



Havering

L O N D O N B O R O U G H

LICENSING SUB-COMMITTEE DARTS KNIGHT

AGENDA

10.30 am	Thursday 2 October 2025	Council Chamber - Town Hall
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Members 3: Quorum 2

COUNCILLORS:

Philippa Crowder (Chairman)

Jane Keane

Christine Smith

For information about the meeting please contact:

Taiwo Adeoye - 01708 433079

taiwo.adeoye@onesource.co.uk

Please would all Members and officers attending ensure they sit in their allocated seats as this will enable correct identification of participants on the meeting webcast.

Under the Committee Procedure Rules within the Council's Constitution the Chairman of the meeting may exercise the powers conferred upon the Mayor in relation to the conduct of full Council meetings. As such, should any member of the public interrupt proceedings, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room and may adjourn the meeting while this takes place.

Excessive noise and talking should also be kept to a minimum whilst the meeting is in progress in order that the scheduled business may proceed as planned.

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 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.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive

3 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.

4 REPORT OF THE CLERK (Pages 5 - 10)

Report attached - For noting.

5 APPLICATION FOR A PREMISES LICENCE - DARTS KNIGHT (Pages 11 - 60)

This application for a premises licence is made by Darts Knight Ltd under section 17 of the Licensing Act 2003. Report Attached

Zena Smith
Head of Committee and Election Services

LICENSING SUB-COMMITTEE

2 October 2025

REPORT

Subject Heading:

**Procedure for the Hearing: Licensing
Act 2003**

Report Author and contact details:

**Taiwo Adeoye (01708) 433079
e-mail: taiwo.adeoye@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.

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Licensing Officer's Report

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LICENSING SUB-COMMITTEE

2 October 2025

REPORT

Subject heading:

**Darts Knight
27 Station Lane Hornchurch RM12 6JL
Premises licence application
Mr P Jones, Public Protection Officer
licensing@havering.gov.uk
01708 432777**

Report author and contact details:

This application for a premises licence is made by Darts Knight Ltd under section 17 of the Licensing Act 2003. The application was received by Havering's Licensing Authority on 11th August 2025.

Geographical description of the area and description of the building

Darts Knight is located in a parade of purpose-built commercial units in Hornchurch's town centre. Residential properties are located above the parade of commercial properties. The area might therefore be considered to be of mixed use.



Details of the application

The application seeks to permit the following licensable activity:

- On-supplies of alcohol – Monday to Sunday – 10:00 to 23:00

Summary

There was one representation against this application from a neighbouring business.

There were no representations against this application from residents or responsible authorities.



Havering
L O N D O N B O R O U G H

Copy of Application

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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.

I/We **Darts Knight Ltd**

(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			
Darts Knight, 27 Station Lane			
Post town	Hornchurch	Postcode	RM12 6JL

Telephone number at premises (if any)	+447712517499
Non-domestic rateable value of premises	£ 25000

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as**

a)	an individual or individuals *	<input type="checkbox"/>	please complete section (A)
b)	a person other than an individual *		
i	as a limited company/limited liability partnership	<input checked="" type="checkbox"/>	please complete section (B)
ii	as a partnership (other than limited liability)	<input type="checkbox"/>	please complete section (B)
iii	as an unincorporated association or	<input type="checkbox"/>	please complete section (B)
iv	other (for example a statutory corporation)	<input type="checkbox"/>	please complete section (B)

c)	a recognised club	<input type="checkbox"/>	please complete section (B)
d)	a charity	<input type="checkbox"/>	please complete section (B)
e)	the proprietor of an educational establishment	<input type="checkbox"/>	please complete section (B)
f)	a health service body	<input type="checkbox"/>	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	<input type="checkbox"/>	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	<input type="checkbox"/>	please complete section (B)
h)	the chief officer of police of a police force in England and Wales	<input type="checkbox"/>	please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

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

Title			
Surname			
First names			
Date of birth		I am 18 year old or over	<input type="checkbox"/>
Nationality			
Current residential address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service

Second individual applicant (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth or over		I am 18 years old		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(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	Darts Knight Ltd
Address	
Registered number (where applicable)	
16487557	

Description of applicant (for example, partnership, company, unincorporated association etc.)	
Private Limited Company	
Telephone number (if any)	
E-mail address (optional)	

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY

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

DD	MM	YYYY

<p>Please give a general description of the premises (please read guidance note 1)</p> <p>The premises is a darts shop with a playing venue and refreshments, covering an area of 1600 square feet. It operates on a single floor with a small outside area that includes 2 tables and 4 chairs. The business intends to sell beers, cider, and wine, available in bottles and cans. Patrons come to play darts and enjoy a drink.</p>
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If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

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

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

Provision of regulated entertainment (please read guidance note 2)		Please tick all that apply
a)	plays (if ticking yes, fill in box A)	<input type="checkbox"/>
b)	films (if ticking yes, fill in box B)	<input type="checkbox"/>
c)	indoor sporting events (if ticking yes, fill in box C)	<input type="checkbox"/>
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	<input type="checkbox"/>
e)	live music (if ticking yes, fill in box E)	<input type="checkbox"/>
f)	recorded music (if ticking yes, fill in box F)	<input type="checkbox"/>
g)	performances of dance (if ticking yes, fill in box G)	<input type="checkbox"/>
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	<input type="checkbox"/>

<u>Provision of late night refreshment</u> (if ticking yes, fill in box I)	<input type="checkbox"/>
<u>Supply of alcohol</u> (if ticking yes, fill in box J)	<input checked="" type="checkbox"/>

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	
Day	Start	Finish		
Mon			<u>Please give further details here</u> (please read guidance note 4) <div></div>	
Tue				
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5) <div></div>	
Thur				
Fri			<u>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</u> (please read guidance note 6) <div></div>	
Sat				
Sun				

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	
Day	Start	Finish		
Mon			<u>Please give further details here</u> (please read guidance note 4) <div></div>	
Tue				
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5) <div></div>	
Thur				
Fri			<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 6) <div></div>	
Sat				
Sun				

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details here</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			
Wed			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Thur			
Fri			<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 6)
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	
Day	Start	Finish		
Mon			<u>Please give further details here</u> (please read guidance note 4)	
Tue				
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)	
Thur				
Fri			<u>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</u> (please read guidance note 6)	
Sat				
Sun				

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	
Day	Start	Finish		
Mon			<u>Please give further details here</u> (please read guidance note 4)	
Tue				
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)	
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 6)	
Sat				
Sun				

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	
Day	Start	Finish		
Mon			<u>Please give further details here</u> (please read guidance note 4)	
Tue				
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)	
Thur				
Fri			<u>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</u> (please read guidance note 6)	
Sat				
Sun				

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	
Day	Start	Finish		
Mon			<u>Please give further details here</u> (please read guidance note 4)	
Tue				
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)	
Thur				
Fri			<u>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</u> (please read guidance note 6)	
Sat				
Sun				

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			<u>Please give a description of the type of entertainment you will be providing</u> <div></div>	
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	<div></div>
Mon				
Tue			<u>Please give further details here</u> (please read guidance note 4)	
Wed			<div></div>	
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 5)	
Fri			<div></div>	
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 6)	
Sun			<div></div>	

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	
Day	Start	Finish		
Mon			<u>Please give further details here</u> (please read guidance note 4)	
Tue				
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)	
Thur				
Fri			<u>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</u> (please read guidance note 6)	
Sat				
Sun				

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On-Premises
Day	Start	Finish		
Mon	10:00-23:00	State any seasonal variations for the supply of alcohol (please read guidance note 5) None		
Tue	10:00-23:00			
Wed	10:00-23:00			
Thur	10:00-23:00			
Fri	10:00-23:00	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 6) None		
Sat	10:00-23:00			
Sun	10:00-23:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	Mr David James Knight
Date of birth	
Address	
Postcode	
Personal licence number (if known)	In process
Issuing licensing authority (if known)	Basildon

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 9).

No adult entertainment or services will be provided.

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5) <div>No seasonal variations.</div>
Day	Start	Finish	
Mon	10:00-23:00		
Tue	10:00-23:00		
Wed	10:00-23:00		
Thur	10:00-23:00		
Fri	10:00-23:00		
Sat	10:00-23:00		
Sun	10:00-23:00		
			<u>Non standard timings. Where you intend to use the 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</u> (please read guidance note 6) <div>None</div>

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 10)

G01: Prominent, clear notices shall be displayed at every public entrance stating the actual operating hours of the premises.

b) The prevention of crime and disorder

CD1: All staff engaged in licensable activity at the premises will receive training and information in relation to the following:

- i. The Challenge 25 scheme in operation at the premises, including the forms of identification that are acceptable.
- ii. The hours and activities permitted by the premises licence issued under the Licensing Act 2003 and conditions attached to the licence.
- iii. How to complete and maintain the refusal register in operation at the premises (in relation to the sale of alcohol).
- iv. Recognising the signs of drunkenness.
- v. The operating procedures for refusing service to any person who is drunk, under-age or appears to be under-age, or appears to be making a proxy purchase.
- vi. Action to be taken in the event of an emergency, including reporting an incident to the emergency services.

Training shall be recorded in documentary form and shall be regularly refreshed at no greater than 12 month intervals. Training records shall be made available for inspection and copying at reasonable times upon request of an authorised officer of a responsible authority. Training records will be retained for at least 12 months.

CD2: An incident log shall be kept and maintained at the premises which will include a log of the following, including pertinent details:

- i. Any incidents of disorder or of a violent or antisocial nature;
- ii. All crimes reported to the venue, or by the venue to the police;
- iii. All ejections of patrons;
- iv. Any complaints received;
- v. Seizures of drugs or offensive weapons;
- vi. Any faults in the CCTV system;
- vii. Any visits by a responsible authority (under the Licensing Act 2003) or emergency service.

Records must be completed within 24 hours of any incident, and will contain the time and date, the nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident. The logs shall be kept for at least 12 months following the date of entry and be made available for inspection and copying upon request of an authorised officer of a responsible authority.

CD3: The premises shall install, operate, and maintain a comprehensive digital colour CCTV system to the satisfaction of the Police. All public areas of the licensed premises including entry and exit points will be covered. The system must record clear images permitting the identification of individuals, and in particular enable facial recognition images (a clear head and shoulder image) of every person entering and leaving in any light condition. The CCTV system will continually record whilst the premises are open for licensable activities and during all times when customers remain on the premises. All equipment must have a constant and accurate time and date generation. All recordings will be stored for a minimum period of 31 days with date and time stamping. Recordings will be made available immediately upon the request of an authorised officer of a responsible authority throughout the entire 31 day period. The CCTV system will be capable of downloading images to a recognisable viewable format. The CCTV system will capture a minimum of 4 frames per second. The CCTV system will be fitted with security functions to prevent recordings being tampered with, i.e., be password protected.

CD4: All alcohol on display will be in such a position so as not to be obscured from the constant view of the staff.

CD5: There shall be no self-service of alcohol on the premises.

CD6: In the event that an incident occurs for which the police have been called, the crime scene shall be preserved to enable police to carry out a full forensic investigation.

c) Public safety

PS1: The maximum number of persons (including staff) allowed at the premises shall not exceed 45.

PS2: The collection of glasses and bottles shall be undertaken at regular intervals to ensure there is no build-up of empties on the premises.

d) The prevention of public nuisance

PN1: A telephone number shall be made available and displayed in a prominent location where it can conveniently be read from the exterior of the premises by the public for local residents to contact in the case of noise-nuisance or anti-social behaviour by persons or activities associated with the premises. The telephone number will be a direct number to the management who are in control during opening hours. A record will be kept by management of all calls received, including the time, date and information of the caller, including action taken following the call. Records will be made available for inspection and copying by an authorised officer of a responsible authority throughout the trading hours of the premises.

PN2: No deliveries (in relation to licensable activities) to the premises shall take place between 23:00 hours and 07:00 hours.

PN3 During the hours of operation of the premises, sufficient measures will be taken to remove and prevent litter and waste arising or accumulating from customers in the area immediately outside the premises.

PN4: No collections of waste or recycling materials (including bottles) from the premises shall take place between 23:00 hours and 07:00 hours on the following day.

e) The protection of children from harm

CH1: All staff, supervisors and managers must be trained in the legality and procedure of alcohol sales, prior to undertaking the sale of alcohol and then at least every 12 months. Training shall be signed and documented. Training records must be kept on the premises and be made available for inspection and copying to an authorised officer of a responsible authority on request. The documentation relating to training should extend back to a period of at least 12 months and should specify the time, date and details of the persons both providing the training and receiving the training.

CH2: There will be in place a written age verification policy in relation to the sale or supply of alcohol, which will specify a Challenge 25 proof of age requirement. This means that staff working at the premises must ask individuals who appear to be under 25 years of age, attempting to purchase alcohol, to produce identification. The only acceptable identification documents will be:

- A photo driving licence
- A passport

- An identification card carrying the PASS hologram

Unless such identification is produced the sale of alcohol must be refused.

This policy will include documented steps taken to prevent adults from purchasing alcohol for or on behalf of children under 18.

CH3: The premises shall display prominent signage indicating at any point of sale that a Challenge 25 scheme is in operation.

CH4: An alcohol sales refusal register shall be kept at the premises and be maintained to include details of all alcohol sales refused. The register will include:

- i. the date and time of refusal
- ii. the reason for refusal
- iii. details of the person refusing the sale
- iv. description of the customer
- v. any other relevant observations

The refusals register will be made available for inspection and copying on request of an authorised officer of a responsible authority. All entries must be made within 24 hours of the refusal.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	06/08/2025
Capacity	Director

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **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 14)

--

Post town		Postcode	
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Telephone number (if any)	
---------------------------	--

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

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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. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:

- any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. 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.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. 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.
 8. 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'.

9. 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.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.
15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be issued to an individual or an individual in a partnership which is not a limited liability partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:

- 1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Home Office online right to work checking service.

As an alternative to providing a copy of original documents, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth, will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not

subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copies of documents as set out above.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

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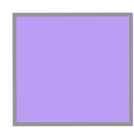
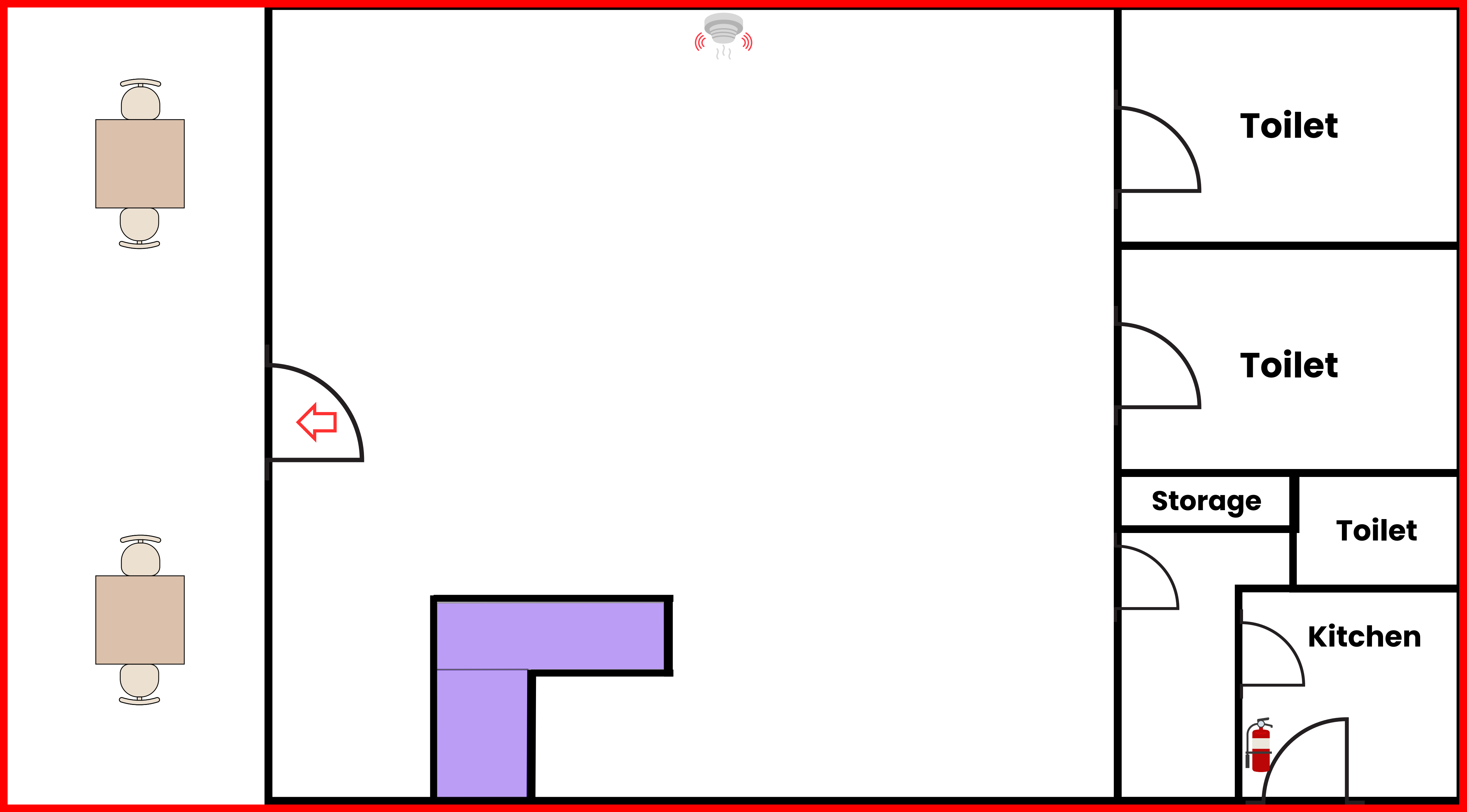
Havering
L O N D O N B O R O U G H

Plan

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27 Station Lane, Hornchurch, Essex, RM12 6JL

Page 47



Bar



Supply of alcohol



Fire alarm



Fire extinguisher



Fire exit

Scale: 1:100 @ A1

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Havering
L O N D O N B O R O U G H

Interested Parties (Valid objections)

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Lewis Robson
Director, Motion Remedy
27A Station Lane
Hornchurch, Essex, RM12 6JL

Date: 26 August 2025

To:
The Licensing Authority
Town Hall
Main Road
Romford
RM1 3BD

Subject: Representation Objecting to Premises Licence Application – Darts Knight Ltd, 27 Station Lane, Hornchurch, Essex, RM12 6JL

Dear Sir/Madam,

I am writing on behalf of Motion Remedy, located at 27A Station Lane, Hornchurch (adjacent to the proposed premises), to formally object to the application by Darts Knight Ltd for a new premises licence to permit the supply of alcohol on-site from 10:00 to 23:00, seven days a week.

Our objection is based on the following grounds:

1. Public Safety, Harassment & Risk to Vulnerable Clients and Staff

Motion Remedy is a professional massage and rehabilitation clinic. Our clientele includes patients recovering from injury, individuals with chronic pain, and those with anxiety or other vulnerabilities. Many of our clients specifically seek treatment to manage stress and improve mental health, which requires a safe and calm environment.

The introduction of a darts venue with day-long alcohol sales next door raises serious concerns about drunk and disorderly behaviour, loitering, and harassment. Our staff (many of whom are female) and our clients could be exposed to intimidating, aggressive, or sexually inappropriate behaviour from intoxicated patrons, which is a particular risk given the sensitive nature of a massage clinic. This directly undermines our safeguarding responsibilities to protect vulnerable adults and maintain a safe space for therapy.

This is not just a business inconvenience but a serious safeguarding issue. Our staff must feel safe at work, and our vulnerable clients must feel protected when entering and leaving the premises. Allowing an alcohol-focused darts venue to operate all day next door undermines this.

2. Public Nuisance & Noise Disturbance

As a therapeutic clinic, we require a quiet, professional atmosphere. A darts venue, particularly with alcohol served from 10:00 a.m., is likely to generate excessive noise, shouting, cheering, and rowdiness.

This is of particular concern because the shared dividing wall separating Motion Remedy from the proposed darts venue is thin and poorly insulated, meaning noise will easily penetrate into our treatment rooms, disrupting the calm and private environment essential for our work.

In addition, the offices and residential flats above our premises would also be negatively affected by increased noise and disorder outside the venue. This would lower the quality of life for residents and disrupt local businesses trying to operate in a professional manner.

3. Incompatibility with Local Businesses & Comparison with Frankie's Wine Bar

We acknowledge that Frankie's Wine Bar, also next door, already holds an alcohol licence. However, Frankie's operates from 5:00 p.m. onwards and not every day of the week. Their later and limited hours have minimal conflict with our operations, as Motion Remedy closes at 8:00 p.m.

Moreover, Frankie's attracts a more mixed, relaxed clientele. In contrast, a darts venue is likely to attract a louder, male-dominated, and more rowdy clientele, particularly with daytime drinking. The proposal to serve alcohol from 10:00 a.m. is especially concerning, as daytime drinking in a mixed-use area of healthcare premises, offices, and residential flats is wholly inappropriate and incompatible with the character of Station Lane.

4. Licensing Objectives under the Licensing Act 2003

We believe granting this licence would conflict with several key Licensing Act objectives:

- Public Safety – risk of harassment, intimidation, and safeguarding concerns for vulnerable clients and staff.
- Prevention of Public Nuisance – due to noise penetrating the shared dividing wall, as well as disorder affecting businesses and residents.
- Prevention of Crime and Disorder – with the potential for rowdy and disorderly behaviour associated with intoxicated groups.

5. Change of Business Nature and Strategy

According to Companies House, Darts Knight Ltd is registered under the following nature of business (SIC codes):

- 47640 – Retail sale of sports goods, fishing gear, camping goods, boats and bicycles
- 93110 – Operation of sports facilities

The proposed introduction of alcohol sales represents a fundamental change in the business model and strategy, shifting the premises from a sports retail/facilities business to one primarily focused on alcohol consumption. This is not in line with the registered purpose of the company and raises serious concerns about whether this application is being used to significantly alter the intended use of the premises and the balance of local businesses.

For these reasons, we strongly oppose the granting of this licence. We respectfully urge the Licensing Authority to reject this application in order to protect the safety, wellbeing, and comfort of our clients, our staff, neighbouring offices, residential occupants, and the wider community.

Yours sincerely,

Lewis Robson
Director, Motion Remedy
27A Station Lane
Hornchurch, Essex, RM12 6JL

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Havering
L O N D O N B O R O U G H

(Other Supporting Documents)

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Darts Knight Ltd
27 Station Lane
Hornchurch
Essex
RM12 6JL

Date: 28th August 2025

To: Lewis Robson

Director, Motion Remedy

27a Station Lane

Hornchurch

Essex

RM12 6JL

Dear Mr Robson,

Thank you for your letter regarding my premises licence application for Darts Knight Ltd. I appreciate you taking the time to share your concerns, and I would like to address them directly.

Public Safety and Safeguarding

Please be assured that we will have a **strict zero-tolerance policy towards harassment or inappropriate behaviour**. Our staff will be fully trained in responsible alcohol service and we are installing CCTV to support public safety. Our primary focus is on playing darts and selling merchandise, not drinking. The Alcohol and soft drinks sales are an ancillary service, NOT our main area of business. The playing lanes will be charged for by the hour, so the expected duration of any player's visit would be from 1-2 hours. It would be only occasionally that the same people would hire out a board for longer than this and certainly wouldn't be likely to pay to book a whole day. With the many bars, pubs and restaurants in the immediate surrounding area, there is no substantial reason to believe that your staff and clients should feel any more threatened by our premises as they are by any others in close proximity.

Noise and Disturbance

As a Spa, needing a quiet atmosphere, I presume that you will have fitted a high quality soundproofing to your side of the shared wall when refitting your premises, particularly being between an empty unit, which was guaranteed to be let to any number of variations of trade, and a Wine Bar. We have already considered any impact on your business by placing all of our dartboards on the opposite wall, with the shared wall being used for retail display. Our aim is to create a controlled, social and retail environment rather than a loud or disruptive one. Loud cheering and

raucous behaviour (as well as blaringly loud music) would not be tolerated by our serious darts players.

Operating Hours

While the licence application covers 10:00-23:00, our core business model is based around afternoon and evening activity. Our 10am opening is planned for weekends only.

Comparison to Frankie's Wine Bar

Whilst Frankie's bar operates from 5pm and not every day of the week, they are available to hire for events every day of the week and do indeed open accordingly. They could also choose to alter their opening hours at any time if they were to wish to do so under the terms of their licence.

Clientele

Our intention is to run a community-friendly venue, not a rowdy bar. With the overwhelming rise in popularity of Darts in recent years, it is no longer an entirely male orientated sport. It is increasingly popular with females and young people as well. The huge amount of interest and comments coming through on social media pages have actually been largely from women. We aim to attract a broad mix of patrons including young people. U/16s will be required to be accompanied by an adult and there will be a strict Challenge25 policy in place for the serving of alcohol.

Community benefits

Since it's increasing rise in popularity, many young people are wishing to participate in the sport. We aim to encourage young people with supervised Youth Academies, Tournaments and training sessions which can only be seen as a positive for Hornchurch and it's community.

Business Nature

While our Companies House SIC codes include retail and sports facilities, this venue is designed as a sports activity centre with darts as the focus. The sale of alcohol is ancillary to that sporting activity, not the main purpose of the business. There will be no full bar and no alcohol on display, just a selection of cans of beer, bottles of wine and soft drinks served by our staff from fridges located under our shop counter.

I would like to add that when taking on the lease, the Landlord and his Agent were fully aware of our Business Plan and were in full agreement of its proposed use.

I hope this letter addresses your concerns and clears up the number of misconceptions you have regarding our business. If you would be open to a meeting or call, I will be happy to discuss all of the above in further detail.

Please let me know if you would like to speak further. If we can reach agreement, you may consider withdrawing your objection, which would save us both a formal hearing process.

I look forward to working with you constructively.

Yours sincerely,

Dave Knight

Director

Darts Knight Ltd

From: Motion Remedy <[REDACTED]>

Sent: 02 September 2025 08:02

To: Paul Jones <[REDACTED]>

Subject: Re: Representation Objecting to Premises Licence Application – Darts Knight Ltd, 27 Station Lane, Hornchurch, Essex, RM12 6JL

Dear Mr Jones / Licensing Authority,

I have reviewed the response from Darts Knight Ltd to my objection. While I appreciate their assurances, their reply does not resolve the fundamental concerns raised.

1. Public Safety & Safeguarding

- Darts Knight Ltd's proposed "zero-tolerance policy," CCTV installation, and staff training are welcome in principle but are reactive, not preventative. They may deal with incidents once they occur, but they do not stop clients and staff from being exposed to drunk, rowdy, or intimidating behaviour when entering or leaving our premises.
- As a massage and rehabilitation clinic, we work daily with vulnerable clients, including those suffering with chronic pain, mental health difficulties, and anxiety. These individuals, along with our largely female staff, must feel completely safe. Introducing an alcohol-focused venue next door will inevitably create a greater risk of harassment and intimidation. This is a safeguarding issue, not simply a business concern.

2. Noise, Nuisance & Smoking

- The applicant suggests that noise issues could be mitigated by positioning dartboards away from the dividing wall and by our clinic having installed soundproofing during its fit-out. This is unreasonable. Businesses are not expected to insulate against future alcohol-led venues next door.
- Even if dartboards are placed on the opposite wall, noise from groups, voices, cheering, and general footfall cannot be contained in a thin-walled shared unit.
- Their claim that "serious darts players" won't be loud ignores the reality that alcohol consumption changes behaviour.
- In addition, an alcohol-led venue will inevitably lead to groups congregating outside to smoke. This creates additional noise, loitering, and disruption. Clients arriving for healthcare appointments should not have to pass groups of people smoking and drinking at the entrance.

3. Operating Hours

- They admit the licence application is broad (10am–11pm daily) but claim 10am is "weekends only". This is inconsistent. If they do not intend to open daily at 10am, why apply for those hours?
- Licensing should be based on what is *permitted*, not vague promises. The licence would allow all day alcohol sales, every day regardless of their "intention".

4. Comparison with Frankie's Wine Bar

- Their defence is misleading: Frankie's licence does not equate to Frankie's *operational reality*. Frankie's is not open daily, nor do they serve alcohol from 10am.
- Frankie's operates with minimal conflict because of their later hours and different clientele. Darts Knight would overlap with your clinic's opening hours.

5. Clientele and Community

- Their assertion that darts is increasingly popular with women and young people is irrelevant. The risk is not about gender balance, but about rowdiness linked to daytime alcohol service.
- Allowing U16s in an alcohol-serving venue does not reassure, in fact, it could raise safeguarding concerns in itself.

6. Business Nature

- The applicant downplay alcohol sales as "ancillary", yet applied for a full alcohol licence from 10am to 11pm. That goes far beyond the "occasional" drink offering described.
- Their SIC registration is still retail/sports facilities — licensing for daily alcohol sales is a fundamental change of use, regardless of how they try to frame it.

In conclusion, while Darts Knight Ltd's reply attempts to reassure, it does not alter the underlying concerns:

- Risk of harassment and safeguarding issues for vulnerable clients and staff.
- Noise and disruption through a thin shared dividing wall.
- Smoking, loitering, and associated nuisance outside the premises.
- Hours of operation that directly overlap with our clinic.
- Frankie's Wine Bar is not a fair comparison, as it does not share the same address and is separated by a thicker wall with minimal conflict in hours.
- Incompatibility with neighbouring healthcare, residential, and office use.
- Questionable suitability of combining youth participation with alcohol sales.
- A fundamental change of business nature towards alcohol-led trade.

For these reasons, my objection remains and I respectfully urge the Licensing Authority to reject this application.

Yours sincerely,
Lewis Robson
Director
Motion Remedy
27A Station Lane
RM12 6JL, Hornchurch - United Kingdom