

LICENSING SUB-COMMITTEE 14 January 2026

REPORT

Subject heading:

**The Palms Hotel (Boka By Palms)
Southend Arterial Road, Hornchurch,
RM11 3UJ**

Report author and contact details:

**Premises licence application
Mr P Jones, Public Protection Officer
licensing@haverling.gov.uk
01708 432777**

This application for a premises licence is made by Boka By Palms Ltd under section 17 of the Licensing Act 2003. The application was received by Havering's Licensing Authority on 19th November 2025.

Geographical description of the area and description of the building

Palms Hotel is a licensed premises located in the Harold Wood ward adjacent to the A127 Southend Arterial Road. This application is for a premises licence to accommodate the restaurant and an external area, effectively a licensed premises within a licensed premises. The applicant for this licence is a separate entity to the holder of the hotel's premises licence.

The nearest residential properties are located on the opposite side of the A127 in Denbigh Close. There is no direct access to Denbigh Close from the A127. A row of trees and bushes shield the residential properties from the A127.

Details of the application

The licensable activities sought in this application are as follows.

Films, live music and recorded music*

- Monday to Wednesday – 10:00 to 00:00
- Thursday – 10:00 to 01:00
- Friday & Saturday – 10:00 to 02:00
- Sunday – 12:00 to 22:30

Late night refreshment*

- Monday to Wednesday – 23:00 to 00:00
- Thursday – 23:00 to 01:00
- Friday & Saturday – 23:00 to 02:00
- Sunday – 23:00 to 22:30

* These licensable activities are to be provided indoors only, i.e. not in the external area.

Supply of alcohol for consumption on and off premises

- Monday to Wednesday – 10:00 to 00:00
- Thursday – 10:00 to 01:00
- Friday & Saturday – 10:00 to 02:00
- Sunday & Good Friday – 12:00 to 22:30
- Christmas Day – 12:00 to 15:00 & 19:00 to 22:30
- New Year's Eve – from the end of permitted hours to the start of permitted hours on the following day

Hours premises open to the public

- Monday to Wednesday – 10:00 to 00:20
- Thursday – 10:00 to 01:20
- Friday & Saturday – 10:00 to 02:20
- Sunday & Good Friday – 12:00 to 22:50
- Christmas Day – 12:00 to 15:00 & 19:00 to 22:50
- New Year's Eve – from the end of permitted hours to the start of permitted hours on the following day

Section 5 of the application describes the premises in the following terms:

- "The Premises is a restaurant with a capacity of over 200 people inside and about 70 people outside."

Section 12 of Havering's licensing policy indicates the following terminal hours may be given more favourable consideration further to the application type.

Restaurants, cafés, public houses and bars

- Sunday to Thursday – 23:00
- Friday & Saturday – 00:00

Nightclubs

- Sunday to Thursday – 01:00
- Friday & Saturday – 02:00

Summary

There were no representations against this application from residents or businesses in the vicinity of the premises.

There were three representations against this application from responsible authorities, namely the Licensing Authority, the Police and Havering's Environmental Health team.