



**Havering**  
LONDON BOROUGH

Licensing Officer's Report



# LICENSING SUB-COMMITTEE

# REPORT

25 July 2016

Subject heading:

Royal Ribs  
126 North Street Romford RM1 1DL  
Premises licence transfer application  
Paul Jones, Licensing Officer  
licensing@havering.gov.uk  
01708 432692

Report author and contact details:

This application to transfer a premises licence is made by Mr Rajandaran Nadarajan under s.42 of the Licensing Act 2003. The application was received by Havering's Licensing Authority on 24<sup>th</sup> June 2016.

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

The premises located at 126 North Street Romford has undergone a number of incarnations in recent years and has operated variously as *Favourite Express*, *Favourite Chicken*, *Favourite Chicken & Ribs*, *UK Favourite Chicken* and *UK Favourite Chicken & Pizza*, prior to its current embodiment as *Royal Ribs*. What appears to have remained constant, however, is the nature of the premises as a fast food take away outlet.

*Royal Ribs* lies in the middle of a parade of purpose built commercial properties apparently with residential properties above. The immediate area might therefore be considered one of mixed use.

## Details of the application


The application was submitted under the provisions of s.42 of the Licensing Act 2003 (*the Act*) and seeks to transfer the licence from one holder to another, both of whom are sole traders. A transfer application does not seek to modify any of the conditional elements of the licence so the licence details are not produced in this report; however, a copy of the licence is provided for information purposes.

## Comments and observations on the application

This application to transfer this premises licence was received by Havering's Licensing Authority on 24<sup>th</sup> June 2016. Section 42 of the Act governs such a procedure. Section 42(1) provides that an individual may apply to transfer a premises licence. This application appears to have been completed, signed and submitted by the previous premises licence holder, Mr Naveed Anwar Satti, as the three signatures provided with

the application, i.e. those on the application form, its covering letter and the licence transfer consent, all appear to be that of Mr Satti rather than as it should properly be, the incoming licence holder, Mr Rajandaran Nadarajan. It is the *licence-holder-to-be* who is required to submit a s.42 transfer application and not the out-going licence holder. The signature of Mr Nadarajan appears on the premises' associated food business registration form here:

6. If this is a new business, the date you intend to open ... 11/01/2015

Signature of Food Business Operator ..... 

Date ..... 26/01/2015

Name R. NADARAJAN

(BLOCK CAPITALS)



The licence transfer application's covering letter provides Mr Nadarajan's home address as one located in the N5 postcode, i.e. North London. An e-mail apparently sent by Mr Nadarajan and received by the Licensing Authority ten days after the premises licence was transferred to him (please see Appendix 1 below) advised that Mr Nadarajan had left the *Royal Ribs* business; however, the e-mail made no reference to the premises licence recently transferred to him. The e-mail went on to apparently provide his home address as one located in the SW17 postcode, i.e. *South* London.

The application might therefore have been submitted with or without the knowledge of Mr Nadarajan as the absence of his signature on the associated documentation suggests that Mr Satti alone has a full awareness of this transfer application. If the application was submitted without Mr Nadarajan's knowledge it would likely constitute a fraudulent submission. Attempted contact with both gentlemen has, at the time of writing this report, failed to generate a response from either.

The email from Mr Nadarajan was forwarded to Havering Police on 6<sup>th</sup> July 2016. Later that same day an objection notice was submitted by the Police to the Licensing Authority in accordance with the provisions of s.42(6) of the Act.

# APPENDIX 1

----- Forwarded message -----

From: **Rajandaran Nadarajan** <[REDACTED]>  
Date: Tue, Jul 5, 2016 at 4:13 PM  
Subject: Ref: 703455713  
To: [business.rates@havering.gov.uk](mailto:business.rates@havering.gov.uk)

Dear Sir,

Property Address; 126 North Street, Romford, RM1 1DL

I have left the above named business and previously I used my accountant's address as a registered business address of [REDACTED].

Can you please send me the bill of my outstanding balance at [REDACTED] London, SW17 [REDACTED].

Thanks

Rajandaran Nadarajan



## Part A

Premises licence number

012510

### Part 1 – Premises details

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

Royal Ribs  
126 North Street Romford RM1 1DL

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

Late night refreshment

The times the licence authorises the carrying out of licensable activities

Sunday to Wednesday – 23:00 to 00:00  
Thursday – 23:00 to 01:00  
Friday & Saturday – 23:00 to 02:00

The opening hours of the premises

Sunday to Wednesday – 12:00 to 00:00  
Thursday – 12:00 to 01:00  
Friday & Saturday – 12:00 to 02:00

Where the licence authorises supplies of alcohol whether these are on and/ or off supplies

Not applicable

### Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Mr Rajandaran Nadarajan  
Flat 12 The Chestnuts Highbury Grange London N5 2QEL  
[REDACTED]

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Registered number of holder, for example company number, charity number (where applicable)

**Not applicable**

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Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

**Not applicable**

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Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

**Not applicable**

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Mandatory conditions

**Not applicable**

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Annex 2 – conditions consistent with the operating schedule

1. A premises daily register shall be kept at the premises. This register shall be maintained and kept for a minimum of 12 months. The premises daily register shall record all calls made to the premises where there is a complaint made by a resident or neighbour of noise, nuisance or anti-social behaviour by persons attending or leaving the premises. This shall record the details of the caller, the time and date of the call, the time and date of the incident about which the call is made and any actions taken to deal with the call. The premises daily register shall be readily available for inspection by an authorised person throughout the trading hours of the premises.
2. The installation or upgrading of any CCTV system shall comply with current best practice. In addition the documentation listed below shall be included in a 'System File' which shall be readily available for inspection by the relevant authority:
  - Site plan showing position of cameras and their field of view
  - Code of practice
  - Performance specification, e.g. storage capacity, image file size, IPS for each camera and purpose of each camera position
  - Operational requirement
  - Incident log
  - Maintenance records including weekly visual checks
3. To obtain a clear head and shoulders image of every person entering the premises on the CCTV system persons entering the premises should be asked to remove headwear unless worn as part of religious observance.

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**Annex 2 – conditions consistent with the operating schedule – contd.**

- 4. The CCTV system shall incorporate a recording facility and all recordings shall be securely stored for a minimum of one calendar month. A system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained. The system shall comply with other essential legislation and all signs as required shall be clearly displayed. The system shall be maintained and fully operational throughout the hours that the premises are open for any licensable activity.**
- 5. All bottles sold from the premises shall be made of plastic; no glass bottles or containers shall be sold from the premises.**
- 6. No alcohol shall be sold or consumed on the premises during the provision of licensable activity.**
- 7. No person carrying any form of alcoholic drink in an open container shall be admitted into the premises at any time during the provision of licensable activity.**
- 8. Prominent clear notices shall be displayed at every public entrance stating the actual operating hours of the premises along with a notice stating: “Children under 16 will not be admitted or served within these premises after 23:00 unless accompanied by an adult over 18 years of age.”**
- 9. The premises licence holder shall display a sign inside the premises asking customers to leave quietly.**
- 10. The CCTV system shall be in operation at the premises at all times when the premises are used to provide licensable activity. Images shall be kept for 28 days and be made available for inspection by Police and Council officers at all reasonable times.**
- 11. The premises shall comply with all statutory fire safety controls.**

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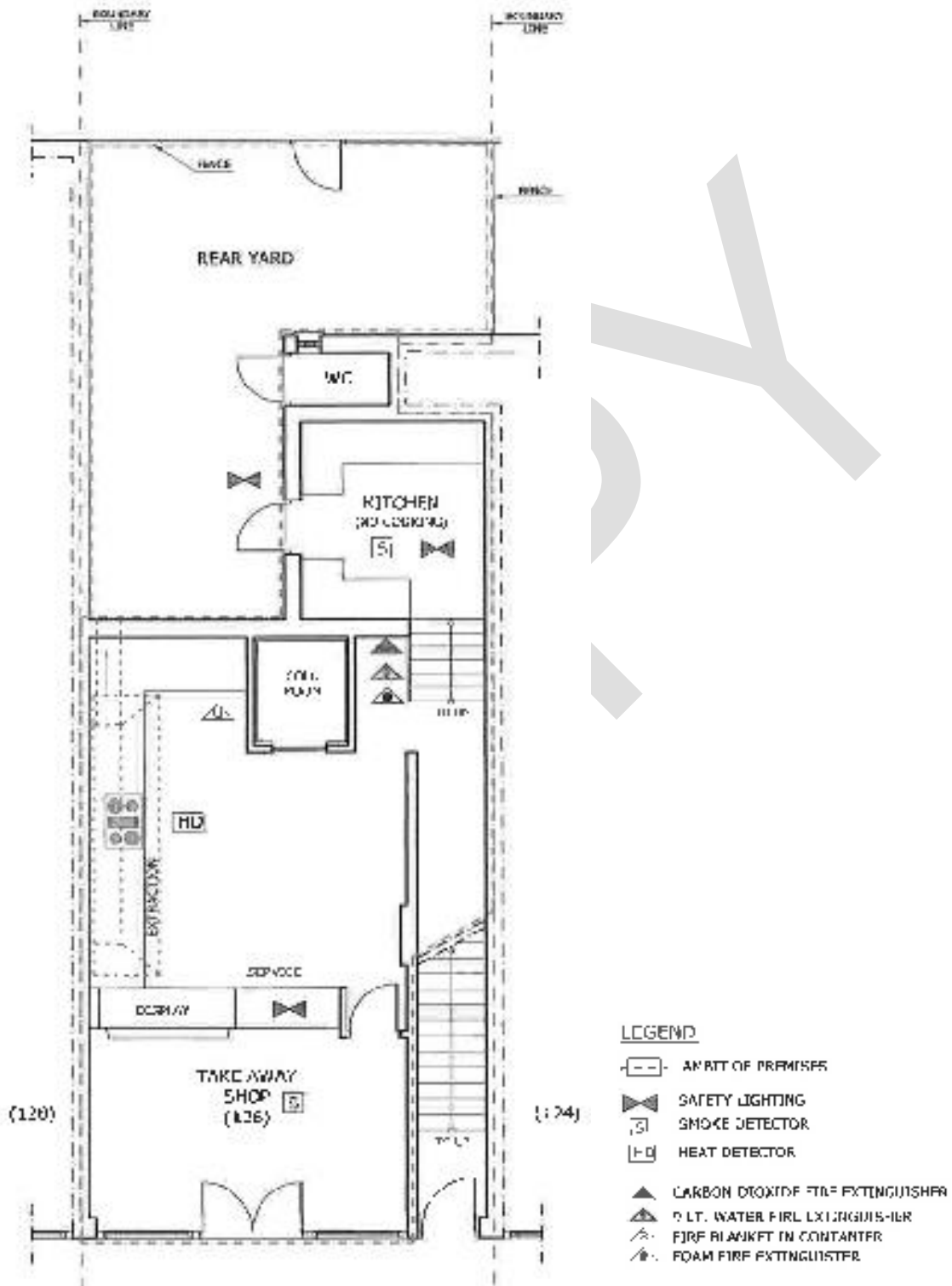
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**Annex 3 – conditions attached after a hearing by the Licensing Authority**

**Not applicable**

Annex 4 – premises plans

Original premises plans are held by the Licensing Authority of the London Borough of Havering.







## Part B

### Premises licence summary

Premises licence number

012510

### Premises details

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

Royal Ribs  
126 North Street Romford RM1 1DL

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

Late night refreshment

The times the licence authorises the carrying out of licensable activities

Sunday to Wednesday – 23:00 to 00:00  
Thursday – 23:00 to 01:00  
Friday & Saturday – 23:00 to 02:00

The opening hours of the premises

Sunday to Wednesday – 12:00 to 00:00  
Thursday – 12:00 to 01:00  
Friday & Saturday – 12:00 to 02:00

Where the licence authorises supplies of alcohol whether these are on and / or off supplies

Not applicable

Name, (registered) address of holder of premises licence

Mr Rajandaran Nadarajan  
Flat 12 The Chestnuts Highbury Grange London N5 2QEL

Registered number of holder, for example company number, charity number (where applicable)

Not applicable

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Name of designated premises supervisor where the premises licence authorises for the supply of alcohol

**Not applicable**

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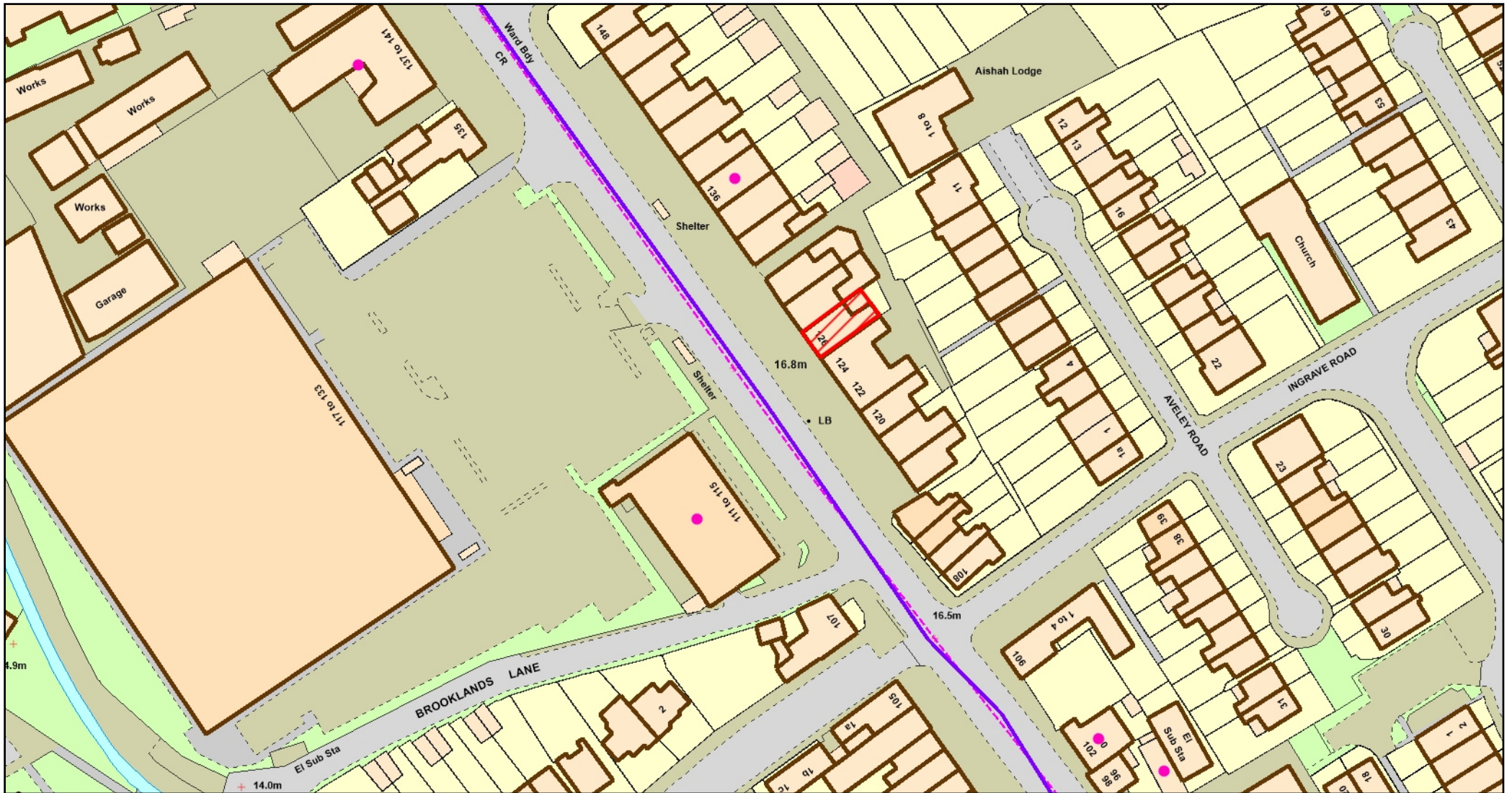
State whether access to the premises by children is restricted or prohibited

**Restricted**

**2 of 2**

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COPY



Royal Ribs 126 North Street Romford



Scale: 1:1000  
 Date: 06 July 2016  
 Size: A4



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

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 Ordnance Survey 100024327



**Havering**  
LONDON BOROUGH

Copy of Application

Dated: 20<sup>th</sup> May 2016

To  
Licensing Section  
Environmental Health Service  
London Borough of Havering  
Town Hall, Main Road  
Romford, RM1 3BD

**SUBJECT: AN APPLICATION TO TRANSFER PREMISES LICENCE**

**Premises Licence No: 012510**

**Premises Address: 126 North Street, Romford, RM1 1DL**

Dear Sirs,

I am writing to request you formally to transfer my late night refreshment premises licence under the following person with the same terms and conditions:

**Transferee's Name: RAJANDARAN NADARAJAN**

**Transferee's Home Address: FLAT 12 THE CHESTNUTS, Highbury Grange, London, N5 2QE**

**Transferee's Business Address: 126 North Street, Romford, RM1 1DL**

**New Name will be: Royal Ribs**

If you require any further information, please do not hesitate to contact me.

Kind Regards

  
Naveed Anwar Satti

**Attached:**

- 1) Cover Letter;
- 2) Application Form;
- 3) Copy of Premises Licence;
- 4) Consent Letter; and
- 5) Payment Fee of £23,00/=

**Application to transfer 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 **RAJANDARAN NADARAJAN**  
[Insert name of applicant]

apply to transfer the premises licence described below under section 42 of the  
Licensing Act 2003 for the premises described in Part 1 below

Premises licence number

**012510**

**Part 1 – Premises details**

Postal address of premises or, if none, ordnance survey map reference or description	
<b>FAVOURITE EXPRESS 126 NORTH STREET ROMFORD, RM1 1DL</b>	
Post town	Post code
Telephone Number <b>01708 762 204</b>	

Please give a brief description of the premises

**LATE NIGHT REFRESHMENT**

Name of current premises licence holder **NAVEED ANWAR SATTI**

## Part 2 – Applicant details

In what capacity are you applying for the premises licence to be transferred to you?

Please tick ✓ yes

a) an individual or individuals*	<input checked="" type="checkbox"/>	please complete section (A)
b) a person other than an individual *		
i. as a limited company	<input type="checkbox"/>	please complete section (B)
ii as a partnership	<input type="checkbox"/>	please complete section (B)
iii as an unincorporated association, or	<input type="checkbox"/>	please complete section (B)
iv other	<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) an individual who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital	<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:

- 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       Mrs       Miss       Ms       Other title for example, Rev)

Surname

NADARAJAN

First names

RAJANDARAN

Current postal address if different from premises address

126 NORTH STREET  
ROMFORD, RM1 1DL

Post Town

Postcode

Contact phone number in working hours (if any)

01708 762 204

E-mail address (optional)

SECOND INDIVIDUAL APPLICANT (if applicable) *N/A*

Mr  Mrs  Miss  Ms  Other title for example, Rev)

Surname  First names

Current postal address if different from premises address

Post Town  Postcode

Contact phone number in working hours (if any)

E-mail address (optional)

(B) OTHER APPLICANTS *N/A*

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
Address
Registered number (where applicable)
Description of applicant (for example partnership, company, unincorporated association etc)
Telephone number (if any)
E mail address (optional)



**PART 3**

Please tick ✓ Yes

Are you the holder of the premises licence under an interim authority notice?

Do you wish the transfer to have immediate effect?

If not when would you like the transfer to take effect?

Day		Month		Year		

Please tick ✓ Yes

I have enclosed the consent form signed by the existing premises licence holder

If you have not enclosed the consent form referred to above please give the reasons why not. What steps have you taken to try and obtain the consent?

Please tick ✓ Yes

If this application is granted I would be in a position to use the premises during the application period for the licensable activity or activities authorised by the licence (see section 43 of the Licensing Act 2003)

I have enclosed the premises licence

If you have not enclosed premises licence referred to above please give the reasons why not.

**CHECKLIST**

Please tick ✓ Yes

- I have made or enclosed payment of the fee of £23.00 made payable to London Borough of Havering.
- I have enclosed the consent form signed by the existing premises licence holder or my statement as to why it is not enclosed
- I have enclosed the premises licence or relevant part of it or explanation
- I have sent a copy of this application, to the chief officer of police today
- I understand that if I do not comply with the above requirements my application will be rejected

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

**Part 5 – Signatures** (please read Guidance Note1)

Signature of applicant or applicant's solicitor or other duly authorised agent. (See Guidance Note 10)  
If signing on behalf of the applicant please state in what capacity.

Signature .....  ..... Date ..... 03/06/2016 .....

Capacity ..... APPLICANT .....

For joint applications signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent. (please read Guidance Note11) If signing on behalf of the applicant please state in what capacity.

Signature ..... Date .....

Capacity .....

<b>Contact name (where not previously given) and address for correspondence associated with this notice (please read Guidance Note 4)</b>	
<b>Post town</b>	<b>Post code</b>
<b>Telephone number (if any)</b>	
<b>If you would prefer us to correspond with you by email your email address (optional)</b>	

**Guidance Notes**

1. Describe the premises. For example the type of premises it is, its general situation and layout and any other information which would be relevant to the licensing objectives.
2. The application form must be signed.
3. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
4. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
5. This is the address which we shall use to correspond with you about this application.

**All correspondence to be sent to :**

Licensing Section  
Environmental Health Service  
London Borough of Havering  
Town Hall, Main Road,  
Romford, RM1 3BD

Tel 01708 432777



London Borough of Havering

Consent of Premises Licence Holder to Transfer

I/We..... **NAVEED ANWAR SATTI** .....  
[Full name of premises licence holder(s)]

the premises licence holder of the premises licence number..... **012510** .....  
[Insert premise licence number]

relating to **FAVOURITE EXPRESSES**  
**126 NORTH STREET, ROMFORD, RM1 1DL**  
.....  
[name and address of premises to which the application relates]

hereby give my consent for the transfer of the premises licence number  
**012510**  
.....  
[Insert premise licence number]

to **RAJANDARAN NADARAJAN**  
.....  
[Full name of transferee]

Signed .....  .....

Name [please print] ..... **NAVEED ANWAR SATTI** .....

Date ..... **03/06/2016** .....



## Part B

### Premises licence summary

Premises licence number

012510

### Premises details

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

Favorite Express  
126 North Street, Romford, RM1 1DL

Where the licence is time limited the dates

Not Applicable

Licensable activities authorised by the licence

Late Night Refreshment

The times the licence authorises the carrying out of licensable activities

Sunday to Wednesday - 23:00 to 00:00  
Thursday - 23:00 to 01:00  
Friday to Saturday - 23:00 to 02:00

The opening hours of the premises

Sunday to Wednesday - 12:00 to 00:00  
Thursday - 12:00 to 01:00  
Friday to Saturday - 12:00 to 02:00

Where the licence authorises supplies of alcohol whether these are on and / or off supplies

Not Applicable

Name, (registered) address of holder of premises licence

Mr Naveed Anwar Satti  
126 North Street, Romford, RM1 1DL

Registered number of holder, for example company number, charity number (where applicable)

Not Applicable

Signed

  
Arthur Hunt, Licensing Officer



**Havering**  
LONDON BOROUGH

Representation from the Police  
Responsible Authority

Mr Paul Jones  
Havering Licensing Authority  
Mercury House  
Mercury Gardens  
Romford  
Essex  
RM1 3SL

**KD - Havering Borough  
KD - Romford Police Station**

Romford Police Station  
19 Main Road  
Romford  
RM1 3BJ  
Telephone: 01708-779171  
Facsimile:  
Email:  
Oisin.Daly@met.pnn.police.uk  
www.met.police.uk  
Your ref: 012510  
Our ref:  
06th July 2016

Dear Mr Jones

**Police Representation to the Transfer of a Premises Licence at  
Royal Ribs, 126 NORTH STREET, ROMFORD, RM1 1DL**

I certify that I have considered the application shown above and I wish to make **representations** that the likely effect of the grant of the application is detrimental to the Licensing Objectives for the reasons indicated below.

1. The prevention of crime and disorder
2. Public safety
3. Prevention of public nuisance, and
4. The protection of children from harm

**The Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance, The Protection of Children From Harm**

A transfer of the premises licence was submitted to the local authority on the 24<sup>th</sup> June 2106 transferring the licence holder from Naveed Satti to Rajandaran Najaradan.

The Local Authority have since received an email from Mr Najaradan stating that he is no longer in control of the business and wishes a final bill to be sent to his home address.

The premises exists in the Cumulative Impact Zone of Romford Town. This small neighbourhood policing ward was recently identified as having the third highest concentration of MOPAC 7 offences in the entire Metropolitan area, offences in this category include GBH, ABH and Common Assault. Whilst no longer ranked in the top three offending wards Romford Town remains a high priority policing area. The night time economy plays a significant part in this and late venues have a responsibility to ensure they are being run in a manner which upholds the licensing objectives. Subsequently, venues must ensure they are promoting a safe environment for tourists and patrons, this comes in many forms but a crucial role is that of the premises licence holder.

The premises licence holder should be the individual who has a vested interest in the premises and who works in partnership with the police to ensure that the licensing objectives are being upheld.

It is clear in this instance that there is an absence of such an individual.

Police have concerns that as there is no clear premises licence holder in place that it places each of the licensing objectives in jeopardy through an absence of management and leadership.

Police request that the transfer of the premises licence not be granted to Mr Najaradan and should Mr Satti wish to relinquish control of the licence then it be surrendered by him.

If I can be of any further assistance please feel free to contact me.

Yours sincerely

Oisin Daly  
PC 364KD  
Licensing Officer  
Havering