



**Havering**  
LONDON BOROUGH

Licensing Officer's Report



## LICENSING SUB-COMMITTEE 8 September 2017

## REPORT

**Subject heading:**

Station Lane Express  
89 Station Lane, Hornchurch, RM12  
6JU

**Report author and contact details:**

Premises Licence Variation  
Kasey Conway, Licensing Officer  
5<sup>th</sup> floor Mercury House  
licensing@havering.gov.uk

This application for a variation to a premises licence is made by Mr Jacob Kattooparambil Cherian under section 34 of the Licensing Act 2003. The application was received by Havering's Licensing Authority on 24/07/2017.

### **Geographical description of the area and description of the building**

This premises is a semi-detached convenience store situated within a parade of shops in Station Lane. It is situated 251 meters east of the junction with High Street. There are residential properties above, to the left of the shop and opposite.

A map of the area is attached.

### **Details of the application**

Current premises licence hours:

Day	Start	Finish
Monday	08:00	20:00
Tuesday	08:00	20:00
Wednesday	08:00	20:00
Thursday	08:00	20:00
Friday	08:00	20:00
Saturday	08:00	20:00
Sunday	08:00	20:00

**Variation applied for:**

<b>Day</b>	<b>Start</b>	<b>Finish</b>
Monday	08:00	23:00
Tuesday	08:00	23:00
Wednesday	08:00	23:00
Thursday	08:00	23:00
Friday	08:00	23:00
Saturday	08:00	23:00
Sunday	08:00	23:00

**Comments and observations on the application**

The applicant acted in accordance with regulations 25 and 26 of *The Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005* relating to the advertising of the application. The required public notice was installed in the 4<sup>th</sup> August 2017 edition of the Yellow Advertiser.

The premise currently carries out licensable activity between the hours of 08:00 to 20:00.

Even though the shop is outside of Hornchurch Town Centre, it still falls within St Andrews ward which forms part of St Andrews Cumulative Impact Zone.

**Summary**

There were 0 representations against this application from interested persons.



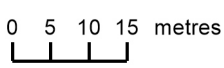
There were 1 representation against this application from responsible authorities.  
Licensing Authority.




**Havering**  
LONDON BOROUGH

Map of the area



<p><b>Station Lane Express</b></p>	
	<p><b>Scale: 1:1000</b></p> <p><b>Date: 25 July 2017</b></p> 

	<p>London Borough of Havering          Town Hall, Main Road          Romford, RM1 3BD          Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2017          Ordnance Survey 100024327</p>
---	--	--



**Havering**  
LONDON BOROUGH

Copy of Application

\* required information

### Section 1 of 17

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference  This is the unique reference for this application generated by the system.

Your reference  You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant? Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Yes  No

### Applicant Details

\* First name

\* Family name

\* E-mail

Main telephone number  Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

- Applying as a business or organisation, including as a sole trader
- Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

### Applicant Business

Is your business registered in the UK with Companies House?  Yes  No

Registration number

Business name

VAT number

Legal status

Note: completing the Applicant Business section is optional in this form.

If your business is registered, use its registered name.

Put "none" if you are not registered for VAT.

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

**Registered Address**

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

**Section 2 of 17**

**APPLICATION DETAILS**

**This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.**

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

\* Premises Licence Number

011955

Are you able to provide a postal address, OS map reference or description of the premises?

Address  OS map reference  Description

**Postal Address Of Premises**

Building number or name

89

Street

Station Lane

District

City or town

Hornchurch

County or administrative area

Essex

Postcode

RM12 6JU

Country

United Kingdom

**Premises Contact Details**

Telephone number

07429907048



Continued from previous page...

Non-domestic rateable value of premises (£)

13,250

### Section 3 of 17

#### VARIATION

Do you want the proposed variation to have effect as soon as possible?  Yes  No

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?

Yes  No

You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

#### Describe Briefly The Nature Of The Proposed Variation

Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

This is an off license and convenient store. We hope to sell bottles of wine or spirit from 35cl and above, beer in single and be able to stock beers, ciders, lagers or mixed spirit drinks with an ABV of up to 9%.

### Section 4 of 17

#### PROVISION OF PLAYS

Will the schedule to provide plays be subject to change if this application to vary is successful?

Yes  No

### Section 5 of 17

#### PROVISION OF FILMS

Will the schedule to provide films be subject to change if this application to vary is successful?

Yes  No

### Section 6 of 17

#### PROVISION OF INDOOR SPORTING EVENTS

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

Continued from previous page...

Yes

No

**Section 7 of 17**

**PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

Yes

No

**Section 8 of 17**

**PROVISION OF LIVE MUSIC**

Will the schedule to provide live music be subject to change if this application to vary is successful?

Yes

No

**Section 9 of 17**

**PROVISION OF RECORDED MUSIC**

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

Yes

No

**Section 10 of 17**

**PROVISION OF PERFORMANCES OF DANCE**

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

Yes

No

**Section 11 of 17**

**PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

Yes

No

**Section 12 of 17**

**PROVISION OF LATE NIGHT REFRESHMENT**

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

Yes

No

**Section 13 of 17**

**SUPPLY OF ALCOHOL**

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

Yes

No

Continued from previous page...

### Standard Days And Timings

#### MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

#### TUESDAY

Start

End

Start

End

#### WEDNESDAY

Start

End

Start

End

#### THURSDAY

Start

End

Start

End

#### FRIDAY

Start

End

Start

End

#### SATURDAY

Start

End

Start

End

#### SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption?

- On the premises     Off the premises     Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

None

*Continued from previous page...*

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

None

**Section 14 of 17**

**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Provide information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

None

**Section 15 of 17**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

**Continued from previous page...**

**SATURDAY**

Start  End

Start  End

**SUNDAY**

Start  End

Start  End

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

None

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

None

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

1. The premises shall not stock and beers, ciders, lagers or spirit-mixed drinks with an ABV over 5.5%.
2. The premises shall not stock any cans/bottles of lager, cider, beer or spirit-based mixers unless they are in packs of four or more.
3. No bottles of wine or spirits less than 75cl shall be sold off the premises.

- I have enclosed the premises licence  
 I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

**Section 16 of 17**

**LICENSING OBJECTIVES**

Describe the steps you intend to take to promote the four licensing objectives:

*Continued from previous page...*

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

Provide effective training to all staff such that they are made aware of all 4 licensing objectives. Specific attention to the following: to not entertain drunk/ disorderly behavior by anyone on the premises, preventing the use and sale of illegal drugs on the premises, not to sell alcohol/ cigarettes to anyone under age, prevent any anti-social/ violent behavior and to make sure it is reported to the authorities and finally child safety to be made priority.

Under age – implement a strict "Challenge 25" information to prevent the supply of alcohol to under-age drinkers. To provide good training for staff on the Licensing Act (Training Record)

Operating Schedule providing the hours of operation and licensable activities during those hours

We have CCTV installed in the shop and roller metal window shutters to ensure that the shop is secure at all times. As a licensed premise, we know that it is necessary to carry out our functions or operate their businesses with a purpose of promoting these objectives. We promise to support these objectives through their operating schedules and other measures (including staff training and qualifications, policies, and strategic partnerships with other agencies).

b) The prevention of crime and disorder

We have installed CCTV (with a 30 day backup) to monitor both the entrance and exit and other parts of the premises. Should there be any occasion that customers are intoxicated or drunk to make sure alcohol is not sold to them. To be vigilant and prevent the use of illegal drugs/ substances are not used/sold in the retail unit area. A clear and legible notice outside the premises indicating the normal hours under the terms of the premises license during which licensable activities are permitted. Staff will be well trained in asking customers to use premises in an orderly and respectful manner and prevent drinking alcohol in the shop.

c) Public safety

Internal and external lighting fixed to promote the public safety objective. Well trained staff adherence to environmental health requirements. Training and implementation of underage ID checks. A log book or recording system shall be kept upon the premises in which shall be entered particulars of inspections made; those required to be made by statute, and information compiled to comply with any public safety condition attached to the premises licence that requires the recording of such information. The log book shall be kept available for inspection when required by persons authorised by the Licensing Act 2003 or associated legislation. All parts of the premises and all fittings and apparatus therein, door fastenings and notices, lighting, heating, electrical, sanitary accommodation and other installations, will be maintained at all times in good order and in a safe condition.

d) The prevention of public nuisance

Noise – as we are in an area in which there are residence close by make sure customers are aware to keep noise on a minimum especially after 9pm. Keeping the windows and doors closed to reduce noise but also remembering to keep the premises well ventilate and also not to block any fire exits in an event of a fire. Ensuring that equipment, e.g. kitchen extraction, refrigerators and air conditioning units are regularly maintained to make sure they are working properly and not causing noise problems. All staff will be trained not to empty the bin and glass waste late in the evening. You are encouraged to build and maintain good relationships with local people and be proactive about controlling noise from your premises.

Odour and Litter –

To minimise the possibility of nuisance, reasonable care should be taken to ensure that:

- Waster bins are sealed and are in suitable size for the business
- Waste is regularly disposed and collected.
- Kitchens are provided with grease-traps and are cleaned regularly to prevent blockages. Food waste should not be put into the drainage system

Light - Turn off lighting when it's not in use or consider using a time-switch where possible and Carefully consider where the light is located and aim the beam away from sensitive premises and transport routes.

**Continued from previous page...**

Maintain high level of hygiene at all times, Cut down on the use of promotional leaflets and publicity materials. Only hand flyers directly to members of the public and avoid putting leaflets on vehicle windscreens, encourage customers to dispose of their litter responsibly using posters and displays inside your premises and on bins.

e) The protection of children from harm

"Challenge 25" sign which is a retailing strategy that encourages anyone who is over 18 but looks under 25 to carry acceptable ID (a card bearing the PASS (Proof of Age Standard Scheme) hologram, a photographic driving license or a passport) if they wish to buy alcohol or tobacco. Well trained staff about requirement for persons' identification, age establishment etc. All the details provided in Training Record Book available the retail unit.

Incident book will be kept upon the premises all the time, to make sure the following are recorded whenever a sale is refused:

- Time
- Date
- Type of alcohol attempted to be purchased
- A description of the child or the individual
- Type of ID presented to you (if any provided)

Make sure the staff are training on guidance provided by Home Office to spot fake ID's.

**Section 17 of 17**

**PAYMENT DETAILS**

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Variation Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at [http://www.voa.gov.uk/business\\_rates/index.htm](http://www.voa.gov.uk/business_rates/index.htm)

Band A - No RV to £4300 - £100.00

Band B - £4301 to £33000 - £190.00

Band C - £33001 to £87000 - £315.00

Band D - £87001 to £125000 - £450.00\*

Band E - £125001 and over - £635.00\*

\*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £87001 to £125000 - £900.00

Band E - £125001 and over - £1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999 - £1,000.00

Capacity 10000 -14999 - £2,000.00

Capacity 15000-19999 - £4,000.00

Capacity 20000-29999 - £8,000.00

Capacity 30000-39999 - £16,000.00

Capacity 40000-49999 - £24,000.00

Capacity 50000-59999 - £32,000.00

Capacity 60000-69999 - £40,000.00

Capacity 70000-79999 - £48,000.00

Capacity 80000-89999 - £56,000.00

Capacity 90000 and over - £64,000.00

\* Fee amount (£)

190.00

**DECLARATION**

1

**Continued from previous page...**

\* I/we understand 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.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

\* Full name

\* Capacity

\* Date  /  /   
dd mm yyyy

Full name

\* Capacity

\* Date  /  /   
dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/havering/change-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING 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**



**OFFICE USE ONLY**

Applicant reference number	<input type="text"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

< Previous [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) Next >

# Classified

## Articles for sale

Calls cost £1.02 per minute from a BT landline. Other networks may vary, calls from a mobile could be considerably higher. Text YABARGAIN (space) Advert up to a maximum 150 characters and send to 83149. Texts cost £1.02 plus standard network rates. If you do not want to receive details on any other product or services, please text the word EXIT at the end of your message. Your advertisement will appear in the next available edition. We do not accept bargain ads under £100 by fax, post or person

**0905 624 0595**

Call: **01268 503422**  
email: **sales@yellowad.co.uk**

Post: **Yellow Advertiser, Acorn House, Great Oaks, Basildon, SS14 1AH**

### Public Notices

**NOTICE OF APPLICATION TO VARY A PREMISES LICENCE UNDER SECTION 34 OF THE LICENSING ACT 2003**  
APPLICANT: Jacob Kattooparambil Cherian  
PREMISES: 89 Station Lane, Hornchurch, RM12 6JU

The proposed licensable activity is: This is an off license and convenient store. We hope to sell bottles of wine or spirit from 35cl and above, beer in single and be able to stock beers, ciders, lagers or mixed spirit drinks with an ABV of up to 9%. The sale of alcohol from: 9am to 11pm seven days a week.

Full details of the application can be inspected at the address noted below during normal business hours.

Any representations by an interested party or responsible authority regarding this application can be made to:

London Borough of Havering,  
Licensing Team,  
Town Hall Main Road,  
ROMFORD, RM1 3BD  
Website: www.havering.gov.uk

Such representation must be received in writing by: 21/08/2017, clearing stating the grounds upon which the representation is made in relation to the four objectives of the Licensing Act 2003.

It is an offence to knowingly or recklessly make a false statement in connection with an application.

The maximum fine for which a person is liable on summary conviction for the offence is £5,000.00.

#### JOAN DANKS (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 103 Jubilee Avenue, Romford, Essex RM7 9LT, who died on 07/12/2016, are required to send written particulars thereof to the undersigned on or before 04/10/2017, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

Edwin Coe LLP, 2 Stone Buildings, Lincoln's Inn, London WC2A 3TH. Ref: BOS/DAN.55.1

### Carpentry Services

**ALL CARPENTRY**  
www.allcarpentry.co.uk  
Staircases, Laminate Flooring, Skirting, Dado Rails, Kitchens, Wardrobes.  
Doors fitted from £25  
Guild Qualified  
30 years Experience  
Call Steven  
01708 525682  
Mob 07950 384595

#### DAGENHAM

Furnished rooms to rent in refurbished house from **£148 per week** including bills.  
Non smoking preferred  
Close to all transport and shops.  
Please contact Jackie  
**07774 643516**

### Electrical Services

**TLM ELECTRICAL**  
• Rewires • Sockets  
• Lights  
• Storage & Immersion Heaters  
• Showers • Fire Alarms  
• No job too big or too small  
**24 hr Call Out**  
07817 101 305  
01708 525 978  
25 years experience

### Aerial Services

**abOde** (1977)  
• TV / Radio Aerials  
• Satellites / TV Points  
• TV Wall Mounting  
• Home Cinema Installs  
• AV / Multi-Room Audio Systems  
• HD CCTV / Remote Viewing  
• Phone points / Networking  
• WiFi / LAN Access points  
• Free Estimates / Survey  
• NO CALL OUT CHARGE  
**07985 822033**

### Building

### PLASTERING/RENDERING

Plasterboarding & Coving  
Re-skims, Ceilings & Walls  
Monocouche colour renders  
EWI City & Guilds  
35 yrs experience  
No job too small, free estimates  
Quality Call Trowel FX  
**07956 983 343**  
**01708 745 935**  
www.trowelfx.co.uk

#### BRICKLAYER

30 Years Experience  
Garden Walls, Alterations,  
Pointing & all building work considered.  
Free Estimates  
Call Nick  
**01708 742419**  
**07843 657922**

#### PLANS QUICKLY

**CALCULATIONS, REGULATIONS, FREE SURVEY, NWNF, APPEALS**  
**CALL MR MORGAN**  
**07850 373 274**

### Plumbing & Heating

**Cliff Faithfull**  
Heating and Electrical Engineer  
Boiler replacement, servicing and repair (inc ServoWarm systems)  
Gas & Electric oven and hobs fitted  
Immersion heaters  
Landlord Certificates  
All electrical work undertaken  
**Tel: 01708 741 625**  
**Mob: 07788 587 660**

**MTM**  
PLUMBING & HEATING  
From a Tap Washer to a Full Installation  
Boiler Servicing from £35. For all your Boiler Breakdown and Heating faults. Senior Citizen Discount  
**24 Hour Emergency Services Available**  
Phones answered 24/7 = **FREE ESTIMATES**  
30 years Experience  
**01708 523 079**

### Gardening

**RAINHAM SHEDS**  
**44mm Log cabins now on display**  
Delivered and assembled free. Open 7 days a week.  
Some sheds available for quick delivery  
**NO DEPOSIT REQUIRED!**  
6x4 pent or apex £344.00  
7x5 pent or apex £420.00  
8x6 pent or apex £464.00  
10x6 pent or apex £645.00  
10x8 pent or apex £790.00  
MANY MORE SIZES MADE TO ORDER. ALL PRICES INCLUDE VAT.  
Find us on the London-bound A1306 New Road  
Some sheds in stock, available for collection.  
\*ESTABLISHED 25 YEARS MANUFACTURING GARDEN SHEDS  
New Road, Rainham, A1306 • 01708 557 819  
www.rainhamsheds.co.uk

**AVELON PAVING**  
• Turfing  
• Fencing  
• Driveways  
• Patios  
• Natural Stone  
• Walls • Paths  
• Decking  
**FREE ESTIMATES**  
**01708 701 337**  
**07946 619 438**

**FOUR OAKS**  
RESIN BOUND DRIVEWAYS, NATURAL STONE, NO WEEDS, NO MESS!!  
PAVING & LANDSCAPING, TURFING, FENCING, DRIVEWAYS, PATIOS, WALLS, PATHS, DECKING  
**5 YEAR GUARANTEE FULLY INSURED WITH PUBLIC LIABILITY**  
**01708 731355**  
**07949 007183**  
www.fouroakslandscaping.co.uk

**MOW & HOE GARDEN SERVICES**  
Specialist in overgrown gardens  
Hedge Trimming, Grass Cutting, Planting, Sheds cut to shape, Weeding and Pruning.  
Regular visits arranged.  
Free Estimates.  
Call Sean  
**07943 013253**  
www.mowandhoe.co.uk  
7 days a week

**Mike's Tree Care Services**  
Stump Grinding & Removal  
Crown Reductions  
Hedge Cutting/Trimming  
Free Quotes  
**01708 720 696**  
**07814 949 595**  
36 Brentwood Road, Romford, Essex RM1 2EX

### Handyman

**HERE'S A MAN WHO CAN...**  
General handyman can do any job, big or small, including painting and decorating, plumbing, tiling and laminate flooring, kitchens fitted and quality repairs.  
Very competitive rates and quality assured at all times.  
**01268 930 000**  
**07930 132 496**

**HANDYMAN**  
No job too small  
Kitchen Fitting, Plumbing, Small Electrical Jobs, Flat Packs, Painting, Decorating, General Maintenance, Shed Roofs re-feltd.  
Call Paul: **01708 478 766**  
**07881 592 563**  
**GENERAL GARDEN MAINTENANCE**  
Call Heather: **07772 239789**

**Garden**  
Trade: 01268 503422

### Skip Hire

**Blue Tone Skip Hire**  
2-4-6-8-10-12 Yards  
Competitive Prices  
Same Day Delivery  
**01708 788 559**  
**020 8501 4756**

### Rubbish Clearance

**RUBBISH AND HOUSE CLEARANCE**  
Drain Clearance  
Blocked Drains  
Unbeatable prices.  
Driver loads.  
Tel: **Brian**  
**07876 205 602**

**RUBBISH CLEARANCE**  
Driver loads, 7 day service, established 30 years,  
Tel 0208 500 8159 or 07956 360753

### Removals

**MR BEE REMOVALS**  
From £20 per hour  
Reliable man with vans for removals. Single items to houses, flats, offices and clearance. Anytime, anywhere. (Separate van for rubbish clearance.)  
Fully insured.  
**020 3302 2275**  
**07773 673 535**  
info@mrbeermovals.com  
www.mrbeermovals.com

To advertise in this section please telephone **01268 503400**  
Advertiser

**PLUMBER 24HR**  
All plumbing work  
Leaks, Blocks, Sinks, Bathrooms, etc  
No job too small  
No call out charge  
20% off for OAPs  
Call Lee  
**07944 048 167**

### Personal Services

**PAMPERS SAUNA & MASSAGE**  
10am-8pm Weekdays  
10am-6pm Sat & Sun  
BRENTWOOD AREA  
**01277 811 056**  
OFF A127, A13 & M25  
**RECRUITING NOW!!**

**LATENIGHTESCORTS\***  
7pm - 7am  
**01702 557 444**  
**07702 388 028**  
Visit our website  
Please call for details

### Adult Chat Lines

**36P PER MINUTE**  
**PHONE SEX**  
LIE BACK & PLAY  
**0909 864 1381**  
Calls cost 36p per minute + network extras. Calls recorded. Mobile users may receive free promotional messages. 18+ only. LiveLines Ltd PO6538 NN2 7YN. Help 0848714407.

Follow us on Twitter  
**ESSEXGIRLSX** visiting *essex escorts*  
**01702 555 455** **07774 671 615**  
6pm till 6am **STAFF REQUIRED** **CALL FOR WEBSITE DETAILS**

*Glamour Girls uk*  
visiting *essex escort-massage*  
Call now:  
**01702 556500** or **07702 388070** 7pm till 7am  
**RECRUITING NOW PLEASE CALL FOR WEBSITE DETAILS**



**Havering**  
LONDON BOROUGH

Representation from  
Responsible Authority

## Licensing Act 2003 Responsible Authority representation

This representation is made by a responsible Authority for the London Borough of Havering concerning an application for a temporary event notice for the premises as detailed below.

**Premises Name and address:** Station Lane Express, 89 Station Lane, Hornchurch, RM12 6JU

**Your Name:** \_ Paul Campbell

**Organisation name/name of body you represent:** London Borough of Havering Licensing Authority

**Your Address:** Town Hall, Main Road, Romford, RM1 3BD

**Email:** [licensing@havering.gov.uk](mailto:licensing@havering.gov.uk)

**Contact telephone number:** 01708 432777

**Summary of Objection:** In this application is to vary the Premises Licence, the applicant has asked to remove conditions placed on the premises licence by a Licensing Sub-Committee in 2012 and to extend the hours which were also imposed at that time. No reference is made in the operating schedule directly relating to the conditions asked to be removed or extended hours.

They have also failed to acknowledge that the venue is in a communitive impact area outlined in Havering's Statement of Licensing Policy and what measures will be put into place to make this application an exception to the policy.

### Policy Considerations

1.7 Applicants for premises licences should be aware of the expectations of the licensing authority and the responsible authorities as to the steps for the promotion of the licensing objectives, and to demonstrate knowledge of their local area when describing the steps they propose to take to promote the licensing objectives.

#### 4.1 The licensing objectives

The prevention of crime and disorder

Public safety

The prevention of public nuisance

The protection of children from harm

are at the heart of the licensing regime. Applicants must demonstrate in their operating schedules as part of an application how they will address each objective. The Licensing Authority will make decisions about applications, variations and reviews based on the promotion of the same objectives. Those making representations to the Licensing sub-committee must base them on the Licensing objectives.

4.3 The completion of a full and detailed operating schedule will give those reading the application greater confidence that the applicant seeks to make a positive contribution and is demonstrating a commitment to both those living in the vicinity and the licensing objectives.

Applicants are expected to:

- Demonstrate knowledge of the local area when describing the steps they propose to take to

promote the licensing objectives;

- Undertake enquiries about the area in which the premises are situated to inform the content of the application;
- Obtain sufficient information to enable them to demonstrate, when setting out the steps they propose to take to promote the licensing objectives, that they understand;
  - The layout of the local area and physical environment including crime and disorder hotspots, proximity to residential premises and proximity to areas where children congregate.
  - Any risk posed to the local area by the applicants' proposed licensable activities;
  - Any local initiatives (for example, local crime reduction initiatives or voluntary schemes including local taxi-marshalling schemes, street pastors and other schemes) which may help to mitigate potential risks.

Applicants are also expected to include positive proposals in their application as to how they will manage any potential risks.

4.4 Where specific policies apply in the area (for example, a Cumulative Impact Policy), applicants are also expected to:

- Demonstrate an understanding of how the Policy impacts on their application,
- Identify any measures they will take to mitigate the impact, and
- Confirm why they consider their application should be an exception to the Policy.

4.6 Lists of questions which should be considered in operating schedules are included in Appendix 2. A model pool of conditions which can also be of assistance is included at Appendix 4.

4.8 The failure by an applicant to clearly and fully demonstrate in the operating schedule that they have properly considered the promotion of the four licensing objectives is a legitimate concern should the application come before the Licensing sub-committee.

## **5.0 Location and Special Policies eg Cumulative Impact.**

### **Licensing Policy 1**

**In considering applications for new licences, variations to existing licences and licence reviews the Licensing Authority will take the matters listed below into account:**

- whether the premises is located in an area of cumulative impact;**
- the type of premises and their cumulative impact on the area and the mix of premises in the area;**
- the location of the premises and the character of the area;**
- the views of the responsible authorities;**
- the views of other persons;**
- past compliance history of current management;**
- the proposed hours of operation;**
- the type and number of customers likely to attend the premises;**
- whether the applicant is able to demonstrate commitment to a high standard of management, for example through active participation in the Safe and Sound meetings and pub watch.**

### **Licensing Policy 2**

**The Licensing Authority has adopted a special Policy relating to Cumulative Impact in relation to:**

- Romford town centre within the ring road**
- St Andrews Ward**

**This Policy creates a rebuttable presumption that applications for new premises licences, club premises certificates, or variation applications that will add to the existing cumulative impact, will normally be refused, unless the applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact and not impact adversely on the promotion of the licensing objectives. The exception to this policy will be for applications for restaurants where alcohol is sold ancillary to a table meal and the terminal licensing hour is in line with the Policy.**

5.1 The effect of adopting a special Policy of this kind is to create a rebuttable presumption that where representations are received applications will normally be refused unless the applicant can demonstrate, in their operating schedule, that there will be no adverse cumulative impact on the licensing objectives

5.3 This special Policy is not absolute. The circumstances of each application within the cumulative impact area will be considered upon its own merits and the Licensing Authority shall permit licences and certificates that are unlikely to add to the cumulative impact on the licensing objectives to be granted.

5.5 Examples of applications that the Licensing Authority may consider as exceptional may include, though not are limited to:

- Small premises with a capacity of 50 persons or less only intending to operate during hours specified in Licensing Policy 7
- Premises which are not alcohol led and operate only within the hours specified in Licensing Policy 7 such as coffee shops.

5.6 Examples of factors the Licensing Authority will **not** consider as exceptional include:

- Premises will be well managed and run
- Premises will be constructed to a high standard
- Applicant operates similar premises elsewhere without complaint
- Similar premises operate in the area.

#### **Licensing Policy 10**

**The Licensing Authority expects licensees to operate to the highest standards of management, and to cooperate with responsible authorities to prevent:**

- The sale of alcohol to underage children;**
- Drunkenness on premises;**
- Irresponsible drinks promotions.**

#### **Licensing Policy 19**

**The Licensing Authority will require consideration of measures to protect children from harm to be reflected in the operating schedule where applicants identify the need, having regard to their type of premises or licensable activities. Applicants for premises licences and club premises certificates authorising the admission of children without accompanying responsible adults will be required to submit a safeguarding children protection Policy detailing the steps to be taken to ensure that children in their charge will be protected from harm when on licensed premises or engaged in activities relating to the licence.**

7.19 The Licensing Authority also recognises that children are one of the most vulnerable groups in our society and that some activities associated with the licensed premises are not appropriate for children. The Licensing Authority will be looking for management arrangements to be in place to address this. Following relevant representations, it will consider the imposition of additional controls by way of licence conditions where activities take place on the premises may present as risk of physical, moral or psychological harm to children. It will also look for strict controls in place to prevent the sale of alcohol to underage children especially in relation to off- licence premises.

### **Representation**

I wish to make representation as a Responsible Authority against the application under the Licensing Objective Grounds of the Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and the Protection of Children from Harm.

The premises at 89 Station Lane is at the moment a convenience store which is permitted to sell alcohol for off supply Monday to Sunday 08:00 to 20:00. It is located in a parade of shops which has residential properties above. It is in St Andrews Ward which is highlighted in Havering's Licensing Policy as an area of communitive impact.

Varying a licensed to a premises in Hornchurch without the correct conditions on their licence and procedures in place will add to the communitive impact area in a negative way. This application requesting longer licensed hours will create additional disturbance for neighbours and additional hours where children have to be protected from harm.

This venue applied for a Premises Licence in August 2012 for the sale of alcohol Monday to Sunday 06:00 to 23:00 objections were received at that time from Police, Licensing Authority and Interested Parties. A hearing of the Licensing Sub-Committee took place on 27<sup>th</sup> September 2012 where conditions and reduced times were imposed on the licence. A copy of that decision notice is attached as part of my representation.

The premises was transferred on 7<sup>th</sup> August 2014 with a second transfer to Mr Jacob Cherian the current licence holder on 4<sup>th</sup> May 2017 and this application to vary the licence two months later on 24<sup>th</sup> July 2017.

The premises have been operating as a convenience store/off licence without issue since September 2012.

#### **Havering's Licensing Policy 1.7**

"demonstrate knowledge of their local area when describing the steps they propose to take to promote the licensing Objectives"

This application it does not make any reference to Havering's licensing policy, it does not mention St Andrews communitive impact area, no additional information has been received even though this fact was highlighted to the applicant in my email and letter when acknowledging receipt of the application on 27<sup>th</sup> July 2017.

#### **Havering's Licensing Policy 4.3**

This lays out expectations on an applicant so that any person reading the application will understand how this application will make a positive commitment to persons living in the vicinity and the licensing objectives.

This application does not do this and the items listed in the policy are not addressed in the document.

#### Havering's Licensing Policy 4.4

This lays out three points relating to a communitive impact area

- Demonstrate an understanding of how the Policy impacts on their application,
- Identify any measures they will take to mitigate the impact, and
- Confirm why they consider their application should be an exception to the Policy.

This application does not address these points

#### Havering's Licensing Policy 4.6

This is a list of questions which should be considered by all applicants in their operating schedule – These questions are in the policy to assist applicants in making a full and meaningful application – This application asks for conditions to be removed and additional times but does not address these conditions in the operating schedule or the measures that will be in place relating to these conditions to promote the four licensing objectives.

#### Havering's Licensing Policy 4.8

The failure by an applicant to clearly and fully demonstrate in the operating schedule that they have properly considered the promotion of the four licensing objectives is a legitimate concern should the application come before the Licensing sub-committee.

#### Havering's Licensing Policy 5.1

Creates a rebuttable presumption that when representations are received applications will normally be refused unless the applicant can demonstrate, in their operating schedule, that there will be no adverse cumulative impact on the licensing objectives. –

It is my opinion that the operating schedule in this application does not address the communitive impact in any way, on this point alone consideration should be given to rejecting this application.

#### Havering's Licensing Policy 5.3

Reminds us that the policy is not absolute and each application should be dealt with on its own merits –

This application should be judged on its own merits it is my opinion that this application does not address the items it is asking to vary.

#### Havering's Licensing Policy 5.5 & 5.6

Help an applicant to include things that may be considered as exceptional – none of these are included in the application

This application is inadequate for a premises licence located in an area of communitive impact (St Andrews Ward).

I urge the Licensing Sub-Committee to follow Havering's Licensing Policy (5.0 Location and Special Policies e.g. Cumulative Impact) and refuse this application.

If refused and if the applicant wishes they can then make a fresh application with complete and full information the operating schedule will be complete to a standard that will limit any negative impact on the vicinity. Appropriate conditions can be offered in the application so that problems do not arise in the future if the licence is transferred to another person/body.



**Complaint and Inspection History (if applicable)**

**Other documents attached**

Email sent 27<sup>th</sup> July 2017 to agent.  
Acknowledgment letter attached to the above email.

Signed



dated

02/08/2017

## Taiwo Adeoye

---

**From:** Paul Campbell  
**Sent:** 25 July 2017 10:50  
**To:** 'keviljacob@yahoo.co.uk'  
**Subject:** Vary Premises Licence Application  
**Attachments:** PPC06051.doc

### Licensing Act 2003 – Vary Premises Licence Application

#### Station Lane Express, 89 Station Lane, Hornchurch, RM12 6JU

Please find attached the acknowledgment letter for the application to vary the premises licence at the above venue  
Please note the comments in the letter regarding the communitive impact area

### Paul Campbell – Licensing Specialist

London Borough of Havering – Public Protection  
Town Hall, Main Road, Romford, RM1 3BB

t 01708 432766

e [licensing@havering.gov.uk](mailto:licensing@havering.gov.uk) [paul.campbell@havering.gov.uk](mailto:paul.campbell@havering.gov.uk)

text relay 18001 01708 433585

**Apply | Pay | Report** [www.havering.gov.uk](http://www.havering.gov.uk)

Clean | Safe | Proud

Sign up for [email updates](#) for local news and information



**Havering**  
LONDON BOROUGH

**Public Protection**

London Borough of Havering  
Mercury House, Mercury Gardens  
Romford RM1 3SL

For Attention of  
89 Station Lane  
Hornchurch  
RM12 6JU

**Telephone: 01708 432766**  
Fax: 01708 432554  
email: [paul.campbell@havering.gov.uk](mailto:paul.campbell@havering.gov.uk)  
Text Relay for the deaf, speech impaired or  
hard of hearing: 18001 01708 432777

Date: 25 July 2017

Your Reference:  
My Reference: PPC/019335

Dear Sir/Madam

**Licensing Act 2003**  
**Station Lane Express, 89 Station Lane, Hornchurch, RM12 6JU**

I acknowledge receipt of your application to vary the premises licence and confirm that your application was received by this Authority on 24<sup>th</sup> July 2017. The Licensing Authority will start to process your application from this date.

Should you require any further information, please contact the officer named below by any of the methods mentioned above.

The location of the premises in this application is in St Andrews Ward which is outlined in the London Borough of Havering's Licensing Policy as a Communitive Impact Area.  
This does not appear to have been addressed in the application.  
You may wish to amend your application to address this point.

Yours faithfully

Paul Campbell

**Please help improve the service you receive by completing the short survey at**  
[www.surveymonkey.com/r/publicprotectionsurvey](http://www.surveymonkey.com/r/publicprotectionsurvey)

**Public Protection** Bringing together Environmental Health & Trading Standards