

EXHIBIT

4

ADVERTISED
ON INTERNET
AS SHISHA
SMOKING
LOUNGE

ROOF IS
TEMPORARY
OF
CORRAGATED
SHEETS
SEE EXHIBIT 5

TEMPORARY
PLYWOOD
STRUCTURE
OPEN WALLS

OUTDOOR
HEATERS
BECAUSE
THERE
ARE NO
WALLS



EXHIBIT

5

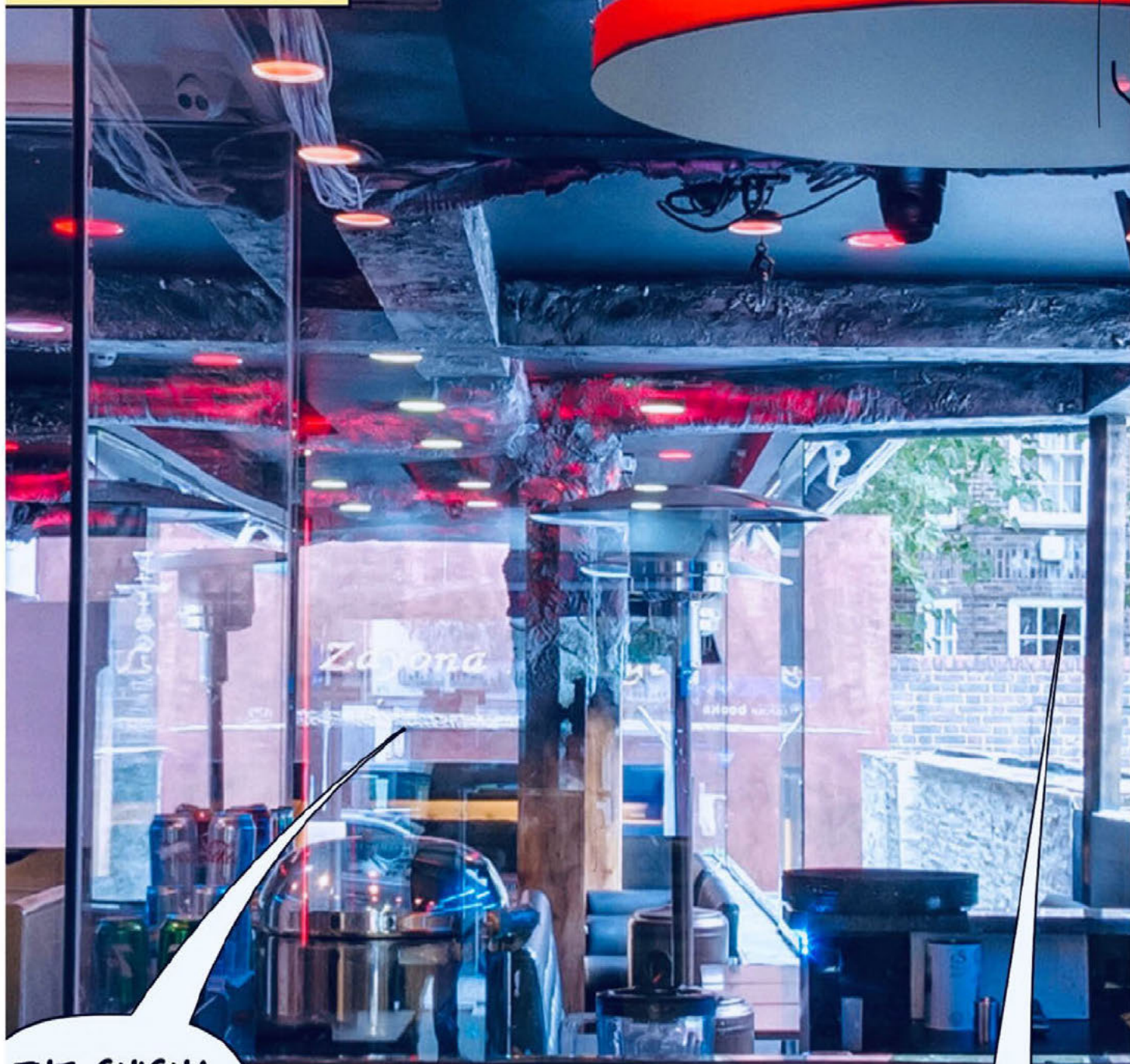
ZYOUNA SHISHA
LOUNGE FROM
THE OUTSIDE, IS
A
MONSTROSITY.
A TEMPORARY
STRUCTURE IN
THE GARDEN

TEMPORARY
ROOF



EXHIBIT

6



THE SHISHA
SMOKING
STRUCTURE
HAS TWO
MISSING
WALLS, KEPT
OPEN AIR DUE
TO INDOOR
SMOKING
REGULATION

FULL MUSIC NIGHTCLUB
DISCO MUSIC SYSTEM
WITH SPEAKERS, DUE TO
THIS BEING OPEN AIR, NO
SOUND INSULATION.

EXHIBIT

7

ZYOUNA OPEN
AIR STRUCTURE



**EXHIBIT
8**

THIS IS THE OPEN AIR EXTENSION. THE MAIN ACTIVITY TAKE PLACE HERE AND NOT IN THE RESTURANT. FOUR TELEVISION SPEAKERS AND MUSIC DISCO SYSTEM IS HERE. ZYOUNA HAD CLAIMED ITS LATE NIGHT LICENCE ALO APPLIES TO THE EXTENSION

THE EXTENSION DID NOT HAVE A LICENCE FOR LATE OPENING, ENTERTAINMENT AND MUSIC

THIS IN THE FOREGROUND IS THE ZYOUNA RESTURANT WHICH HAD A LICENCE





With [redacted] at Zayona.

[redacted] and
137 others like this.

View 6 more comments

[redacted] منورين الغوالي تنهنى شيخ ابو نهاد
4w

[redacted] اسعد الله صباحكم بكل خير يا حلوين
4w

[redacted] الله يحميكو
4w

[redacted] رحله موفقه للجميع
4w

[redacted] منورين حبايبنا الله يهنيهم
4w

[redacted] منورين
4w



Posted on 12-Jun-2019

Zayona Shisha Lounge & Restaurant

Zayona Lounge has now opened, a special and luxury lounge with a real VIP experience.



Massis

This Lebanese Bar and Grill is a central Paddington hotspot for lunch meetings and after work dining. With its mouthwatering menu and corporate catering and private event rooms, this is central London based Middle Eastern hospitality at its best.

Zayona Shisha Lounge and Restaurant

Zayona Shisha Lounge and Restaurant is based on Edgware Road and is one of the best spots in the city for an authentic Turkish kebab. With its friendly atmosphere and shisha amenities, this is the perfect stop off for a quick bite to eat and relaxing shisha experience, all in a no-nonsense atmosphere.

Momtaz Shisha Cafe

With a branch in Paddington and Kinston Upon Thames, the Momtaz Shisha Cafe sells an abundance of teas and drinks all with classic Lebanese decor. The beautiful outdoor seating

Best Shisha Bars Near Paddington

<https://www.parkgrandlancastergate.co.uk/blog/best-shisha-bars-near-paddington/>

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https://www.tripadvisor.co.uk/Restaurant_Review-g186338-d16434062-Reviews-Zayona-London_England.html

From Trip advisor website



★★★★★ Reviewed 2 weeks ago  via mobile

██████████ at Zayona 2

I went to this really nice place , it has a newly fresh looking decorative interior. The Arabic music is good , the chef ██████████ made an amazing grill chicken meal for me . I will be going back to try his gourmet burgers , try Zayona 2 .. really good . It has an shisha garden at back very cool

[Show less](#)

Date of visit: January 2020



APPENDIX - A



Your ref: MRS AMINEH MOHAVI

My ref: 18/02647/FULL

**Please
reply to:**

Victoria Coelho

Tel No:

020 7641 6204

Development Planning
Westminster City Council
PO Box 732
Redhill, RH1 9FL

6 June 2018

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT (CONDITIONAL)**

The City Council has considered your application and permits the development referred to below subject to the conditions set out and in accordance with the plans submitted.

Unless any other period is stated in the Schedule below or by conditions attached; this consent, by virtue of Section 91(1) of the Town and Country Planning Act 1990 (as amended), is granted subject to the condition that the development shall be commenced within 3 years of the date of this decision.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

SCHEDULE

Application No: 18/02647/FULL

Date Received: 31.03.2018

Date Amended: 16.04.2018

Plan Nos: 01 rev B; 02 rev B; 03 rev B; 04 rev B; 05 rev B.

Address: 428 Edgware Road, London, W2 1EG,

Proposal: Erection of single storey rear extension at ground floor level and landscaping of rear garden to provide additional floorspace for restaurant. (Class A3)

See next page for conditions/reasons.

Yours faithfully



John Walker
Director of Planning

Note: As the requirements of the Building Regulations may affect the design of the proposed development our Building Control team can offer advice and guidance at an early stage. If you would like to take advantage of this service please contact them on 020 7641 6500 or email districtsurveyors@westminster.gov.uk to arrange a preliminary discussion.

Note:

- The Plain English Crystal Mark applies to those conditions, reasons and informatives in this letter which have an associated reference number with the prefix C, R, X or I.
- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.



Condition(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
- o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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- 5 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the green roof to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 6 Customers of the restaurant use hereby approved shall not be permitted to use the rear garden for any purpose at anytime.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and TACE 9 of our Unitary Development Plan that we adopted in January 2007

- 7 Customers shall not be permitted within the extended restaurant premises before 11:30 or after 23:00 each day.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 8 The Class A3 use allowed by this permission must not begin until you have fitted self-closing doors to the rear extension. You must not leave these doors open except in an emergency or to carry out maintenance.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13FB)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

Note:

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- 2 You are reminded of the requirements of conditions 3 and 4 of permission dated 9th May 2017 (RN:16/08218/FULL) which restrict the opening hours of the restaurant and prevent customers from using the garden.

Note:

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APPENDIX B

Kevin Jackaman
Senior Licensing Officer
Licensing Team
Public Protection & Licensing Department
Westminster City Council
15th Floor - 64 Victoria Street
London SW1E 6QP

**RE: Renewal of a licence to Zayouna Ltd 428 Edgware Road. Application
Ref 20/00429/LIPN**

Please find in pdf format, Thirty two objection letters addressed individually to you by [REDACTED]. In addition one objection letter from a resident of [REDACTED] with a photograph.

hard copies of these have been sent to you by post.

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

Dear Sir

I write Regarding the licence application for Zayouna Ltd, 428 Edgware Road
Reference 20/00429LIPN with my objections.

[REDACTED]
[REDACTED] from the Restaurant. The garden of Zayouna [REDACTED]
with [REDACTED]

I wish to object to the granting of a licence to play music or have sound emitting entertainment at any time at Zayouna and the restaurant being open no later than 23:00 hours.

I object to the granting of any licence for music or entertainment and customer use to the extension of the restaurant. This extension is a structure built in the garden without walls, [REDACTED] and currently being used as a shisha lounge. As this is an open air structure without solid walls and doors, there is no sound insulation and is in effect in the open air, where shisha smoking activity accompanied by music and entertainment takes place.

I object On grounds of Prevention of noise nuisance to the above.

[REDACTED] have in the past made several complaints over several months, regarding the noise from Zayouna 428 Edgware road, to the Westminster noise team, and directly to the management of Zayouna restaurant. I believe if a new licence is given the noise will continue to disturb me.

Signed ... [REDACTED]

PRINT NAME ... [REDACTED] Date: 02.02.20

[REDACTED]

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

Dear Sir

I write Regarding the licence application for Zayouna Ltd, 428 Edgware Road
Reference 20/00429LIPN with my objections.

[REDACTED]
[REDACTED] from the Restaurant. The garden of Zayouna [REDACTED]
[REDACTED]

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Signed [REDACTED]

PRINT NAME [REDACTED]

Date: 04/02/2020

[REDACTED]

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

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Signer [REDACTED]

PRINT NAME [REDACTED]

Date: 4/2/2020

[REDACTED]

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

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Name [REDACTED] [REDACTED]
[REDACTED]

Date: 1-2-2020

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

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Signed [REDACTED]

PRINT NAME [REDACTED]

Date: ...

04/02/2020

[REDACTED]

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

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Signed [REDACTED]

PRINT NAME [REDACTED]

Date: 4/2/2016

[REDACTED]

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

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Signed [REDACTED]

PRINT NAME [REDACTED]

Date: 04-02-20

[REDACTED]

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

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Signed [REDACTED]

PRINT NAME [REDACTED] Date [REDACTED]

[REDACTED]

4th FEB 20

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

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Signed [REDACTED]

PRINT NAME .. [REDACTED]

Date:

4 Feb 20

[REDACTED]

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

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Name ... [REDACTED]

[REDACTED]

Date: 4/12/20

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

V

Dear Sir

I write Regarding the licence application for Zayouna Ltd, 428 Edgware Road
Reference 20/00429LIPN with my objections.

[REDACTED]
[REDACTED] from the Restaurant. The garden of Zayouna shares [REDACTED]
with [REDACTED]

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Name .. [REDACTED]

[REDACTED]

Date: 4/12/20

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

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Name [REDACTED]

[REDACTED]

Date: 31-01-20

AB

Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

Dear Sir

I write Regarding the licence application for Zayouna Ltd, 428 Edgware Road
Reference 20/00429LIPN with my objections.

[REDACTED]
meters away from the Restaurant. The garden of Zayouna [REDACTED]
[REDACTED]

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Name . [REDACTED]

[REDACTED]

Date: 31-01-2020



Kevin Jackaman
Senior Licensing Officer, Licensing Team
Public Protection & Licensing Department
Westminster City Council 15th Floor
64 Victoria Street - London SW1E 6QP

Dear Sir

I write Regarding the licence application for Zayouna Ltd, 428 Edgware Road
Reference 20/00429LIPN with my objections.

[REDACTED]
[REDACTED] from the Restaurant. The garden of Zayouna shares [REDACTED]
[REDACTED]

I wish to object to the granting of a licence to play music or have sound emitting entertainment at any time at Zayouna and the restaurant being open no later than 23:00 hours.

I object to the granting of any licence for music or entertainment and customer use to the extension of the restaurant. This extension is a structure built in the garden without walls, [REDACTED] and currently being used as a shisha lounge. As this is an open air structure without solid walls and doors, there is no sound insulation and is in effect in the open air, where shisha smoking activity accompanied by music and entertainment takes place.

I object On grounds of Prevention of noise nuisance to the above.

[REDACTED] have in the past made several complaints over several months, regarding the noise from Zayouna 428 Edgware road, to the Westminster noise team, and directly to the management of Zayouna restaurant. I believe if a new licence is given the noise will continue to disturb me.

Name [REDACTED]

[REDACTED]

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Name [REDACTED]

[REDACTED]

Date: 3rd Feb 2020