

LICENSING SUB-COMMITTEE

3 September 2026

REPORT

Subject heading:

Report author and contact details:

Roseland News 69 Farnham Road
Romford RM3 8XA
Premises licence application
Mr P Jones, Public Protection Officer
licensing@havering.gov.uk
01708 432777

This application for a premises licence is made by Mr Ronakbhai Ashokbhai Patel under section 17 of the Licensing Act 2003. The application was received by Havering's Licensing Authority on 20th July 2026.

Geographical description of the area and description of the building

Roseland News is located near the middle of a purpose-built parade of commercial outlets within the Farnham Road shopping area. Residential properties are located above the commercial outlets. The premises are located in the Gooshays cumulative impact zone as defined in section 10 of Havering's current licensing policy.

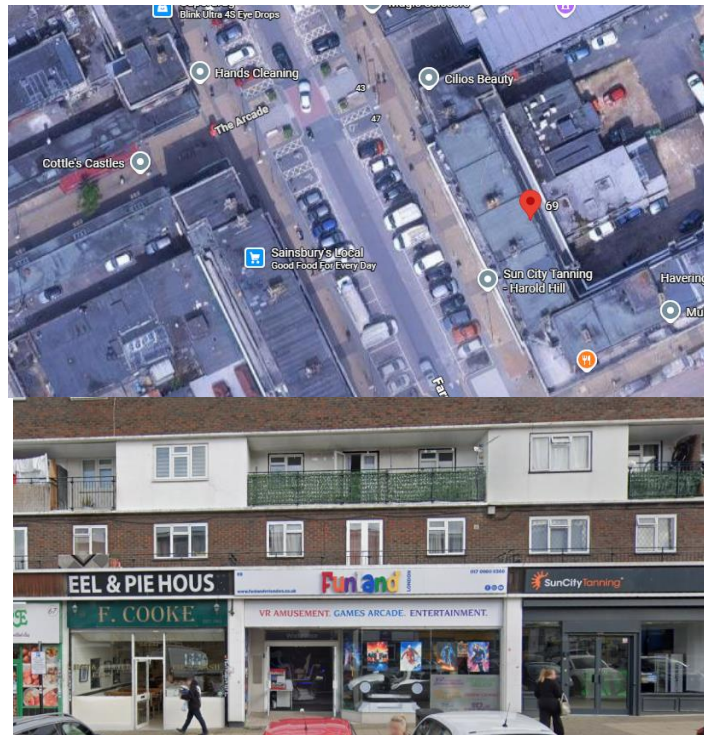


Figure 4 Gooshays Cumulative Impact Zone



Paragraph 10.5 of Havering's licensing policy includes the following provision further to cumulative impact in the Gooshays ward:

- ...the Licensing Authority is of the view that the number, type and density of premises selling alcohol for consumption off the premises around the Farnham Road / Hildene Avenue area is having a cumulative impact and undermining the licensing objectives and a cumulative impact policy has been adopted in this area. It is likely that granting further licences would be inconsistent with the authority's duty to promote the licensing objectives...

Paragraph 6.3 of Havering's licensing policy further to cumulative impact includes the following provisions:

- For areas where a cumulative impact policy is adopted, it creates a rebuttable presumption that applications for new premises licences... 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.

Details of the application

This application seeks to permit the supply of alcohol for consumption off the premises during the following hours:

- Monday to Friday – 06:00 to 21:00
- Saturday – 07:00-21:00
- Sunday – 07:00 to 17:00

Comments and observations on the application

This premises licence application has been submitted as the applicant is being relocated from their current premises due to the redevelopment plans for the area.

Summary

There was one representation against this application from an interested person.

There were two representations against this application from responsible authorities, namely Havering's Licensing Authority and the Metropolitan Police.

The Licensing Authority's representation is based upon concerns further to the issues of street drinking within the area and a lack of proposed conditions which the applicant deems could address that issue.

The Police representation is based upon concerns further to the absence of sufficient measures to mitigate the risks associated with street drinking, alcohol-related anti-social behaviour and cumulative impact.