



Haverling

LONDON BOROUGH

LICENSING SUB-COMMITTEE

LAS IGUANAS

AGENDA

10.30 am

**Friday
6 January 2017**

**Council Chamber -
Town Hall**

Members 3: Quorum 2

COUNCILLORS:

Dilip Patel (Chairman)
Jody Ganly
Keith Roberts

**For information about the meeting please contact:
James Goodwin - 01708 432432
james.goodwin@onesource.co.uk**

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

AGENDA ITEMS

1 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) – receive

2 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

3 CHAIRMAN'S ANNOUNCEMENT

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

4 CLERK'S REPORT - APPLICATION FOR A PREMISES LICENCE (Pages 1 - 6)

Report attached.

5 LAS IQUANAS, 12 THE BREWERY, ROMFORD. RM1 1AU - APPLICATION FOR A PREMISE LICENCE. (Pages 7 - 44)

Report attached.

**Andrew Beesley
Head of Democratic Services**

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LICENSING SUB-COMMITTEE

REPORT

19 December 2016

Subject Heading:

Procedure for the Hearing: Licensing Act 2003

Report Author and contact details:

James Goodwin (01708) 432432
e-mail: james.goodwin@onesource.co.uk

Members are advised that, when considering application for a premises licence, the following options are available to them by virtue of the Licensing Act 2003, Part 3, section 35, paragraphs 3 and 4:

"Where relevant representations are made, the authority must

- (a) hold a hearing to consider them, unless the authority, the applicant and each person who has made such representations agree that a hearing is unnecessary, and
- (b) having regard to the representations, take such steps as it considers necessary for the promotion of the licensing objectives.

The steps are:

- a) modify the conditions of the licence
- b) reject the whole or part of the application

and for this purpose, the conditions of the licence are modified if any of them is altered or omitted or any new condition is added."

The Sub-Committee will also wish to note that, if none of these steps is required, the application must be granted.

Assuming that the Sub-Committee is satisfied that a hearing is required, then the following procedural steps are recommended. The Licensing Act 2003 (Hearings) Regulations 2005 will govern the arrangements for the hearing of the application now under consideration. This report accords with the requirements of that Act and the Regulations, and in particular Regulations 21-25 (procedure at the hearing).

1. Membership of the Sub-Committee:

1.1 The Sub-Committee comprises three members of the Licensing Committee, with a quorum of two members. **Unless there are objections, in the absence of three members, the hearing shall proceed with the quorum of two.**

1.1.1 A member of the Licensing Committee will be excluded from hearing an application where he or she has considered an application in respect of the premises in the previous 12 months as a Member of the Regulatory Services Committee; or

1.1.2 is a Ward Councillor for the Ward in which the premises, subject to the application, are located; or

1.1.3 is a Ward Councillor for a Ward which is likely to be affected by the application or;

1.1.4 has a personal interest in the application.

2. Roles of other participants:

2.1 The Legal Advisor is not a party to the hearing. The role of the Legal Advisor is to provide legal advice relating to the application and submissions.

2.2 The Clerk is not a party to the hearing. The role of the Clerk is to record the hearing and the decisions of the Sub-Committee, and ensure efficient administration

3. Location and facilities:

3.1 All hearings will be heard at the Havering Town Hall unless otherwise directed.

3.2 Interpreters will be provided by the Council on request, provided notice is given at least five working days before the hearing.

4. Notification of attendance:

4.1 The Chairman will enquire of the parties who is in attendance and the parties will indicate their names (and, where relevant, whom they represent). A register will be circulated before the commencement of the hearing on which the applicant, his/her advisers and companions and all interested parties (and/or their representatives) will be asked to record their attendance.

5. Procedural matters:

5.1 Prior to the commencement of the hearing, the Chairman of the Sub-Committee will orally inform the parties whether their applications to have certain people attend the hearing (e.g. witnesses) have been granted or refused. Note this relates to people other than those attending on behalf of a party in the capacity as a representative of the party.

- 5.2 Prior to the commencement of the hearing the Chairman of the Sub-Committee will outline the procedure to be followed at the hearing. This will normally be as follows:

Introduction of the application:

The Licensing officer will outline:

- details of the application and relevant representations received from the parties;
- relevant legislation ;
- relevant Licensing Policy; and
- the time limit in which the Council must reach a determination.

Documentary evidence:

- Documentary or other information in support of applications, representations or notices should be provided to the Clerk of the Sub-Committee at least 7 clear working days before the hearing. If this information is produced at the hearing it will only be taken into account by the Sub-Committee if the Sub-Committee and all the parties consent to its submission. Permission to have this information included in the hearing should be requested at the beginning of the hearing before any oral submissions have been made.
- Statements made by people in support of a party's representation who are not present at the hearing, must be signed by the maker, dated and witnessed by another person. The statement must also contain the witness's full name and occupation.

Representations:

- The chairman will invite each of the parties at the hearing or their representative sequentially to address the Sub-Committee and call any person/s to whom permission has been granted to appear. Each party will be allowed a maximum period of 10 minutes in which to address the Sub-Committee and call persons on his/her behalf.
- This 10 minute period is where each party has the opportunity to orally address the Sub-Committee and clarify any points in which the Sub-Committee has sought clarification prior to the hearing. This 10 minute period should be uninterrupted unless a member of the Sub-Committee or Legal Advisor considers that the speaker is making submissions that are irrelevant, frivolous or vexatious.
- Members of the Sub-Committee may ask questions of any party, at any time during the proceedings. Time taken in dealing with a Member's

question will not be taken into account in determining the length of time available to the party in question to make their representation.

The sequence in which each of the parties will be invited to address the Sub-Committee will normally be in the order of:

- the Chief Officer of Police;
- the Fire Authority;
- the Health and Safety at Work Enforcing Authority;
- the Local Planning Authority;
- the Local environmental Health Authority;
- the Local Weights and Measures Authority;
- the Authority Responsible for the Protection of Children from Harm;
- a navigation or other authority responsible for waterways; and
- any other party that has submitted representations in respect of the application, certificate, notice or other matter appearing before the Sub-Committee;
- the party that has submitted the application, certificate, notice or other matter appearing before the Sub-Committee.

At the discretion of the Sub-Committee the above order may be varied.

Cross-Examination:

Where witnesses have been permitted by the Sub-Committee to speak at the hearing on behalf of a party, permission must be sought from the Sub-Committee before another party can ask the witness questions. This process of questioning is normally referred to as cross-examination. The Sub-Committee will allow cross-examination only where it is necessary to assist it in considering the representations or application.

Relevance:

Information submitted at the hearing must be relevant to the applications, representations, or notice and the promotion of the licensing objectives. The Chairman of the Sub-Committee is entitled to exclude any information it considers to be irrelevant whether presented in written or oral form. The licensing objectives are:

The prevention of crime and disorder;

Public safety;

The prevention of public nuisance; and

The protection of children from harm.

6. Failure of parties to attend the hearing:

- 6.1 If a party, who has not given prior notice of his/her intention not to attend the hearing, is absent from the hearing the Sub-Committee may either adjourn

the hearing or hold the hearing in the party's absence. Where the hearing is held in the absence of a party, the Sub-Committee will still consider the application, representation or notice submitted by that party.

7. Adjournments and extension of time:

7.1 The Sub-Committee may adjourn a hearing to a specified date or extend a notice period except where it must make a determination within certain time limits in the following specific applications:

- Review of premises licences following closure orders where the Sub-committee must make a determination within 28 days of receiving notice of the closure order.

8. Sub-Committee's determination of the hearing:

8.1 At the conclusion of the hearing the Sub-Committee will deliberate in private accompanied by the Clerk and the Legal Advisor who will be available to assist the Sub-Committee with any legal problems but will not participate in any decision making of the Sub-Committee.

8.2 The Sub-Committee will normally make its determination and announce its decision at the end of the hearing.

8.3 Where all parties have notified the Sub-Committee that a hearing is not required the Sub-Committee must make its determination within 10 working days of being given notice that the hearing is not required.

9. Power to exclude people from hearing:

9.1 The public are entitled to attend the hearing as spectators. However, the Sub-Committee may exclude any person from the hearing including any person assisting or representing a party where:

- it considers that the public interest would be best served by excluding the public or the individual person from the hearing; or
- that person is behaving in a disruptive manner. This may include a party who is seeking to be heard at the hearing. In the case where a party is to be excluded, the party may submit to the Sub-Committee in writing any information which they would have been entitled to give orally had they not been required to leave the hearing.

10. Recording of proceedings:

10.1 A written record of the hearing will be produced and kept for 6 years from the date of the determination of the hearing.

11. Power to vary procedure:

- 11.1 The Sub-committee may depart from following any of the procedures set out in this document if it considers the departure to be necessary in order to consider an application, notice or representation.

LICENSING SUB-COMMITTEE

REPORT

19 December 2016

Subject heading:

Las Iguanas
 12 The Brewery Romford RM1 1AU
 Premises licence application
 Paul Jones, Licensing Officer
 c/o Town Hall Main Road Romford
 licensing@havering.gov.uk
 01708 432777

Report author and contact details:

This application for a premises licence is made by Las Iguanas Ltd under section 17 of the Licensing Act 2003. The application was received by Havering's Licensing Authority on 4th November 2016.

Geographical description of the area and description of the building

These premises will be located in the Brewery retail site in Romford's town centre. The entirety of the Brewery site is within Romford's ring road, therefore this application is subject to Havering's licensing policy further to cumulative impact which states:

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.

Whilst the area at this location is commercial there are a number of residential properties adjacent to the Brewery located at Malthouse Place whose proximity to this premises is shown in the attached plan of the vicinity.

Details of the application

The licensable activities sought are:

Late night refreshment		
Day	Start	Finish
Sunday to Thursday	23:00	00:30
Friday, Saturday, New Year's Eve, Sunday preceding a bank holiday Monday	23:00	01:30

Supply of alcohol (for consumption on and off premises)		
Day	Start	Finish
Sunday to Thursday	09:00	00:00
Friday & Saturday	09:00	01:00
New Year's Eve, Sunday preceding a bank holiday Monday	09:00	01:30

Hours premises open to the public		
Day	Start	Finish
Sunday to Thursday	09:00	00:30
Friday, Saturday, New Year's Eve, Sunday preceding a bank holiday Monday	09:00	01:30

Comments and observations on the application

Further to 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 applicant installed a public notice at the premises and also in the 11th November 2016 edition of the Romford Recorder.

During the application's consultation period the applicant modified the operating schedule to remove proposed condition 20. A statement further to Havering's cumulative impact policy was also submitted which is attached to this report.

Summary

There was one representation against this application from a responsible authority, namely Havering's Planning Authority.

**LONDON BOROUGH OF HAVERING
NOTICE OF APPLICATIONS FOR PLANNING PERMISSION**

Notice is hereby given that the Council has received the following applications which need to be advertised for the reasons set out below:

- Application: A0066.16**
Location: Jobbers Rest, St Mary's Lane, Upminster
Development: 2No.illuminated fascia signs, 2No.illuminated post signs and 2No.illuminated menu signs
Applicant: The White Brasserie Company
Reasons: The development is in a Conservation Area. The application is contrary to the Metropolitan Green Belt Policies of the Core Strategy and Development Control Policies Development Plan Documents.
- Application: A0069.16**
Location: 18 Market Place, Travelodge Romford
Development: 2No. Internally illuminated fascia signs, 1No. internally illuminated projecting sign
Applicant: Travelodge Hotels Ltd
Reasons: The development is in a Conservation Area.
- Application: A0071.16**
Location: 20 South Street, Romford
Development: New fascia sign & projecting sign.
Applicant: Vapemate
Reasons: The development is in a Conservation Area.
- Application: P1513.16**
Location: Newstead House, Troopers Drive, Romford
Development: The development involves the conversion, adaption and extension of a vacant care home into 32 no. self-contained residential units (C2 to C3).
Applicant: Allstar Estates
Reasons: This is a major development because the number of dwellings to be provided are 10 or more.
- Application: P1537.16**
Location: 1-3 Market Place, Romford
Development: Change of use of ground floor from banking and offices into 2No. A1/A2/A3 units (retail/ financial and professional services/ restaurant and cafes). Change of use of first and Second floor from A2 banking and offices to 6No. residential dwellings. Construction of a roof extension to form 1no. residential dwelling.
- Application: P1655.16**
Location: Vervals Barn, Great Sunnings, Sunnings Lane, Upminster
Development: Single storey side extension to detached property.
Applicant: Mrs Lauren Waterman-Willis
Reasons: The application is contrary to the Metropolitan Green Belt Policies of the Core Strategy and Development Control Policies Development Plan Documents.
- Application: P1693.16**
Location: Fairlight plot of land adj Bower Farm Road, Havering-atte-Bower, Romford
Development: Erection of 3 bed chalet style home with garage
Applicant: Mr P Howard
Reasons: The application is contrary to the Metropolitan Green Belt Policies of the Core Strategy and Development Control Policies Development Plan Documents.
- Application: P1698.16**
Location: 3 Squirrels Heath Avenue, Romford
Development: Proposed first floor rear extensions over previously added ground floor extensions. Removal of rear window and double doors, installation of bi-fold style glazed timber doors into enlarged opening.
Applicant: Mr Webb
Reasons: The development is in a Conservation Area.
- Application: P1743.16**
Location: The Coach House, Church Lane, North Ockendon
Development: Proposed conversion of garage to form a habitable room
Applicant: Mr Andrew Azzopardi
Reasons: The application is contrary to the Metropolitan Green Belt Policies of the Core Strategy and Development Control Policies Development Plan Documents. The development is in a Conservation Area.

Application details, including the plans, can be viewed online at www.havering.gov.uk/planning or at the Planning reception, located in the Public Advice and Service Centre (PASC), accessed via the Liberty Shopping Centre, Romford, between 9am and 11am, Monday to Friday, except for the last Wednesday of each month when the reception is closed. If you wish to comment on an application, please use the online comment form available on the Council's web site or alternatively write to the Head of Regulatory Services at the 5th Floor, Mercury House, Mercury Gardens, Romford, RM1 3SL quoting the application number and location. Comments must be received within 21 days from the date on this notice. Please note that members of the public are entitled to see and take copies of any comments you make and your comments may also be available to view on the internet.

Patrick Keyes
Assistant Director of Regulatory Services
Date: 11th November 2016
Published in the Romford Recorder: 11 November 2016

**LONDON BOROUGH OF HAVERING
ROAD TRAFFIC REGULATION ACT 1984 - SECTION 16A
THE HAVERING (REMEMBRANCE SUNDAY (HAROLD HILL) 2016)
(TEMPORARY PROHIBITION OF TRAFFIC) ORDER 2016**

1. The Council of the London Borough of Havering being the Highway Authority for Farnham Road, Chippenham Road and Hilldene Avenue ("the Roads") HEREBY GIVES NOTICE that it intends to make an Order the effect of which will be to temporarily prohibit a) vehicular traffic from entering and proceeding in the lengths of the Roads as specified in column 1 of the table to Schedule 1 to this notice and b) suspend the pay and display bays in the lengths of the Road specified in column 1 of the table to Schedule 2 in this Notice for the purpose of facilitating the holding of a special event namely the Remembrance Sunday (Harold Hill) 2016 ("the Event").
2. The Order shall come into operation on 13th November 2016 and will be valid until completion of the Event.
3. The prohibitions specified would only be operational at such times as described in column 2 of the tables in the Schedules to this Notice and as indicated by the display of traffic signs on the street pursuant to Section 68 of the Road Traffic Regulation Act 1984.
4. Nothing in the Order shall apply to anything done with the permission or at the direction of a police constable in uniform or a traffic warden.
5. Nothing in the Order shall apply to any emergency vehicles.
6. Nothing in the Order shall apply to any vehicle being used in connection with the Event.
7. Nothing in the Order shall apply so as to prevent access to premises on or adjacent to the prohibited length of Roads insofar as such access is reasonably practicable having regard to the Event.
8. Section 16c(1) RTRA states "A person who contravenes, or who uses or permits the use of a vehicle in contravention of, a restrictions or prohibition imposed by an order under section 16A of this Act shall be guilty of an offence." The maximum penalty on summary conviction is £1000.
9. Persons having a query concerning the Event or the proposed Order should contact on schemes@havering.gov.uk

DATED this 11th November 2016
Published in Romford Recorder on 11th November 2016
Daniel Fenwick Director of Legal & Governance
London Borough of Havering, Town Hall, Main Road, Romford RM1 3BD

Schedule 1

Length of Road	Date/Time
FARNHAM ROAD From its junction with Hilldene Avenue to its junction with Chippenham Road	BETWEEN: 09:00 Hours and 12:00 hours on Sunday 13th November 2016 or upon completion of the event, whichever is the sooner.
CHIPPENHAM ROAD At its junction with Farnham Road	
HILLDENE AVENUE From its common boundary of No's. 178 & 176.	

Schedule 2

Length of Road	Date/ Time
HILLDENE AVENUE 15 pay and display bays located north east of Farnham Road, and 7 pay and display bays in the vicinity of No's 120 & 167 - 174 Hilldene Avenue	BETWEEN: 09:00 Hours and 12:00 hours on Sunday 13th November 2016 or upon completion of the event, whichever is the sooner

Notice is hereby given that Las Iguanas Limited has applied in respect of the Las Iguanas Former Brantano Unit Unit 12A, The Brewery Waterloo Road, Romford, RM1 1AU for the grant of a new premises licence under the Licensing Act 2003 to permit the following: Late night refreshment: Sunday to Thursday from 23:00h until 00:30h. Friday and Saturday from 23:00h until 01:30h. Sale of alcohol (on and off the premises): Sunday to Thursday from 09:00h until 00:00h. Friday and Saturday from 09:00h until 01:00h. Opening hours: Sunday to Thursday from 09:00h until 00:30h. Friday and Saturday from 09:00h until 01:30h. Non standard timings: Opening times and licensable activities to be extended until 01:30 on the morning after New Year's Eve and the morning after every Bank Holiday Sunday. Please see application for a full list of proposed conditions. Representations to this application must be made in writing, by 2 December 2016, to the London Borough of Havering licensing authority at Licensing Authority c/o Town Hall, Romford RM1 3BD where the register of licensing applications can be inspected Monday to Friday 09:00hrs to 17:00hrs or at www.havering.gov.uk. It is an offence on summary conviction, to knowingly or recklessly make a false statement in connection with this application.

TLT Solicitors

INSOLVENCY ACT 1986

**IN BANKRUPTCY
ROMFORD COUNTY COURT**

NO 190 of 1991 RE: CLIFFORD BIRTLES
Contracts Manager at the time of bankruptcy order date 7/10/1991, residing at 13 Conduit Drive, Hainault, Essex; lately carrying on business as 'Complete Cleaning Services', at 351 Clayhall Avenue, Barkingside, Essex, as a Contract Cleaner. NOTICE OF FINAL INTENDED DIVIDEND.
D.O.B: 21 June 1947
NOTE: the above-named was discharged from the proceedings and may no longer have a connection with the addresses listed.
I intend to pay within four months from 2nd December 2016 (being the last day for proving) the first and final dividend of 100 p/c.
Creditors who have not yet proved their debts must do so by 2nd December 2016 (being last day of proving) otherwise they will be excluded from the dividend. The required proof of debt form is available on the Insolvency Service website (www.bis.gov.uk/insolvency, select "Forms" and then form 6.37). Alternatively, you can contact my office at the address below to supply a form.
A Oliver, Official Receiver and trustee,
LTADT, PO Box 4376, Companies House,
Crown Way, Cardiff CF14 8JX. Tel: 029 2038 0178
e-mail: RTLJ.SouthWest@insolvency.gsi.gov.uk

Reach **YOUR** local audience by advertising in **YOUR** local paper.

Call the team now on **0845 671 446**

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In paper, online, on mobile



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**Application for a premises licence to be granted
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.

We Las Iguanas Limited

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description Former Brantano Unit Unit 12A The Brewery Waterloo Road			
Post town	ROMFORD	Postcode	RM1 1AU

Telephone number at premises (if any)	N/A
Non-domestic rateable value of premises	183,000

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i. as a limited company please complete section (B)
 - ii. as a partnership please complete section (B)
 - iii. as an unincorporated association or please complete section (B)
 - iv. other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)
- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)

- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a statutory function or
 a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over					<input type="checkbox"/> Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Las Iguanas Limited
Address 1 st Floor 163 Eversholt Street LONDON NW1 1BU
Registered number (where applicable) 02479566
Description of applicant (for example, partnership, company, unincorporated association etc.) Private Limited Company
Telephone number (if any) c/o 0333 006 1358
E-mail address (optional) c/o luke.elford@tltsolicitors.com

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A S	A P	

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Restaurant with ancillary bar

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

n/a

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)



Provision of late night refreshment (if ticking yes, fill in box I)



Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 5)
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)					
Mon								
Tue								
Wed						<u>State any seasonal variations for the performance of live music</u> (please read guidance note 4)		
Thur								
Fri						<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat								
Sun								

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue					
			State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Wed					
Thur					
			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri					
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun					

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon		00:30	Please give further details here (please read guidance note 3) To permit the sale of hot food and beverages until the premises closes to the public. Late Night Refreshment permitted on the premises only save for deliveries via a delivery service		
	23:00				
Tue		00:30			
	23:00				
Wed		00:30	State any seasonal variations for the provision of late night refreshment (please read guidance note 4) None		
	23:00				
Thur		00:30			
	23:00				
Fri		00:30	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5) Late night refreshment until 01:30 on the morning after New Year's Eve		
	23:00				
Sat		01:30			
	23:00				
Sun		01:30	Late night refreshment until 01:30 on the morning after every Bank Holiday Sunday		
	23:00				

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4) None		
Mon	09:00	00:00			
Tue	09:00	00:00			
Wed	09:00	00:00			
Thur	09:00	00:00	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5) Supply of alcohol until 01:30 on the morning after New Year's Eve Supply of alcohol until 01:30 on the morning after every Bank Holiday Sunday		
Fri	09:00				
Sat		01:00			
	09:00				
Sun		01:00			
	09:00	00:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name Ashely Crawshaw	
Address 32 The Crunnis Bradley Stoke Bristol	
Postcode	BS32 8AD
Personal licence number (if known) BLP0233	
Issuing licensing authority (if known) Blaby District Council	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

None

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon		00:30	
		09:00	
Tue		00:30	
		09:00	
Wed		00:30	
		09:00	
Thur		00:30	
		09:00	
Fri		00:30	
		09:00	
Sat		01:30	
		09:00	
Sun		01:30	
		09:00	

Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)

Opening hours until 01:30 on the morning after New Year's Eve

Opening hours until 01:30 on the morning after every Bank Holiday Sunday

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

Please see schedule of proposed conditions

b) The prevention of crime and disorder

Please see schedule of proposed conditions

c) Public safety

Please see schedule of proposed conditions

d) The prevention of public nuisance

Please see schedule of proposed conditions

e) The protection of children from harm

Please see schedule of proposed conditions

Checklist:

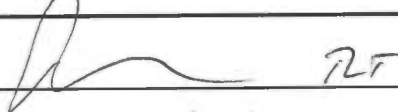
Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.

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.

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 11). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	3/11/2016
Capacity	Solicitors for the Applicant

For joint applications, signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13) Luke Elford TLT LLP 20 Gresham Street			
Post town	LONDON	Postcode	EC2V 7JE
Telephone number (if any)	0333 006 1358		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) luke.elford@tltsolicitors.com			

Notes for Guidance

1. 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.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give 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.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give 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 or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

Las Iguanas – Romford – Unit 12A, The Brewery, Waterloo Road Romford RM1 1AU

Schedule of Proposed Condition

General – all four licensing objectives

1. The Premises Licence will have no effect until the premises are constructed/alterd only in accordance with the appropriate provisions of the local licensing authority and this condition has been removed from the premises licence.
2. The full menu will be available throughout the trading day (subject to a permitted wind-down period before the terminal hour of service).
3. Waiter/waitress service will always be available and at any given time no less than 80% of the internal public trading area will be given over to tables and chairs.
4. The premises shall predominantly be run as a licensed restaurant.
5. A 30 minute drinking up time on top of the last permitted sale of alcohol to allow customers to use the toilet facilities and disperse from the premises.
6. Locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.
7. Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.
8. All staff shall be suitably trained for their job function for the premises the training shall be written into a programme of ongoing review and will be made available to a responsible authority on reasonable request.

Prevention of crime and disorder

9. The Premises will have an approved, effective and well managed CCTV system. The system installed shall be subject to a regular maintenance contract to ensure it is always fully operational, as stipulated/recommended by the installer. It must be able to record in all lighting conditions and the images recorded must be of a good evidential standard. These images must be kept on a secure database and be capable of being downloaded onto removable media. A member of staff must be present at all times who can both operate the system and supply copies of these images on request to either a Police, Council or other authorised Officer. The recordings shall be kept for a minimum of 31 days. The CCTV will cover the internal and external entrance/exits, outside smoking areas, the internal bar areas, entrance to the internal toilet facilities and stairways.
10. Other than in the areas designated for drinking and indicated in this application, no persons shall be permitted by the designated premises supervisor or persons acting under his/hers authorization to remove alcohol from the premises in an open container. Off sales are to be taken off the area marked on the licensed plan in sealed containers only.
11. To be a member of Pubwatch or related scheme.
12. Crime prevention posters/material aimed at preventing theft/loss of personal possessions will be affixed/displayed in prominent positions (agreed by Both Police and Management) within the premises.
13. A log for all incidents is to be kept and maintained. This log must be available to Police or Council Officers on request. Relevant offences will be reported to Police in good time.

Public Safety

14. Appropriate fire safety measures will be installed and maintained as shown on the drawings accompanying this application.

Prevention of Public Nuisance

15. A refuse store of sufficient size shall be provided
16. Late night refreshment for consumption off the premises shall be only be via a delivery service.
17. A designated, de-lineated and bordered smoking area will be allocated outside the premises. Suitable receptacles will be provided within this area for cigarette litter. The Premises Licence Holder or nominated person shall ensure that the smoking area is regularly cleaned to ensure that all discarded smoking litter is removed and properly disposed.
18. The Premises Licence Holder or nominated person shall ensure that suitable signage is positioned at exits to request the co-operation of patrons, in particular to make as little noise as possible when leaving the premises. Patrons will be asked not to stand around talking in the street outside the premises or any car park; and asked to leave the vicinity quickly and quietly.
19. Any outside areas are to be monitored and supervised by management and staff, when occupied, during the hours that the premises are open to the public.
20. No regulated entertainment to take place outside.

Protection of children from harm

21. All staff shall be aware of the law regarding the refusal of service to any person who is drunk or is underage and shall be aware of how to seek ID from anyone who appears to be underage.
22. All staff training on the issue of underage sales to be documented and made available to responsible authorities upon request. After 22:00 persons under the age of 18 shall only be admitted onto the premises in the company of an adult.
23. A challenge 21 policy is employed whereby those who appear to be under the age of 21 and are attempting to purchase alcohol will be asked to provide identification. The only type of identification that will be accepted is a photo driving licence, passport, PASS (Proof of Age Standards Scheme) or accredited Military identification cards. Staff will be trained in this policy and records will be kept.
24. There shall be no adult entertainment, services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

and any premises licence to be granted or varied in respect of this application made by

Las Iguanas Limited

[name of applicant]

concerning the supply of alcohol at

FORMER BRANTANO UNIT
UNIT 12 BA⁴ (M K)
~~THE BREWERY~~
RETAIL PARK
ROMFORD RM1 1AU

[name and address of premises to which application relates]

I also confirm that I am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

BLP0233

[insert personal licence number, if any]

Personal licence issuing authority

Blaby District Council

[insert name and address and telephone number of personal licence issuing authority, if any]

Signed



Name (please print)

Ashley Crawshaw

Date

17/10/16

Consent of individual to being specified as premises supervisor

Ashley Crawshaw

[full name of prospective premises supervisor]

of

32 The Crunnis
Bradley Stoke
Bristol
BS32 8AD

[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

New Premises Licence Application

[type of application]

by

Las Iguanas Limited

[name of applicant]

relating to a premises licence

n/a

[number of existing licence, if any]

for

FORMER BRANTANO UNIT
LE. UNIT 12 & A (N 14)
~~THE BREWERY~~
RETAIL PARK
ROMFORD RM1 1AU

[name and address of premises to which the application relates]

Application for a premises licence for Las Iguanas, Romford

This document seeks to address Havering's Policy request for information in relation to how the Application proposes to promote the licensing objectives and thereby not engage the Romford Cumulative Impact Policy.

Cumulative Impact Policy.

The proposed premises falls within the Cumulative Impact Policy (CIP) area. The applicant does not seek to challenge the CIP. We accept that the premises falls within the CIP area and we further accept that it is for us to satisfy the Committee that these premises will therefore promote the licensing objectives.

Romford CIP

Taken from the Romford SLP

'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.

...

Romford Town centre historically has experienced a high volume of alcohol related and night time economy violent crime and disorder. Of London's 12 Metropolitan Centre's Romford Town had the highest rate of violent crime in 2009 (this has improved to 5th in 2013). However, the town centre remains a hotspot and due to the volume of late night venues which continue to thrive around South Street.

The night life in Romford continues to attract visitors locally, but also from other London boroughs. Almost half of violent offences in Romford town centre involve victims / suspects who live outside of Havering. In the region of 15,000 people use on-licence premises each weekend in Havering, with some venues remaining open until 4am/5am which increases the potential for customers to become more intoxicated, and therefore vulnerable to becoming a victim of crime; or where alcohol acts as an inhibitor becoming a perpetrator of crime.'

It would appear therefore that there are a number of bars and clubs in the vicinity and between the hours they trade the marketing operations and type of customers they attract cause disorder and violence.

It cannot be the policy of the cumulative impact policy to bring the iron curtain clanging down to allow such clubs to continue to trade whilst shutting out Operators that attract more discerning customers that do not engage in binge drinking, or violence. We accept, however, that the requirement of the cumulative impact policy is to ascertain specifically whether there will be impact.

Las Iguanas operates restaurants in city and town centres across the country, including many in city and town centre CIPs, including:

- Cardiff
- Bristol

- Torquay
- Swansea
- Newcastle

Las Iguanas has applied for, and always been granted applications in existing CIPs notwithstanding the occasional misgivings by responsible authorities. There have been no allegations from responsible officers or other parties to suggest that these premises contributed to the concerns that had led to the imposition of the CIPs in these locations. There have been no reviews of Las Iguanas premises licences.

We have included with this note the pre-application consultation documents that were sent to the police, licensing and EHO teams prior to the submission of the application. Conditions offered in the application ensure that the premises operate in such a manner as to be unlikely to undermine the licensing objectives.

As an intelligent, well run company and in a relatively short space of time Ls Iguanas have shown themselves to be an effective operator.

The type of clientele that the premises attracts has a material part to play in relation to whether a CIP should be engaged. Our client is satisfied that Las Iguanas clientele and the running of premises elsewhere demonstrate that the problems that have led to the CIP being implemented in Romford are unlikely to be caused by the grant of this application. It follows therefore, that it is unlikely that their clientele will have any adverse impact on the area here.

A simple increase in footfall is not a rational reason to refuse entry to Romford by Las Iguanas

It is wrong, we submit, to take the view that the man is made for the policy, when the policy should be made for the man.

Hours

Havering's hours policy states:

'When dealing with new and variation applications the Licensing Authority will give more favourable consideration to applications with the following closing times:

... Restaurants and Cafes 23:00 hours Sunday to Thursday Midnight- Friday and Saturday'

Whilst it is accepted that the hours applied for fall outside of the 'favourable' hours set out above, the hours applied for are those applied for as standard for all Las Iguanas premises. We contend that applying for hours later than the policy does not undermine the policy or the licensing objectives where a premises can demonstrate a history of operating such hours in similar circumstances without issue. The applicants have satisfied themselves that this is the case with this application.

Diversity

The Havering licensing infers that high volume vertical drinking establishments, trading until the early morning, face significant hurdles to persuade the committee that they will promote the licensing objectives.

However we would invite the committee to conclude that a different type of premises, such as Las Iguanas, will help develop the Romford bar and restaurant scene, keeping it vibrant, diverse, exciting and dynamic.

In turn this helps move the town centre away from the type and styles of premises that have generated the problems (and the statistics) that merited the policy in the first place.

Indeed it may, we submit, cause other operators to improve their offer, rather than resting on their (protected) laurels.

It is not, we submit, that this premises will be neutral to the objectives, we submit the Licensing Objectives will be positively promoted by the arrival of Las Iguanas in Romford.

Benefits

Finally, the economic benefit to the area and the cultural benefit of the event are all part of the proportionality balance, as is recognised in case law and national guidance.

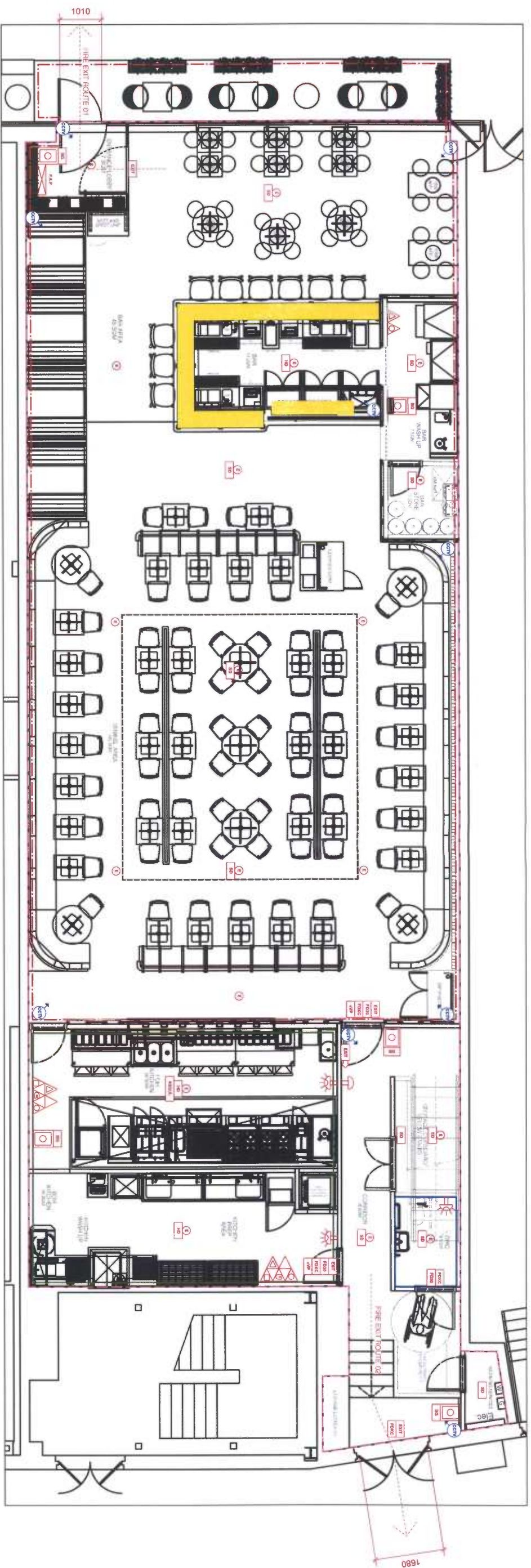
The economic benefit to the area and the cultural benefit of the premises are legitimately considered within the proportionality balance, as is recognised in case law (R (Hope and Glory) Public House Limited v City of Westminster Magistrates' Court [2011] EWCA Civ 31 at paragraph 42):

'Licensing decisions often involve weighing a variety of competing considerations: the demand for licensed establishments, the economic benefit to the proprietor and to the locality by drawing in visitors and stimulating the demand, the effect on law and order, the impact on the lives of those who live and work in the vicinity, and so on. Sometimes a licensing decision may involve narrower questions, such as whether noise, noxious smells or litter coming from premises amount to a public nuisance. Although such questions are in a sense questions of fact, they are not questions of the "heads or tails" variety. They involve an evaluation of what is to be regarded as reasonably acceptable in the particular location. In any case, deciding what (if any) conditions should be attached to a licence as necessary and proportionate to the promotion of the statutory licensing objectives is essentially a matter of judgment rather than a matter of pure fact.'

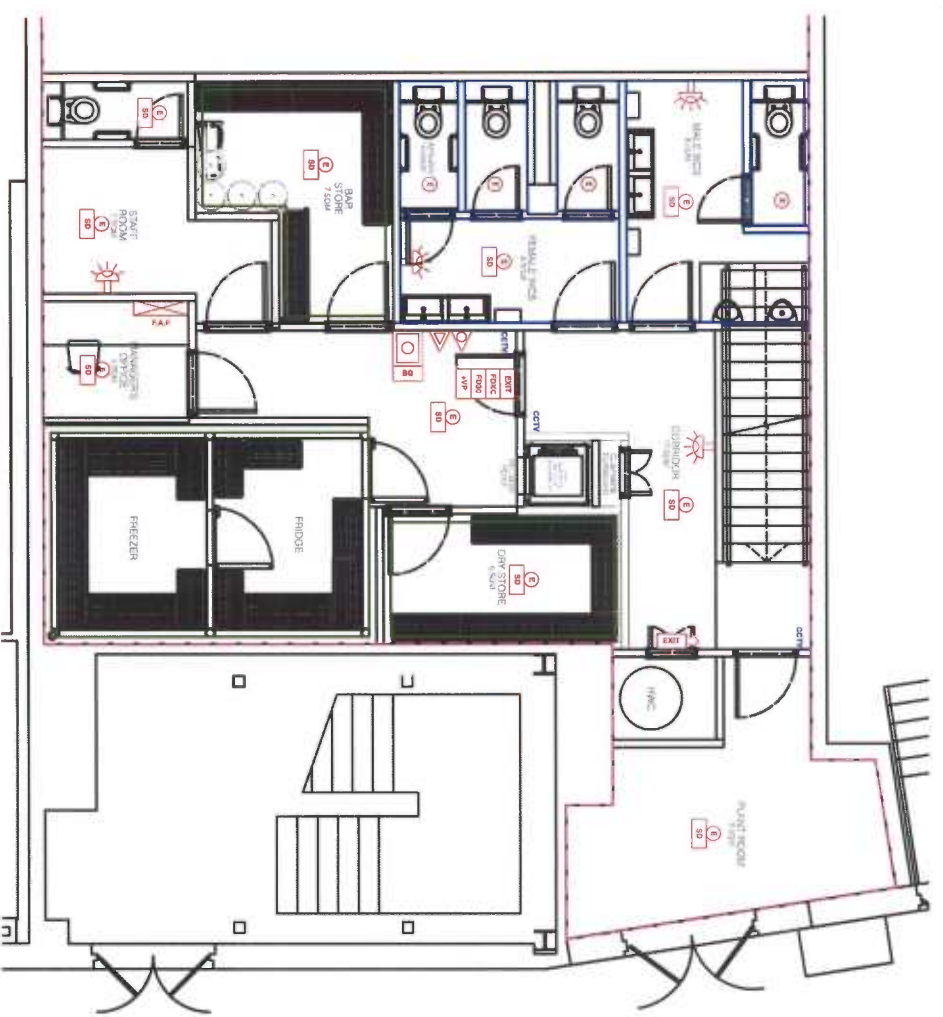
Conclusion

On the basis of the above analysis, the applicants have satisfied themselves that the grant of this application as set out in the application papers (including the operating schedule) will not undermine the licensing objectives and will in fact promote them.

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1 PROPOSED GROUND FLOOR PLAN
SCALE 1:50 @ A1



2 PROPOSED MEZZANINE PLAN
SCALE 1:50 @ A1

GENERAL INFORMATION

ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS (2010) AND THE FIRE SMOKE AND EXHAUSTION REGULATIONS (2010). THE DESIGNER HAS CONSIDERED THE REQUIREMENTS OF THE BUILDING REGULATIONS (2010) AND THE FIRE SMOKE AND EXHAUSTION REGULATIONS (2010) AND HAS PROVIDED THE NECESSARY DETAILS TO COMPLY WITH THESE REGULATIONS. THE DESIGNER HAS ALSO CONSIDERED THE REQUIREMENTS OF THE BUILDING REGULATIONS (2010) AND THE FIRE SMOKE AND EXHAUSTION REGULATIONS (2010) AND HAS PROVIDED THE NECESSARY DETAILS TO COMPLY WITH THESE REGULATIONS. THE DESIGNER HAS ALSO CONSIDERED THE REQUIREMENTS OF THE BUILDING REGULATIONS (2010) AND THE FIRE SMOKE AND EXHAUSTION REGULATIONS (2010) AND HAS PROVIDED THE NECESSARY DETAILS TO COMPLY WITH THESE REGULATIONS.

KEY		DIRECTIONAL FIRE EXIT TO BE PROVIDED IN THE DIRECTION INDICATED (AT HIGH LEVEL TO BE AGREED ON SITE)	
---	BOUNDARY OF BUILDING AND SITE	BG	BREAK GLASS
---	KITCHEN AREAS	E	AREA COVERED BY EMERGENCY LUMINAIRE (TO COMPLY TO BS 5839 (FIRE ALARMS) AND/OR BS 5266 (EMERGENCY LIGHTING))
---	AREA FOR PUBLIC CONVENIENCES	CALL POINT FOR ASSISTANCE	
---	AREA FOR LICENSABLE ACTIVITIES	ANSUL	ANSUL SYSTEM IN HOOD
---	ALCOHOL DISPLAY	F330	30 MINUTE FIRE DOOR
---	FIRE ALARM PANEL	F360	60 MINUTE FIRE DOOR
---	WATER EXTINGUISHER	FKS	FIRE DOOR KEEP SHUT
---	FIRE BLANKET	FKC	FIRE DOOR KEEP CLEAR
---	FOAM EXTINGUISHER	FKL	FIRE DOOR KEEP LOCKED
---	CARBON DIOXIDE EXTINGUISHER	MML	DOOR FITTED WITH MAGNETIC LOCK/REL EASE
---	FRY FIGHTER	MHO	DOOR FITTED WITH MAGNETIC HOLD OPEN
---	FIRE ALARM CALL POINT (BS 5839)	VP	VISION PANEL
---	AREA COVERED BY SMOKE DETECTOR (BS 5839)	SD	DOOR FITTED WITH COLD SMOKE SEAL
---	AREAS COVERED BY HEAT DETECTOR (BS 5839)	SC	DOOR FITTED WITH SELF-CLOSING/AUTOMATIC CLOSER
---	AREA COVERED BY VISUAL AND AUDIBLE ALARM (AT HIGH LEVEL TO BE AGREED ON SITE)	INT	DOOR FITTED WITH INTUMESCENT SEAL
---	AREA COVERED BY ALARM SOUNDER (AT HIGH LEVEL TO BE AGREED ON SITE)	VD	AREAS COVERED BY VOID DETECTION
---	SIGN - INTERNALLY ILLUMINATED FIRE EXIT OR GRAPHIC EQUIVALENT		AREAS COVERED BY CCTV

B3 DESIGN
 82 Doughty St
 London E1 1AA
 Tel: +44 (0)20 7758 9124
 Fax: +44 (0)20 7758 9124

JERS
 CLIENT/PROJECT
 LAS (GUANAS ROMFORD)
 PROJECT NO: 1055
 SITE ADDRESS
 UNIT 12 A
 THE BREWERY, RETAIL PARK
 ROMFORD
 ESSEX

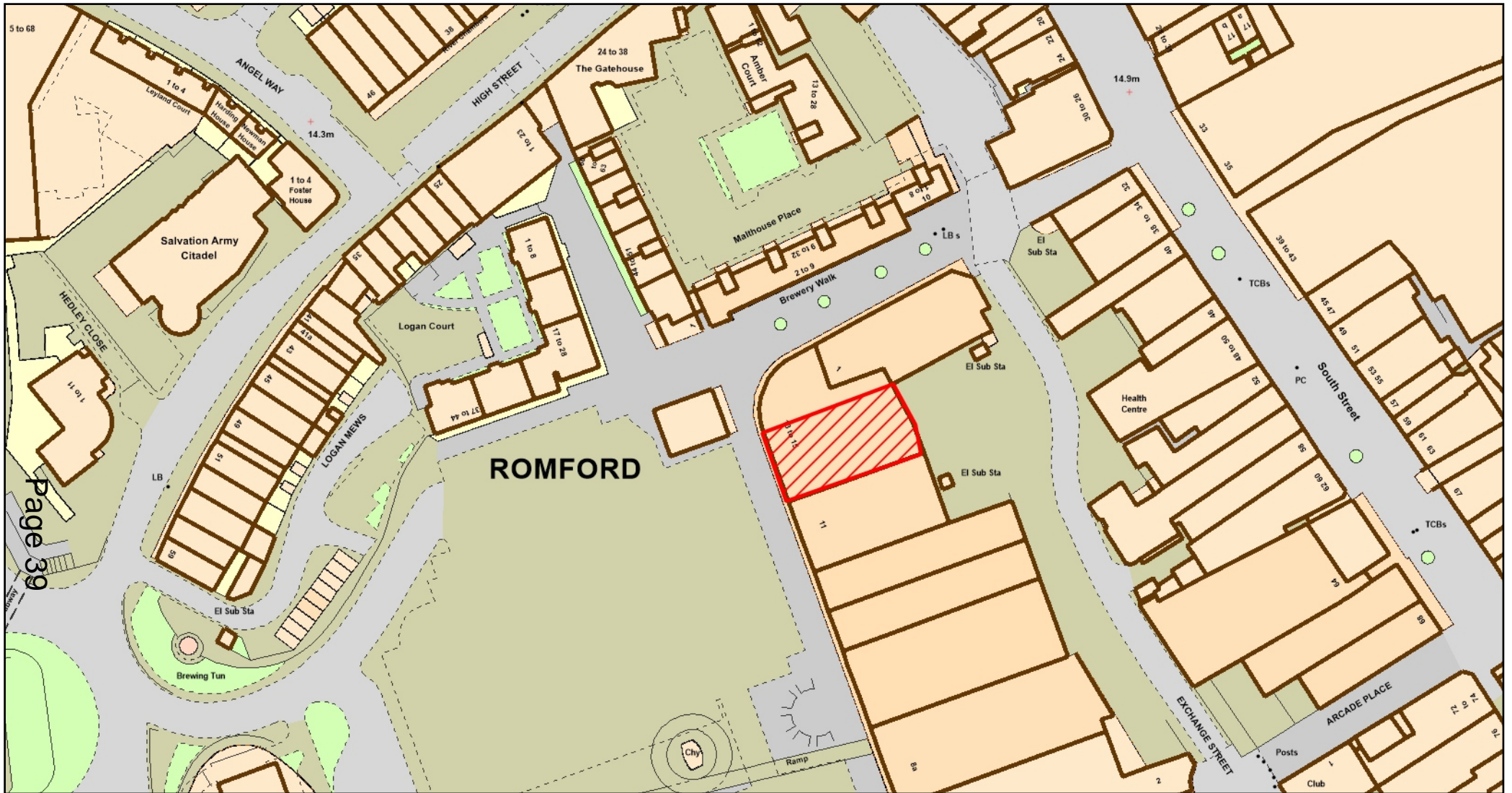
DATE: 08/10/2016
 DRAWN: RS
 CHECKED: MB
 SCALE: 1:50 @ A1 1:100 @ A3

LICENSING PLAN

STATUS: FOR INFORMATION

DWG NO: 1055-109_LIC
 REV: /

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Page 39

Las Iguanas N
↑





 The National Land & Property Gazetteer
 NATIONAL STREET GAZETTEER
 Ordnance Survey Licensed Partner

Scale: 1:1250
 Date: 07 November 2016
 Size: A4





 London Borough of Havering
 Town Hall, Main Road, Romford, RM1 3BD
 Tel: 01708 434343

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 Ordnance Survey 100024327

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Licensing Act 2003 Responsible Authority representation

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

Premises Name and address:	"Las Iguanas" 12 The Brewery, Romford, RM1 1AU
Your Name:	Samuel Cadman
Organisation name / name of body you represent:	Havering Council's planning department
Your Address:	5 th Floor Mercury House, Mercury Gardens, Romford, RM1 3SL
Email:	sam.cadman@havering.gov.uk
Contact telephone number:	01708 434798
Summary of representation:	To OBJECT to the proposed premises licence application on the specific licencing objective "The prevention of public nuisance".

<p>Policy Considerations:</p> <p>The representation takes into account the following licencing policies as set out in the document titled "Statement of Licencing Policy" with effect from 7th January 2016:</p> <p><u>Licencing Policy 1</u></p> <p>In considering applications for new licences, variations to existing licences and licence reviews the Licensing Authority will take the matters listed below into account:</p> <ul style="list-style-type: none"> • 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. <p><u>Licencing Policy 2</u></p> <p>The Licensing Authority has adopted a special Policy relating to Cumulative Impact in relation to:</p> <ul style="list-style-type: none"> • Romford town centre within the ring road • St Andrews Ward <p>This Policy creates a rebuttable presumption that applications for new premises licences, club premises</p>

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.

Licensing Policy 6

The Licensing Authority considers that, in the interests of clarity and transparency, applicants should normally have in place the relevant planning consent for the intended use and hours of operation, or otherwise have lawful planning status, before making an application for a premises licence. However every application will be considered on its merits on a case by case basis

Licensing Policy 8

When assessing the applicant's or licensee's ability to demonstrate a commitment to high standards of management the Licensing Authority will take into account whether the applicant or licensee:

- Can demonstrate comprehensive knowledge of best practice
- Has sought advice from the responsible authorities
- Has implemented any advice that has been given by the responsible authorities
- Is able to understand verbal and written advice and legal requirements
- Can demonstrate knowledge of the licensing objectives, relevant parts of the Licensing Policy and their responsibilities under the Licensing Act 2003
- Is able to run their business lawfully and in accordance with good business practices
- Is able to demonstrate a track record of compliance with legal requirements.

Where there is a history of non-compliance associated with the premises the Licensing Authority is unlikely to grant a new or variation application unless there is evidence of significant improvement in management standards.

Licensing Policy 14

The Licensing Authority is committed to protecting the amenity of residents and businesses in the vicinity of licenced premises, particularly when late hours have been sought. Where relevant representations are received, the Licensing Authority will impose appropriate restrictions or controls on the licence to support the prevention of undue noise disturbance from licensed premises.

Representation:

An application for planning consent has been submitted to the Council to convert the property from a shop to a restaurant. This is yet to be determined, but there has been several planning conditions suggested by the development control team, which includes the opening hours to be restricted to 8am to 11pm every day. It is therefore clear that after an assessment of the proposed use, it was deemed necessary and expedient to restrict the opening hours. In any event, no decisions on the planning application have been issued and as such the licence application proposes a use that does not have planning permission; and directly contravening Licensing Policy 6. However, as the planning and licensing regimes are separate I have considered the merits of the licence application below.

The licence application proposes a terminal opening hour of 1:30am on Saturday and Sunday evenings / nights. This will be introducing a night-time use in an area that has not had late-night activity previously. There are a large number of residential properties in close proximity to the property in Malt House Place, and several residential properties in Logan Court. Introducing such a late-night use would increase noise and activity in an area where this has not been prevalent to the distress of local residents and other members of the public. Furthermore, allowing alcohol to be served until the late evening / night time may increase the chance of persons under the influence causing anti-social behaviour in the local area. This would also increase the noise in the late evening which would be detrimental to the local amenity and residents, as there is a lower ambient noise in the area at these times.

The property is located within Romford's Cumulative Impact Zone (CIZ), and although "*the premises shall be*

run predominantly as a restaurant" [licence application, paragraph 4 of schedule of proposed conditions], the terminal hours of operation and provision of alcohol (both on and off the site) it is unlikely that the impact of the licensable activities will be negligible. Therefore, despite what has been outlined in Licencing Policy 2, the activities outlined in the licence application may have a negative impact on the CIZ.

Therefore, given the arguments set out above, the licence application fails to promote the prevention of public nuisance, and is contrary to policies 1, 6, 8 and 14. The planning department's concerns on the prevention of public nuisance have not been alleviated through the licence application. As this is the case, I ask that the licencing committee grant a licence that restricts the hours of operation to what has been suggested in Licencing policy 7 (a terminal hour of 23:00 hours on Sunday to Thursday, and Midnight on Friday and Saturday). If the committee is not minded to do this, then the planning services would completely object to the licence application.

It must be noted that as the lawful planning use of the site is not a restaurant, a planning enforcement investigation may have to now be undertaken, with enforcement action considered.

Complaint and Inspection History (if applicable):

No visits to the property were undertaken.

I have attached the planning decision notices in the "other documents" section, but for clarity, the planning history is as such:

Application Number:	P1418.16
Description of proposal:	Change of use of Unit 12b from A1 (retail use) to A3 (restaurant use) together with external alterations to provide new entrance doors to Unit 12a and 12b
Outcome:	Awaiting decision – decision due on 12 th December 2016.

Other documents attached:

~~Please see other attached documents~~ *None*

Signed 	Dated:
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