



# 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 4<sup>th</sup> 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.

## Licensing Sub-Committee, 19 December 2016

### Details of the application

The licensable activities sought are:

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

<b>Supply of alcohol (for consumption on and off premises)</b>		
<b>Day</b>	<b>Start</b>	<b>Finish</b>
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

<b>Hours premises open to the public</b>		
<b>Day</b>	<b>Start</b>	<b>Finish</b>
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 11<sup>th</sup> 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](http://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**

- 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").
- The Order shall come into operation on 13th November 2016 and will be valid until completion of the Event.
- 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.
- 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.
- Nothing in the Order shall apply to any emergency vehicles.
- Nothing in the Order shall apply to any vehicle being used in connection with the Event.
- 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.
- Section 16c(1) RTTRA 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.
- Persons having a query concerning the Event or the proposed Order should contact on [schemes@havering.gov.uk](mailto: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
<b>FARNHAM ROAD</b> From its junction with Hilldene Avenue to its junction with Chippenham Road	<b>BETWEEN:</b> 09:00 Hours and 12:00 hours on Sunday 13th November 2016 or upon completion of the event, whichever is the sooner.
<b>CHIPPENHAM ROAD</b> At its junction with Farnham Road	
<b>HILLDENE AVENUE</b> From its common boundary of No's. 178 & 176.	

**Schedule 2**

Length of Road	Date/Time
<b>HILLDENE AVENUE</b> 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	<b>BETWEEN:</b> 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](http://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](http://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](mailto:RTLJ.SouthWest@insolvency.gsi.gov.uk)

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

Call the team now on  
**0845 671 4460**

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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			
<b>Post town</b>	ROMFORD	<b>Postcode</b>	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)	
<b>Surname</b>			<b>First names</b>		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**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)	
<b>Surname</b>			<b>First names</b>		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(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 <sup>st</sup> 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@ttsolicitors.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
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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**

<b>Plays</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of a play take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>			
Mon			<b>Please give further details here</b> (please read guidance note 3)		
Tue					
Wed			<b>State any seasonal variations for performing plays</b> (please read guidance note 4)		
Thur					
Fri			<b>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</b> (please read guidance note 5)		
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 6)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
Tue					
Wed			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 4)		
Thur					
Fri			<b><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></b> (please read guidance note 5)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<b><u>Please give further details</u></b> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 4)
Wed			<b><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></b> (please read guidance note 5)
Thur			
Fri			
Sat			
Sun			

D

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 6)			<b>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue			<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 4)		
Wed					
Thur			<b>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</b> (please read guidance note 5)		
Fri					
Sat					
Sun					

E

<b>Live music</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of live music take place indoors or outdoors or both – please tick</b> (please read guidance note 2)			
			Indoors	<input type="checkbox"/>		
			Outdoors	<input type="checkbox"/>		
			Both	<input type="checkbox"/>		
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)			
Mon						
Tue						
Wed					<b>State any seasonal variations for the performance of live music</b> (please read guidance note 4)	
Thur						
Fri						
Sat					<b>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</b> (please read guidance note 5)	
Sun						

F

<b>Recorded music</b> Standard days and timings (please read guidance note 6)			<b>Will the playing of recorded music take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue					
			<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 4)		
Wed					
Thur					
			<b>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</b> (please read guidance note 5)		
Fri					
Sat					
Sun					

**G**

<b>Performances of dance</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of dance take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			<b>State any seasonal variations for the performance of dance</b> (please read guidance note 4)		
Thur					
Fri			<b>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</b> (please read guidance note 5)		
Sat					
Sun					

H

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



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	<b>Please give further details here</b> (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				<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 4)		
		23:00				None		
Thur		00:30						
		23:00						
Fri		00:30	<b>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</b> (please read guidance note 5)					
		23:00						
Sat		01:30	Late night refreshment until 01:30 on the morning after New Year's Eve					
		23:00						
Sun		01:30	Late night refreshment until 01:30 on the morning after every Bank Holiday Sunday					
		23:00						

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption – please tick</b> (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	<b>State any seasonal variations for the supply of alcohol</b> (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			
Fri	09:00				
Sat		01:00			
			<b>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</b> (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		
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

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 6)			<b>State any seasonal variations</b> (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:**

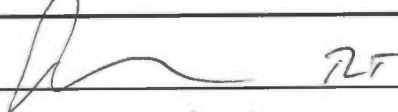
**Please tick to indicate agreement**

- 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 2<sup>nd</sup> applicant or 2<sup>nd</sup> 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 BA<sup>4</sup> (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)  
~~15~~ 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 5<sup>th</sup> 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.

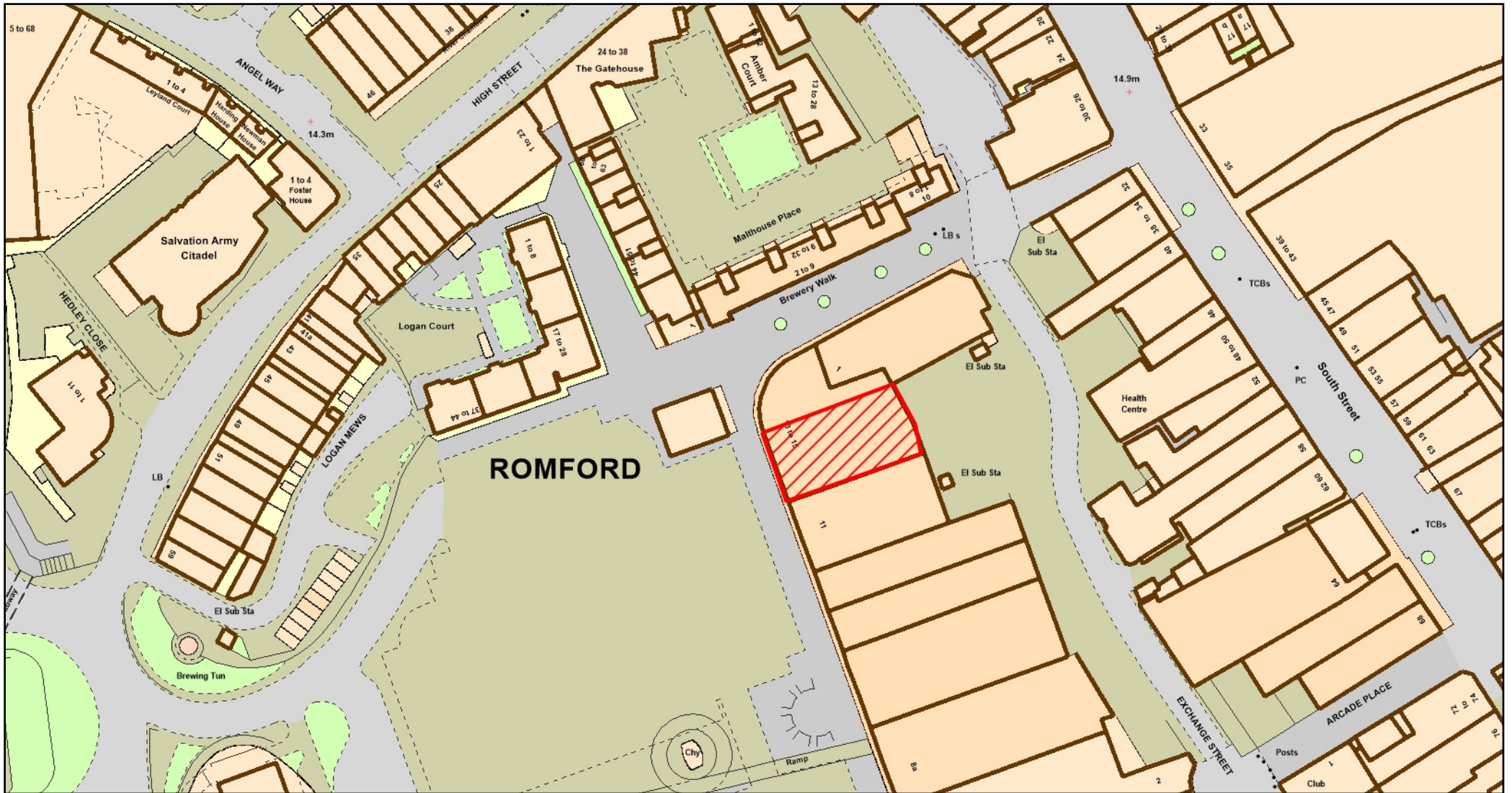
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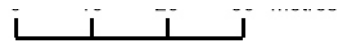


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<b>Las Iguanas</b>	
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**Licensing Act 2003 Responsible Authority representation**

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

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

<p><b>Policy Considerations:</b></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 7<sup>th</sup> 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"> <li>• whether the premises is located in an area of cumulative impact;</li> <li>• the type of premises and their cumulative impact on the area and the mix of premises in the area;</li> <li>• the location of the premises and the character of the area;</li> <li>• the views of the responsible authorities;</li> <li>• the views of other persons;</li> <li>• past compliance history of current management;</li> <li>• the proposed hours of operation;</li> <li>• the type and number of customers likely to attend the premises;</li> <li>• 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.</li> </ul> <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"> <li>• Romford town centre within the ring road</li> <li>• St Andrews Ward</li> </ul> <p>This Policy creates a rebuttable presumption that applications for new premises licences, club premises</p>
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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 <sup>th</sup> December 2016.

**Other documents attached:**

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

<b>Signed</b> 	<b>Dated:</b>
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