure to facilitate the smoking of shisha prior to obtaining the relevant permission from the City Council.</p>
Tables & chairs outside	<p>You normally need planning permission to place tables and chairs on the street outside your premises. You will also need to obtain a Tables and Chairs licence. Both the planning permission and the licence will specify the specific hours the tables and chairs can be placed on the public highway.</p> <p>Your planning and licensing applications must be submitted together and with all the necessary documentation attached.</p>	<p>The council will determine your applications for planning permission and for the temporary licence together.</p> <p>The council's enforcement teams carry out inspections to ensure planning and licensing conditions are observed to at all times.</p>	<p>The following documents explain the planning policies which we use to help us to make a decision on applications and provide advice on how to apply.</p> <p>Westminster Way: Public Realm Strategy</p> <p>Guidelines for the placing of Tables and Chairs on the Highway</p> <p>You can apply for planning permission and temporary licences online.</p>
Noise and nuisance	<p>Shisha smoking outdoors can lead to complaints from neighbouring premises about noise, smoke and odours if consideration isn't given to your neighbours. You can help ensure that complaints are not received by ensuring your staff and customers do not cause disturbance.</p>	<p>The Council operates a 24hr enforcement team which will respond to complaints about noise and other nuisances.</p> <p>If any statutory nuisance is found, the council can take enforcement action, which can result in a fine of up to £20,000. This may also have implications upon any future Planning or Licensing applications.</p>	<p>There's advice on how you can minimise the risk of noise and nuisance at your premises on the council's website: [link – new page on 'Issues Relating to Shisha Smoking' – includes H&S, carbon monoxide info also]</p>
Fire safety	<p>The law says that you must take precautions to prevent fire at your premises. A fire risk assessment must be carried out.</p> <p>You must also make an emergency plan to say what your employees and other people in the premises should do in the event of a fire.</p>	<p>The council has a Health & Safety team, which can advise you on fire safety at your premises if you need help.</p>	<p>Information and advice on fire safety at premises can be found here: https://www.gov.uk/workplace-fire-safety-your-responsibilities/who-is-responsible</p>
Health & Safety	<p>Any person who is in control of the work premises has a duty to ensure, so far as is reasonably practicable, that the premises and any equipment or substance used is safe and without risk to staff or the public.</p> <p>You must carry out a risk assessment of the hazards relating to shisha smoking, including the risk posed by carbon monoxide.</p>	<p>The council's Health & Safety team provides advice and carries out inspections and enforcement as necessary, to ensure any risks to employees and the public are minimised.</p>	<p>The council's website gives some further advice on specific health and safety considerations relating to shisha: [link – new 'Issues Relating to Shisha' web page]</p>

IN THE MATTER OF 63 ABBEY ROAD, LONDON, NW8 0AE

REVIEW OF PREMISES LICENCE

PREMISES LICENCE NUMBER: 23/02114/LIPDPS

SUPPLEMENTARY STATEMENT OF FREEHOLDER / LANDLORD

1. My name is [REDACTED] and I am a Director of Max Barney Pub Company (“MBPC”), the freeholder and landlord of the above premises. I should state that by ‘landlord’ I mean MBPC are a property landlord and not the ‘landlord’ who runs the premises. MBPC is simply involved in the bricks and mortar of our premises. We employ a team of professional staff and we have been involved in commercial and leisure property in central London for a number of decades. Some of our tenants are household name pub chains, whilst others are successful independent operators.
2. This statement is supplementary to the representation that I made on 5th July 2023, and which forms part of the Agenda papers.
3. At the time of my original representation, whilst MBPC were shocked and appalled by the two incidents that happened in May 2022 and April 2023, I argued that as these were isolated to one tenant, namely Olives and Cream Limited, an appropriate measure to take would not be to revoke the licence but to add a condition stating that any proposed new licence holder would be subject to an absolute veto by the Police, perhaps for a period of up to one or two years.
4. At the time of that statement I had not seen the representations of the residents. My solicitors had been asking for copies of these representations and we appreciate that it took some time to redact the personal details therefrom, however in the last few days I have had an opportunity to consider the residents’ representations, and our position as freeholder and landlord has changed.
5. It is clear, reading the representations, that local residents have suffered greatly from this particular tenant and that there has been a pattern of behaviour which goes way beyond two serious incidents.
6. It is obvious that the licensing objectives have been seriously undermined and MBPC do not wish to be associated in any way with those responsible. I stated in my first statement that we were negotiating the surrender of the lease and a transfer of the Premises Licence into MBPC’s name. These negotiations have broken down and in any event MBPC no longer


intend to transfer the licence into our name, as in our opinion this particular licence has been permanently tainted by the behaviour of the most recent tenant.

7. Out of respect and sympathy with first and foremost the local residents, but also acknowledging the serious concerns of the Police and the other responsible authorities, MBPC **do not oppose a revocation of this Premises Licence.**

8. I understand that broadly speaking there would not be opposition in future to an application for a Premises Licence within Core Hours for a typical pub or similar venue, rather than the hybrid Sushi / Shisha premises that 63 Abbey Road morphed into. Whilst not strictly relevant to this Review, I think it is important that I, as Director of the freeholder and landlord indicate at this stage that once insurance claims, tenders for works, building proposals etc have been progressed we intend to apply for a fresh Premises Licence and we would want to work closely with the authorities and the residents to ensure, so far as is possible, that there is no risk of a repeat of this awful episode.

9. To that end, I would welcome details of any residents' representatives with whom we could maintain a relationship during the next few months.

Signed:

, Director of Max Barney Pub Company Limited

Date: