

**Meeting**

**Licensing SUB-COMMITTEE**

**Date and time**

**Thursday 14TH MARCH, 2024**

**At 10.30 AM**

**Venue**

**Committee ROOM 1, HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ**

**To: Members of Licensing SUB-COMMITTEE (quorum 3)**

Councillor Claire Farrier  
Councillor Caroline Stock  
Councillor Ernest Ambe Esq

**Substitute Members**

Councillor Emma Whysall   Councillor Alison Cornelius   Councillor Alex Prager  
Councillor Richard Barnes   Councillor Geoff Cooke   Councillor Danny Rich  
Councillor Andrea Bilbow   Councillor Eva Greenspan   Councillor Zakia Zubairi

In line with the Constitution's Public Participation and Engagement Rules, requests to submit public questions or comments must be submitted by 10AM on the third working day before the date of the committee meeting. Therefore, the deadline for this meeting is Friday, 9<sup>th</sup> of March at 10AM. Requests must be submitted to Governance Service [governanceservice@barnet.gov.uk](mailto:governanceservice@barnet.gov.uk)

**You are requested to attend the above meeting for which an agenda is attached.**

**Andrew Charlwood – Head of Governance**

Governance Service contact: Pakeezah Rahman 020 8359 6452  
[pakeezah.rahman@barnet.gov.uk](mailto:pakeezah.rahman@barnet.gov.uk)

Media Relations Contact: Tristan Garrick 020 8359 2454 [Tristan.Garrick@Barnet.gov.uk](mailto:Tristan.Garrick@Barnet.gov.uk)

**Assurance Group**

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## Order of Business

Item No	Title of Report	Pages
1.	Appointment of Chair	
2.	Absence of Members (If any)	
3.	Declaration of Members' Disclosable Pecuniary interests and Other interests (If any)	
4.	Licensing Sub-Committee Hearing Procedure	5 - 8
5.	Report of Licensing Manager - Review of Premises Licence: Paiwand Events Community Interest First Floor, 158 Station Road HA8 7AW	9 - 264
6.	Motion to exclude the Press and Public	
7.	Deliberation by the Sub-Committee in Private Session	
8.	Re-admission of the Press and Public: Announcement of the decision of the Sub-Committee	
9.	Any other Item(s) the Chairman decides are urgent	

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# LONDON BOROUGH OF BARNET

## LICENSING SUB COMMITTEE

### HEARINGS PROCEDURE

### AGENDA ITEM 4

#### *General points*

The following procedure is based on Regulations made by the Secretary of State under the Licensing Act 2003 (“the Hearings Regulations”) which may be viewed or downloaded from the website of the Department for Culture, Media and Sport by following links from [www.culture.gov.uk](http://www.culture.gov.uk)

The procedure is intended as a general framework to ensure natural justice and a fair hearing. The conduct of individual hearings may vary slightly according to circumstances and the discretion of the Chair. In all cases, however, this general framework will be followed.

The procedure allows each party a maximum period of 3 minutes in which to present their case (Regulations 16 & 24). At the end of the time allowed, the Chair will terminate the presentation and the hearing will proceed in the form of a discussion led by the authority to explore points of dispute. The discussion will not be timed.

The procedure is subject to periodic review and amendment to reflect best practice and relevant legislative changes. An updated version of this procedure is published as soon as possible following any such amendments.

#### **Governance Officer**

- To seek nominations for the Chair
- Elect Chair
- Hand over to the Chair

#### **Chair**

- Introduces him/herself and Members of the Committee and outlines their roles.
- Introduces Licensing, Legal and Governance Officers.
- Explains that Legal and Governance Officers will be present during the Committee’s deliberations to advise only, and that the Licensing Officer will be excluded from deliberations.
- Asks parties present to introduce themselves.
- Outlines procedure to be followed.
- Asks all parties to confirm their understanding of the procedure.
- Clarifies any aspect(s) of the procedure where any parties are uncertain or asks Legal or Governance Officer as appropriate to clarify.

#### **Governance Officer**

- Informs Committee of absent parties.
- Details persons whom a party is seeking permission to represent them at hearing.
- Panel confer regarding permission.
- Chair announces decision regarding permission.

### **Licensing Officer presents the report to the Committee**

- Is a statement of the facts including details of the application and operating schedule, relevant policy details, detail representations made, a chronology of events and highlights the points on which the Authority requires clarification.

### **Applicant**

- Presents opening submissions and clarifies points raised by Authority in notice of hearing. Time allowed 3 mins.

### **Other parties**

- Presents opening submissions either in person or by spokesperson Time allowed 3 mins per interested party.
- All parties will be given the opportunity to sum up. The applicant should go last.

### **Note regarding use of video evidence**

Video evidence must be in DVD format and will form part of the relevant party's three minutes opening submission. Any party wishing to use video evidence must submit a copy to the Authority along with sufficient, identical extra copies to serve on all the opposing parties – i.e. if the applicant is submitting it, there must be enough copies for all parties making representations and if a party making representations is submitting it there must be a copy for the applicant. The recording must be edited down to the highlights, containing only relevant matter which relates to the written representation previously submitted. In addition, a description of how, when and where the video was recorded and what it contains must be submitted. These must be supplied to the Authority at least five working days before the hearing.

### **Members question Licensing Officer on Policy**

### **Discussion**

#### **Chair leads a discussion concentrating on points of dispute:**

Chair asks Applicant what he/she disputes in other parties' submissions and asks other parties to comment.

Chair proceeds through all objectors dealing with all matters of contention.

When the Chair feels all matters have been thoroughly discussed and all parties have been given a fair and equal opportunity to comment and make representations, he/she closes discussion.

### **Determination**

There are two procedures depending on whether or not determination is to be made at the end of the Hearing or within five working days of the Hearing. This later announcement of determination is permitted in terms of the Legislation for certain types of applications.

#### **Chair informs all present that the Committee will deliberate, that Legal and Governance Officer will remain to advise but will not be part of decision-making process, and that all others must leave (under Regulation 14).**

- Parties, apart from Legal and Governance Officers, leave the room.
- The Committee deliberates, with advice as required from Legal and Governance Officer, and reaches a conclusion. The Legal officer may assist, as required, in formulating the wording of the

- determination.
- Parties return.
  - Chair reads out determination and advises it will be sent in writing to all parties.
  - Opportunity for determination to be clarified by any interested party who is unclear.
  - Chair gives advice about appealing against the determination.
  - Chair thanks all for attending and closes the meeting.

**...Within five working days of the hearing**

- Chair explains requirement to determine the Hearing within five working days and advises that the Committee will proceed to deliberate and announce the determination within that time.
- During deliberations, Legal and Governance Officers remain to advise on law and procedure as required. The Legal Officer may assist, as required, in formulating the wording of the determination. The Licensing Officer plays no part in the determination and withdraws for this part of the proceedings.
- Chair advises all parties that they will receive written notification of the determination within five working days of the Hearing date, together with general information on how to appeal against the determination.
- Chair thanks all parties for attending and invites the applicant, objector(s), other party(ies) and the Licensing Officer to leave.

**Information on Appealing against the decision**

You may at any time before the expiration of a period of 21 days from notification appeal to Willesden Magistrates' Court, 448 High Road London England NW10 2DZ (Telephone 020 8955 0555, DX 110850 Willesden 2) by way of Complaint for an Order. The Court may either dismiss the appeal, substitute for the decision appealed against any other decision which could have been made by the Licensing Authority or remit the case to the Licensing Authority to dispose of it in accordance with the directions of the court and can make such order as to costs as it thinks fit.

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<b><u>Meeting</u></b>	
<b>LICENSING SUB-COMMITTEE</b>	<b>AGENDA ITEM 5</b>
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	<p style="text-align: center;"><b>Licensing Sub-Committee</b></p> <p style="text-align: center;"><b>14<sup>th</sup> March 2024</b></p> <p style="text-align: center;"><b>10:30am</b></p>
<p style="text-align: center;"><b>Title</b></p>	<p style="text-align: center;"><b>Review of Premises Licence</b></p> <p style="text-align: center;"><b>Paiwand Events Community Interest First Floor</b></p> <p style="text-align: center;"><b>158 Station Road</b></p> <p style="text-align: center;"><b>Edgware</b></p> <p style="text-align: center;"><b>HA8 7AW</b></p>
<p style="text-align: center;"><b>Report of</b></p>	<p>Licensing Manager</p>
<p style="text-align: center;"><b>Wards</b></p>	<p>Edgware</p>
<p style="text-align: center;"><b>Status</b></p>	<p>Public</p>
<p style="text-align: center;"><b>Urgent</b></p>	<p>N/A</p>
<p style="text-align: center;"><b>Key</b></p>	<p>No</p>
<p style="text-align: center;"><b>Enclosures</b></p>	<p><i>Report of the Licensing Officer</i></p> <p>Annex 1 – Review application form &amp; Exhibits</p> <p>Annex 2 – Representations</p> <p>Annex 3 – Guidance issued under Section 182 Licensing Act 2003 (December 2023)</p> <p>Annex 4 – Matters for Decision</p>
<p style="text-align: center;"><b>Officer Contact Details</b></p>	<p>Elisabeth Hammond 020 8359 5639</p> <p><a href="mailto:Elisabeth.hammond@barnet.gov.uk">Elisabeth.hammond@barnet.gov.uk</a></p>

## Summary

This report asks the Sub-Committee to consider and determine the application to review a premises licence under section 51 of the Licensing Act 2003.

## Officers Recommendations

**This report asks the Sub-Committee to consider and determine the application to review a premises licence under section 51 of the Licensing Act 2003 for Paiwand Events Community Interest, First Floor, 158 Station Road, Edgware, HA8 7AW**

### 1. WHY THIS REPORT IS NEEDED

- 1.1 The licensing authority having received valid representations against the application for a premises licence is expected to hold a hearing to consider those representations. The application can be determined by the licensing authority without a hearing in certain circumstances.

### 2. REASONS FOR RECOMMENDATIONS

- 2.1 Where an application is submitted for a review of a premises licence application, under Section 52(2) of the Licencing Act 2003, the authority must hold a hearing to determine the application.

### 3. ACTION REQUIRED

- 3.1 The Licensing Sub-Committee is required to consider the review application, along with any representations, giving appropriate weight to the application and representations (including supporting information) presented by all the parties, the Guidance issued pursuant to section 182 of the Licensing Act 2003, the Council's statement of licensing policy and the steps that are appropriate to promote the four licensing objectives.
- 3.2 Having considered those relevant matters, the Licensing Sub-Committee is required to take such of the following steps (if any) as it considers appropriate for the promotion of the licensing objectives.

The steps are—

- (a) to modify the conditions of the licence;
- (b) to exclude a licensable activity from the scope of the licence;
- (c) to remove the designated premises supervisor;
- (d) to suspend the licence for a period not exceeding three months;
- (e) to revoke the licence;

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.

If the Licensing Sub-Committee decides to take a step set out in (a) or (b) above, it may provide that any such modification or exclusion is to have effect only for such period (not exceeding three months) as it may specify.

#### **4. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 4.1 Under section 52(2) Licensing Act 2003, following receipt of an application for a review of a premises licence the Licensing Sub-Committee is required to consider and determine the application and therefore no alternative options are recommended.

#### **5. POST DECISION IMPLEMENTATION**

- 5.1 The decision will take effect 21 days after notification of the Licensing Sub-Committee's decision, unless appealed in which case the decision does not take effect until the appeal is disposed of.

#### **6. IMPLICATIONS OF DECISION**

##### **6.1 Corporate Priorities and Performance**

6.1.1 Members are referred to the Council's Licensing Policy for consideration

6.1.2 Timely legal and fair decisions support objectives are contained within the Corporate Plan. In particular in relation to a "successful London borough" by ensuring that only legal, well-regulated licensable activities occur within the borough.

##### **6.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

6.2.1 N/A

##### **6.3 Legal and Constitutional References**

6.3.1 The Licensing Act 2003 and related regulations sets out how applications for premises licences should be dealt with where valid representations have been submitted.

6.3.2 Unless the review application is withdrawn, the Licensing Sub-Committee must hold a meeting to determine the application.

6.3.3 Under the Council's Constitution, Part 2B, paragraph 7, the Licensing Sub-Committee has powers and duties to deal with matters relating to the licensing, certification and authorisation at premises where an application is made for the review of a premises licence.

##### **6.4 Risk Management**

6.4.1 N/A

## **6.5 Equalities and Diversity**

6.5.1 Licence applications are dealt with according to the provisions of the Licensing Act 2003 and associated Regulations which allow both applications and representations to applications to be made by all sectors.

## **6.6 Consultation and Engagement**

6.6.1 The statutory consultation process has been followed in accordance with the Licensing Act 2003.

## **7. BACKGROUND PAPERS**

7.1 The application and report of the Licensing Officer and appendices are attached to this report.

# Officers Report

# LICENSING ACT 2003

## REPORT FOR PUBLIC HEARING

### Review of the premises licence:

#### **Paiwand Events Community Interest First Floor 158 Station Road Edgware HA8 7AW**

### 1. The Applicant

An application for review was submitted by Zekiel Cudjoe on behalf of the Licensing Authority (acting as a responsible authority).

### 2. The Application

The application has been made under Section 51 of the Licensing Act 2003 to review the Premises Licence for Paiwand Events Community Interest, First Floor, 158 Station Road, Edgware, HA8 7AW (the “Premises”). Records show the premises licence holder for the Premises is Paiwand Events CIC (a company registered at Companies House under company number 8855244).

The Licensing Authority (acting as responsible authority) have identified that the Licensing objectives to which their review application relates is:

- The prevention of Crime and Disorder
- The prevention of Public Nuisance

Zekiel Cudjoe has made the following statement within his review application:

*“Local residents have repeatedly complained that the premises in question, 158 Station Road is trading past its permitted hours and playing recorded music beyond the allowed time, causing a significant nuisance and resulting in multiple offences under Section 136 of the Licensing Act 2003.*

*The Licensing team has contacted the premises owner’s multiple times over several months to bring them into compliance, including holding an action planning meeting with the licence holder and two responsible authorities, the police and environmental health.*

*Despite these efforts, complaints are still being received about breaches of trading hours, noise, nuisance, and disorder.*

*The licensing authority has exhausted all other avenues to resolve the breaches of 158 Station Road premises licence and believes that the next course of action is to seek its revocation through a review application.”*

A full copy of the Review application is attached to this report in **Annex 1** and information provided to accompany the application can be found in the **Exhibits** document in **Annex 1**.

### 3. Premises Licence History

The Premises is situated on the first floor, near to residential and commercial properties on a busy main road.

The licence was first issued on 5<sup>th</sup> July 2019 with Paiwand Events CIC acting as the premises licence holder.

The current licence allows the following licensable activities:

**The performance of a play (Indoors only)**

Standard Days & Timings

Monday to Friday                    17:00 hours – 23:00 hours  
Saturday to Sunday                13:00 hours – 23:00 hours

**Exhibition of film (Indoors only)**

Standard Days & Timings

Monday to Friday                    19:00 hours – 23:00 hours  
Saturday to Sunday                13:00 hours – 23:00 hours

**Performance of live music (Indoors only)**

Standard Days & Timings

Monday to Friday                    17:00 hours – 01:30 hours  
Saturday to Sunday                13:00 hours – 01:30 hours

Non-Standard timings and Seasonal Opening times

21<sup>st</sup>, 22<sup>nd</sup> and 23<sup>rd</sup> March (Persian New Year) we would extend hours to 02:30am;  
24<sup>th</sup> and 31<sup>st</sup> December we would need extended hours until 03:30am.

**Playing of recorded music (Indoors only)**

Standards Days & Timings

Monday to Friday                    17:00 hours – 01:30 hours  
Saturday to Sunday                13:00 hours – 01:30 hours

**Performance of dance (Indoors only)**

Standard Days & Timings

Monday to Friday                    17:00 hours – 23:00 hours  
Saturday to Sunday                13:00 hours – 23:00 hours

**Provision of late night refreshment (Indoors only)**

Standard Days & Timings

Monday to Sunday                    23:00 hours – 01:30 hours

## **Sale or supply of alcohol (Indoors only)**

### Standard Days & Timings

Monday to Sunday                      13:00 hours – 01:30 hours

### Non-Standard timings and Seasonal Opening times

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24<sup>th</sup> and 31<sup>st</sup> December we would need extended hours until 03:30am.

## **The hours that the premises are open to the public**

### Standard Timings

Monday to Friday                      08:30 hours – 01:30 hours  
Saturday                                  09:00 hours – 01:30 hours  
Sunday                                      13:00 hours – 01:30 hours

### Non-Standard opening hours

21<sup>st</sup>, 22<sup>nd</sup> and 23<sup>rd</sup> March (Persian New Year) we would extend hours to 02:30am;  
24<sup>th</sup> and 31<sup>st</sup> December we would need extended hours until 03:30am.

The Licensing Act 2003 also permits the premises owner/user to extend the premises hours and provision of activities, by way of applying for Temporary Event Notices.

The current premises licence showing the above stated hours and conditions attached to the licence, can be found attached to this report in **Annex 1** as **Exhibit ZC001** within the exhibits documentation.

## **4. Representations**

The Licensing Team received representations in support of the review application from the Police and the Council's Noise Nuisance department, acting as Responsible Authorities. Further representations in support of the review have been received from members of the public.

### Noise Nuisance

The representation from the Council's Noise Nuisance department relates to the licensing objective of prevention of public nuisance.

### Police

The Police representation relates to the licensing objective of the prevention of crime and disorder and prevention of public nuisance.

### Members of the public

The Licensing team received two representations in support of the review, from members of the public, which relate to the licensing objective of the prevention of public nuisance. Both representations mention of videos they have submitted as part of their comments, to support the review, which can be found as an **Addendum** to the hearing documents.



## Premises Licence Holder

The premises licence holder has also submitted a representation in support of their premises licence.

The representations from all parties can be found in the report in **Annex 2**.

### **5. Guidance**

A Section from the Guidance issued under Section 182 Licensing Act 2003 (December 2023) regarding Reviews is attached to this report in **Annex 3**.

### **6. Determination**

The sub-committee shall determine the application in accordance with Section 52 of the Licensing Act 2003.

Section 52;

“(3) The authority must, having regard to the application and any relevant representations, take such of the steps mentioned in subsection (4) (if any) as it considers appropriate for the promotion of the licensing objectives.

(4) The steps are-

- (a) to modify the conditions of the licence;
- (b) to exclude a licensable activity from the scope of the licence;
- (c) to remove the designated premises supervisor;
- (d) to suspend the licence for a period not exceeding three months;
- (e) to revoke the licence;

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.

(5) Subsection (3) is subject to sections 19, 20 and 21 (requirement to include certain conditions in premises licences).

(6) Where the authority takes a step mentioned in subsection (4) (a) or (b), it may provide that the modification or exclusion is to have effect for only such period (not exceeding three months) as it may specify.

Full Copies of the Councils Statement of Licensing Policy and the Statutory Guidance to the Act will be available at the Licensing Sub Committee hearing or in advance if required.

A matters for decision sheet is attached at **Annex 4**

Annex 1 – Review Application including supporting exhibits

Annex 2 – Representations

Annex 3 – Guidance issued under Section 182 Licensing Act 2003 (December 2023)

Annex 4 – Matters for Decision

# Review application form & exhibits

[ **Application for the review of a premises licence or club premises certificate 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 Zekiel Cudjoe, Licensing Officer acting as a Responsible Authority

*(Insert name of applicant)*

apply for the review of a premises licence under section 51 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

<b>Postal address of premises or, if none, ordnance survey map reference or description</b>	
Paiwand Events Community Interest Company, First Floor, 158 Station Road	
<b>Post town</b> Edgware	<b>Post code (if known)</b> HA8 7AW

<b>Name of premises licence holder or club holding club premises certificate (if known)</b>
Paiwand Events CIC

<b>Number of premises licence or club premises certificate (if known)</b>

**Part 2 - Applicant details**

I am

**Please tick yes**

- 1) an interested party (please complete (A) or (B) below)
- a) a person living in the vicinity of the premises
  - b) a body representing persons living in the vicinity of the premises
  - c) a person involved in business in the vicinity of the premises
  - d) a body representing persons involved in business in the vicinity of the premises

- 2) a responsible authority (please complete (C) below)
- 3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT** (fill in as applicable)

**Please tick**

Mr  Mrs  Miss  Ms  Other title  
(for example, Rev)

**Surname**

**First names**

**I am 18 years old or over**

**Please tick yes**

**Current postal address if different from premises address**

**Post town**

**Post Code**

**Daytime contact telephone number**

**E-mail address (optional)**

**(B) DETAILS OF OTHER APPLICANT**

**Name and address**

**Telephone number (if any)**

**E-mail address (optional)**

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address  Zekiel Cudjoe Licensing Officer Licensing Team 2 Bristol Avenue Colindale London NW9 4EW
Telephone number (if any)  020 8359 3110
E-mail address (optional)  <a href="mailto:Zekiel.cudjoe@barnet.gov.uk">Zekiel.cudjoe@barnet.gov.uk</a>

**This application to review relates to the following licensing objective(s)**

Please tick one or more boxes

- |   |                                     |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input type="checkbox"/>            |
| 2) public safety                        | <input type="checkbox"/>            |
| 3) the prevention of public nuisance    | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/>            |

**Please state the ground(s) for review** (please read guidance note 1)

Local residents have repeatedly complained that the premises in question 158 Station Road is trading past its permitted hours and playing recorded music beyond the allowed time, causing a significant nuisance and resulting in multiple offences under Section 136 of the Licensing Act 2003.

The licensing team has contacted the premises owners' multiple times over several months to bring them into compliance, including holding an action planning meeting with the license holder and two responsible authorities, the police and environmental health.

Despite these efforts, complaints are still being received about breaches of trading hours, noise, nuisance, and disorder.

The licensing authority has exhausted all other avenues to resolve the breaches of 158 Station Road premises licence and believes that the next course of action is to seek its revocation through a review application.

The licensing authority strongly believes that this is the only action left open to prevent further breaches of the licence and the negative impact it is having on residents and the licensing objectives, which have been freely disregarded

Please provide as much information as possible to support the application (please read guidance note 2)

Premises Licence Background

The original premises licence was granted on 05<sup>th</sup> July 2019.

The licence granted allows the premises to remain open to the public during the following standard timings:

Monday to Friday	08:30hrs - 01:30hrs
Saturday	09:00hrs - 01:30hrs
Sunday	13:00hrs - 01:30hrs

There are also Non Standard Opening Hours permitted by the licence:

21st, 22nd and 23rd March (Persian New Year) extension hours to 2:30am;  
24th and 31st December extended hours until 3:30am

The licence also permits the following terminal licensable activity (including the playing of recorded music)

Monday to Friday	17:00hrs - 01:30hrs (the following morning)
Saturday to Sunday	13:00hrs - 01:30hrs (the following morning)

A copy of the current premises licence is shown in exhibit ZC001

The Licensing Act also permits the premises owners/users to extend the premises hours by way of applying for a Temporary Event Notice.

The below information sets out in chronological order, the events and actions that took place in relation to action and communication regarding 158 station road.

	Date	Details	Exhibit number
	15 <sup>th</sup> June 2022	A complaint was received from a member of the public on June 15, 2022, that on the 11th-12th of June 2022, the premises at 158 station road had an event with loud music that went past the end time of their Temporary Event Notice (TEN), which was 4:00 AM. - Exhibit ZC002  The music caused a nuisance to local residents.	ZC002
	22 <sup>nd</sup> June 2022	Investigation carried by Licensing officer. It was established that no breach of s136 of the Licensing Act 2003(The Act) appeared to have taken place. As the premises was alleged to	ZC003

		<p>have had a negative impact on the “Prevention of Public Nuisance” Licensing Objective the officer made contact with the noise nuisance team.</p> <p>An email referral was then sent to the noise nuisance team – Exhibit ZC003</p>	
	June 26, 2022	<p>Complaint received that the premises was open until 5:00 AM. – Exhibit ZC004</p> <p>A valid Temporary Event Notice until 4:00 AM. This caused a large number of people to leave the premises, making noise and causing a nuisance in the area until 5:00 AM.</p>	ZC004
	June 28 2022	<p>Investigation carried by Licensing officer. It was established that no breach of s136 of the Licensing Act 2003(The Act) appeared to have taken place the premises was alleged to have had a negative impact on the “Prevention of Public Nuisance” Licensing Objective. Details of the Licence and advice was sent to complainant. – Exhibit ZC005</p> <p>Officer sent communication to complainant and referred nuisance issues to noise nuisance team</p>	ZC005
	August 30 <sup>th</sup> 2022	<p>A complaint was received from a member of the public stating that that the premises is regularly holding raves that go on until around 6:00 AM. - Exhibit ZC006</p> <p>No information was provided so could be obtained to establish on which dates these “Raves” were taking place.</p>	ZC006
	2 <sup>nd</sup> September 2022	<p>Email conversation confirming the address of premises (as wrong premise was reference in complain email). Advise given in relation to original complaint.- Exhibit ZC007</p>	ZC007
	September 11, 2022	<p>A complaint that the premises was open until 5:00 AM on September 11, 2022, despite having a valid Temporary Event Notice until 4:00 AM. – Exhibit ZC008</p>	ZC008
	14 <sup>th</sup> September 2022	<p>Licensing Officer requested update from Noise Nuisance Department - Exhibit ZC009</p>	ZC009

	September 15, 2022	An allegation letter to the license holder, informing them that complaints have been received and reminding them of the permitted trading hours.- Exhibit ZC010	ZC010
	16 <sup>th</sup> September 2022	Email sent to Complainant cc'ing the Noise Nuisance Department – Exhibit ZC011	ZC011
	8 <sup>th</sup> October, 2022	Letter to the license holder to arrange an action planning meeting. The meeting was scheduled to discuss the following complaints and find a resolution, as well as a way forward to ensure that the premises is following the conditions of its licence and the hours of any Temporary Event Notices that it applies for. - Exhibit ZC012	ZC012
	November 22, 2022	<p>Action planning meeting took place. The license holders, officer Simon Bull from Noise Nuisance, and Police officer Nicolai P. Fanovich were present. The following notes and points were made:</p> <ul style="list-style-type: none"> <li>• Simon Bull to arrange a meeting at the venue, to discuss how noise emanating from the premises can be reduced, so as not to cause disturbances.</li> <li>• Any changes that need to be made to the premises licence, in terms of the conditions offered can be done by way of a Minor Variation application, which we will waive the application fee to.</li> <li>• When making the Minor Variation application, liaise with the Police to see if they can offer any additional conditions.</li> <li>• Invest in signage for patrons requesting they respect any neighbouring properties to keep the noise levels down.</li> </ul> <p>An email was sent on 24th November outlining the discussions had and tasks to be completed</p> <p>As of October 2023, the premises has not submitted a minor variation application or provided evidence to show that new signage has been implemented. This lack of cooperation has resulted in further nuisance</p>	ZC013



		and breaches of the premises licence and Temporary Event Notices. - Exhibit ZC013	
	8th April	A TEN was submitted for an event on the 15 <sup>th</sup> & 16 <sup>th</sup> April.	ZC014
	11 <sup>th</sup> – 12 <sup>th</sup> April	Officer communicated to the applicant that the TEN was not accepted as it was served outside of the legislative submission timescales.	ZC015
	12 <sup>th</sup> April 2023	Licensing Officer request Out of Hours visits to the premises on 15 & 16 <sup>th</sup> April after 01:30 on each morning to ascertain if the premises were operating past their premises licence hours	ZC016
	17 <sup>th</sup> April	Late TEN submitted for 23 <sup>rd</sup> April 2023	ZC017
	17 <sup>th</sup> April	Police objected to the Late TEN and the event was vetoed	ZC018
	17 <sup>th</sup> April	Counternotice sent to applicant following Police Veto	ZC019
	May 9, 2023,	Complaint alleging that the noise from the premises had been getting progressively worse and was causing significant problems in the area, including sleep deprivation, stress, and anxiety.  The complaint was passed to the noise nuisance team, who also launched an investigation.  Licence officer email to complainant providing advice regards complaints to the Noise Nuisance Service	ZC020
	May 12, 2023	Noise nuisance officer Simon Bull visited the premises and witnessed an incident of statutory noise nuisance caused by loud bass music emanating from the premises. He served the premises with a Noise Abatement Notice under section 80 of the Environmental Protection Act 1990, requiring them to abate the noise nuisance within a specified period of time.  <i>The Noise Abatement Notice is a legal document that sets out the specific steps that the premises must take to abate the noise nuisance. If the premises fails to comply with the requirements of the Noise Abatement</i>	ZC021

		<i>Notice, they may be liable to prosecution and could face a fine of up to £20,000</i>	
	June 2, 2023	the licensing authority received a Temporary Event Notice (TEN) application from Shahram Moafaq on behalf of the premises 158 Station Road for an event on June 17-19, 2023, between the hours of 1:00 AM and 4:00 AM on each day.	ZC022
	June 19, 2023	at 4:32 AM, the licensing authority received a complaint regarding noise disturbances caused by the event on all three mornings between July 17-19, 2023, stemming from 158 Station Road.	ZC023
	June 19, 2023	a request was made to Barnet's CCTV service for footage of the outside of 158 Station Road on the mornings of July 17-19, 2023, to confirm the end time of the event.	ZC024
	June 23	Licensing officer response email sent to complainant requesting further information and providing advice	ZC025
	June 28, 2023	the licensing authority received another TEN applications from Shahram Moafaq on behalf of the premises 158 Station Road for an event on July 15, 2023.  There were no complaints about this event.	ZC026
	June 30, 2023	the licensing authority received the footage from the CCTV team. All pictures of the footage is attached as Exhibit ZC027.  The CCTV footage shows that on June 17, a large number of people left the premises between 4:25 AM and 4:45 AM, which is a clear breach of the Temporary Event Notice (TEN) that was in place. The TEN specified that the event must end by 4:00 AM.  The footage also shows that on June 18, a large number of people left the premises between 4:05 AM and 4:27 AM, and on June 19, a handful of people left the premises shortly after 4:22 AM. While it is unclear whether the TEN was technically breached on June 19, it is clear that the premises failed to prevent itself	ZC027

		<p>from becoming a source of public nuisance and disorder.</p> <p>By allowing patrons to remain on the premises and make noise past the end time of the TEN, the premises is going against one of the 4 main objectives of the Licensing Act 2003, not being a source of public nuisance and disorder.</p>	
	July 4, 2023	licensing authority received a Temporary Event Notice (TEN) application from Shahram Moafaq on behalf of the premises for an event on July 29-30, 2023, scheduled to finish at 4:00 AM on July 30.	ZC026
	7 <sup>th</sup> July 2023	The TEN was objected to by the police due to the ongoing problem with the manner in which people are dispersed from events at the venue, which has led to complaints from nearby residents.	ZC027
	July 17, 2023	<p>A hearing was held to determine the outcome of the TEN. The licensing subcommittee refused the TEN.</p> <p>The full hearing report and the decision notice is attached in exhibit as ZC028</p>	ZC028
	July 20, 2023	a request was made to the Out of Hours Noise Nuisance team to visit the premises to establish if any unlicensed activities were taking place	ZC029
	21 <sup>st</sup> July	Email from Police outlining discussion with the Licence Holder following the outcome of the licence hearing	ZC030
	July 24, 2023,	<p>We received information from the police that an event took place at the premises 158 Station Road on July 22-23, 2023.</p> <p>The event ended at approximately 5:15 AM on July 23.</p> <p>A witness statement was provided by one of the Police Officers who was in attendance. This witness statement has been exhibited as ZC031</p>	ZC031

		There was no Temporary Event Notice in place at the premises at the time and their current licence limited the hours that the premises could close at 01:30 AM	
	July 24	a request was made to the CCTV Team from Elisabeth Hammond requesting footage of the event that took place on July 22-23 at the premises	ZC032
	July 31, 2023.	The Licensing team received a Warning letter sent by the Police to the premises licence holder  in relation to the issues at the premises on 23rd July 2023	ZC033
	July 31, 2023	A response was received from the noise nuisance officer on July 31, 2023.  Morning of 30 <sup>th</sup> was closed when visited however no report given on 29 <sup>th</sup>	ZC034
	2 <sup>nd</sup> of august	request was made to the CCTV Team from Elisabeth Hammond requesting footage for footage of event that possible may have taken place on between the evening 28 <sup>th</sup> and the morning of 29 <sup>th</sup> of July at 158 station road.	ZC035
	4th of August 2023	licensing authority received CCTV footage the footage is from the event that took place on the 22 <sup>nd</sup> -23 <sup>rd</sup> of July 2023, The CCTV footage shows a people leaving and entering the premises and que forming at one point, it clearly shows the premises in use to approx 04:00am.  Please see attached to this report footage is attached in exhibit - ZC036  The premises was in breach of its premises licence by operating outside of its licensed hours without a Temporary Event Notice (TEN).	ZC036
	August 8, 2023	the licensing authority received further complaints from regular complainants via voice message regarding 158 Station Road.  The licensing authority responded to these complaints on August 9, confirming that it would be undertaking an investigation into the issues surrounding 158 Station Road.	ZC037

	August 30, 2023	<p>the licensing authority received CCTV footage of the premises on July 29, 2023. This is the date that the premises was supposed to have a Temporary Event Notice (TEN) in place.</p> <p>However, as previously mentioned, the TEN was refused by the licensing subcommittee. meaning that the event cannot take place. And the premises is required to cancel the event and inform patrons that it will not be taking place. This was not completed.</p> <p>The CCTV footage shows that the premises was open until approximately 3:45 AM on July 29, 2023. This is a clear breach of the premises' licensed hours and a flagrant disregard for the decision of the licensing subcommittee., along with a clear breach of the licensing act 2023 multiple offences under Section 136 of the Licensing Act 2003.</p> <p>Please see attached to this report footage is attached in exhibit ZC038</p>	ZC038
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The premises' failure to comply with the Licensing Act 2003 and willing to engage in multiple offences under Section 136 of the Licensing Act 2003 following the Licensing Authority's decision to refuse the TEN demonstrates a clear lack of respect for the law and the authority of the licensing authority.

This breach of the premises licence demonstrates a continuous lack of respect for the law and the licensing authority as well as the responsibility the licensee should demonstrate. It also shows that the premises is not acting in good faith despite communications from responsible authorities such as the Police and Noise and Nuisance.

In conclusion the Licensing Authority has exhausted all other avenues to resolve the breaches of the Premises Licence. The Licensing Authority feels that the next course of action for this premises licence is to seek that it be revoked by way of a review application.

It is our strong belief that revocation is the only action left open to us that would prevent further breaches of the licence and to prevent the negative impact that this licence is having on the local residents and indeed the licensing objectives which have been disregarded at will.

Recommendation

The Licensing Authority recommends that the Premises Licence for 158 Station Road, Barnet be revoked.

**Please tick yes**

Have you made an application for review relating to this premises before

If yes please state the date of that application

Day		Month		Year	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**If you have made representations before relating to this premises please state what they were and when you made them**

**Please tick yes**

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate
- 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 3 – Signatures **(please read guidance note 3)**

Signature of applicant or applicant's solicitor or other duly authorised agent **(See guidance note 4)**. If signing on behalf of the applicant please state in what capacity.

Signature

*z.cudjoe*

Date

22.01.2024

Capacity

Licensing Officer

**Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 5)**

**Post town**

Post Code

Telephone number (if any)

**If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)**

### **Notes for Guidance**

1. The ground(s) for review must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.

# Review application exhibits



# **Exhibit ZC001**

<b>Licensing Act 2003</b>  <b>Part A</b> <b>Premises Licence</b>  <b>Premises Licence Number :</b> <b>LAPRE1/19/60417</b>	<b>Licensing Authority:</b> London Borough of Barnet, Community Protection (Regulation) 8 <sup>th</sup> Floor, 2 Bristol Avenue Colindale London NW9 4EW  <p style="text-align: right;">28/10/2022</p>
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**Part 1 – Premises details**

<b>Postal address of premises, or if none, ordnance survey reference or description</b> Paiwand Events Community Interest , First Floor, 158 Station Road	
<b>Post Town</b> Edgware	<b>Post Code</b> HA8 7AW
<b>Telephone number</b> None provided	
<b>Where the licence is time limited the dates</b> This premises licence is not time limited.	
<b>Licensable activities authorised by the licence</b> <ul style="list-style-type: none"><li>• The Sale by Retail of Alcohol</li><li>• The Provision of Regulated Entertainment</li><li>• The Provision of Late Night Refreshment</li></ul>	

**The times the licence authorises the carrying out of licensable activities**

**Performance of a play - Indoors Only**

Standard Days & Timings

Monday to Friday	17:00hrs - 23:00hrs
Saturday to Sunday	13:00hrs - 23:00hrs

**Exhibition of a film - Indoors Only**

Standard Days & Timings

Monday to Friday	19:00hrs - 23:00hrs
Saturday to Sunday	13:00hrs - 23:00hrs

**Performance of live music - Indoors Only**

Standard Days & Timings

Monday to Friday	17:00hrs - 01:30hrs
Saturday to Sunday	13:00hrs - 01:30hrs

Non Standard Timings & Seasonal Opening Times:

21st, 22nd and 23rd March (Persian New Year) we would need extension hours to 2:30am;  
24th and 31st December we would need extended hours until 3:30am

**Playing of recorded music - Indoors Only**

Standard Days & Timings

Monday to Friday	17:00hrs - 01:30hrs
Saturday to Sunday	13:00hrs - 01:30hrs

**Performance of dance - Indoors Only**

Standard Days & Timings

Monday to Friday	17:00hrs - 23:00hrs
Saturday to Sunday	13:00hrs - 23:00hrs

**Provision of late night refreshment - Indoors Only**

Standard Days & Timings

Monday to Sunday	23:00hrs - 01:30hrs
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**Sale or supply of Alcohol - Indoors Only**

Standard Days & Timings

Monday to Sunday	13:00hrs - 01:30hrs
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Non Standard Timings & Seasonal Opening Times:

21st, 22nd and 23rd March (Persian New Year) we would need extension hours to 2:30am;  
24th and 31st December we would need extended hours until 3:30am

**The hours that the premises are open to the public**

Standard Timings

Monday to Friday	08:30hrs - 01:30hrs
Saturday	09:00hrs - 01:30hrs
Sunday	13:00hrs - 01:30hrs

Non Standard Opening Hours:  
21st, 22nd and 23rd March (Persian New Year) we would need extension hours to 2:30am;  
24th and 31st December we would need extended hours until 3:30am

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

Indoors only

**Part 2**

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

Paiwand Events CIC  
First Floor  
158 Station Road  
Edgware  
HA8 7AW  
XXXXXXXXXXXXXXXXXXXXXXXXXX

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

8855244

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

Omaid Maskan

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

Personal Licence number: xxxxxxx

Personal Licence Issuing Authority: Hastings Borough Council

## Annex 1 – Mandatory Conditions

1. No supply of alcohol may be made under the premises licence-
  - (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
  - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. 1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1 -

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Act Duties 1979

(b) "permitted price" is the price found by applying the formula –

$$P = D + (D \times V)$$

Where -

- (i) P is the permitted price
  - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
  - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) The holder of the premises licence
  - (ii) The designated premises supervisor (if any) in respect of such a licence,
- or
- (iii) The personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in

force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from the paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

4. i. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

(a) games or other activities which require or encourage, or are (designed to require or encourage, individuals to—

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone,

encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

ii. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

iii. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

(a) a holographic mark, or

(b) an ultraviolet feature.

iv. The responsible person must ensure that—

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—

(i) beer or cider: ½ pint;

(ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.”

5. Each individual employed in the role of guarding the premises against unauthorised access or occupation, against outbreaks of disorder or against damage must be licensed by the Security Industry Authority.

## **Annex 2 – Conditions consistent with the operating schedule**

6. CCTV shall be installed to Home Office Guidance standards and maintained in a good working condition and recordings shall be kept for 31 days and shall be made available to police and authorised Officers from Barnet Council upon request. This must comply with the Data Protection Act including signage.
7. The CCTV system shall be capable of obtaining clear facial recognition images and a clear head and shoulder image of every person entering or leaving the premises.
8. A minimum of 2 door supervisors (SIA approved), of a suitable gender mix, shall be employed on any day when the premises are open for the sale of alcohol past 2100hrs. The actual number of door supervisors shall be risk assessed by the venue.
9. Door supervisors shall wear clothing that can be clearly and easily identified on CCTV.
10. A register/log containing the names, badge number, dates & times of duty of security staff and any incidents that occur shall be kept and made available to the Police and Licensing Authority
11. All regulated entertainment and supply of alcohol shall conclude 30 minutes before the premises are due to close each day.
12. A copy of the premises licence summary including the hours which licensable activities are permitted shall be visible from the outside of each entrance to the premises.
13. All staff employed at the premises shall be fully trained in making sales of alcohol and in particular how to manage issues in relation to underage sales and dealing with intoxicated persons. The training shall be documented and made available to the police or officers authorised by the licensing authority upon reasonable request.
14. A sign stating "No proof of age - No sale" shall be displayed at the point of sale.
15. A "Challenge 25" policy shall be adopted and adhered to.
16. Staff will be trained in dealing with cases of Anti Social Behaviour taking place at the premises
17. The emergency numbers shall be clearly displayed for staff members

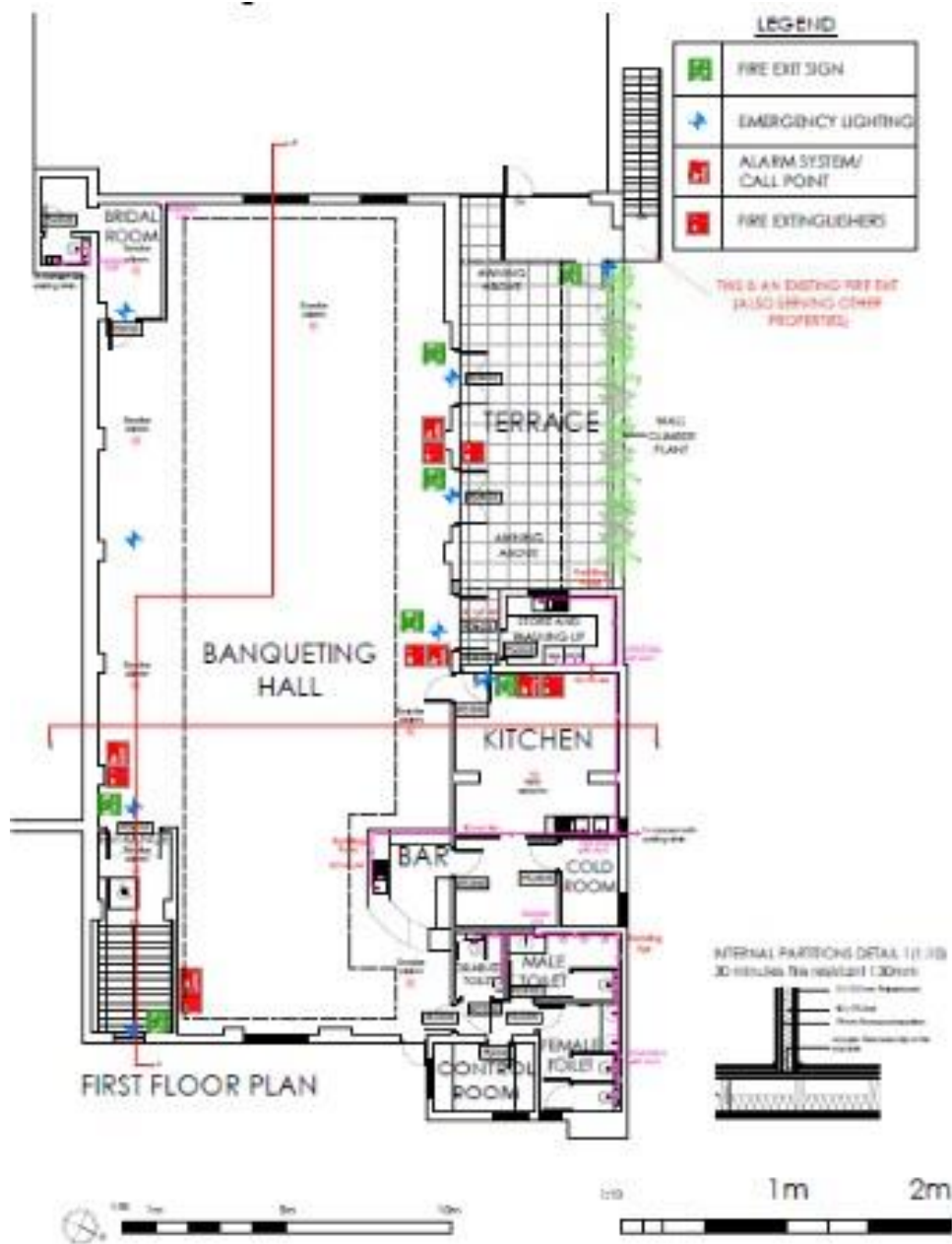
## **Annex 3 – Conditions attached after hearing by the licensing authority**

N/A



## Annex 4 – Plan

As submitted to the Council with the application for the grant of a premises licence under schedule 8 of the Licensing Act 2003. Reference LAPRE1/19/60417



# **Exhibit ZC002**

Exhibit No: ZC002

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

15/06/2022 Complaint received.

**From:**

**To:**

**Subject:** RE: Ref Zareen Banqueting Hall HA8 7AW 158 Station Road Edgware

**Date:** 15 June 2022 13:09:49

**\*\* Warning External Email \*\***

Ref the above premises which are having Raves from Saturday Evenings through to 6 am in the morning. The amount of people attending is around 200 plus and they park their cars in the middle of Station Road Edgware.

The latest event was Last Saturday and it seems that this is a properly advertised business event on a regular basis.

When they vacate the premises there is considerable noise and loud music blaring from their cars.

They have a dog present which appears to be used for security purposes which does not stop barking.

Can you please confirm what times these premises are licensed to operate as they seem to think that the law does not apply to them.

The current operators of this venue do not seem to care about what goes on at their premises. This is a major problem as traffic is blocked on Station Road and both buses and drivers keep their horns blaring.

Just not fair as many of the residents at Centurion House are young special needs individuals and are easily frightened by these events.

I would add that these events take place around every 2 weeks.

Your urgent attention is required.

Regards

# **Exhibit ZC003**

Exhibit No: ZC003

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

22/6/2022 Licensing referral to Noise Nuisance.

---

**From:**  
**Sent:** 22 June 2022 10:51  
**To:**  
**Subject:** FW: Ref Zareen Banqueting Hall HA8 7AW 158 Station Road Edgware

Hi

This is the email I received about 158 Station Road.

Regards

**Licensing Officer**  
**Commercial Premises**  
London Borough of Barnet  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW

**Re**

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**COVID-19 HAS NOT GONE AWAY**

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**GET TESTED**  
Anyone with COVID-19 symptoms can get tested.  
[barnet.gov.uk/testandtrace](https://barnet.gov.uk/testandtrace)

**BARNET**  
LONDON BOROUGH

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# **Exhibit ZC004**

Exhibit No: ZC004

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

26/06/2022 Complaint received.

---

**From:**>

**Sent:** 26 June 2022 12:07

**To:** > **Subject:** RE: Zareen Banqueting Hallstation Road

\*\* Warning External Email \*\*

Good Morning ,

I am writing further to your recent email regarding the above premises. The premises are being used on many Saturday nights under the guise of being birthday parties etc and large amounts of people are being let in .This morning Sunday these guests vacated the premises at 5AM in their droves creating large amounts of ,screaming women and creating a problem with buses not being able to pass.

I feel nothing is being done to investigate this constant problem and therefore I would appreciate if you could let me know the following information.

Till what time can the premises trade from and the maximum number of persons able to be admitted.

I think the council are being mislead here and as the premises are under new ownership and an inspection is needed to be carried out.

We live here in Edgware and it seems that people can do what they like and get away with it.

I am not prepared to leave this situation as it is and if you feel that you are unable to help,please let me have the Head of Licensing Name and email address so that I can contact them

Regards

# **Exhibit ZC005**



Exhibit No: ZC005  
Exhibit by: Zekiel Cudjoe  
Exhibit Date :21.12.2023  
28/06/2022 Licensing response to complainant.

---

**From:**  
**Sent:** 28 June 2022 16:44  
**To:**  
**Cc:**  
**Subject:** RE: Zareen Banqueting Hallstation Road

Dear

Please see below details of the activities and timings permitted in relation to the premises licence for 158 Station Road.

***Sale or supply of Alcohol - Indoors Only***

*Standard Days & Timings*

*Monday to Sunday 13:00hrs - 01:30hrs*

*Non Standard Timings & Seasonal Opening Times:*

*21st, 22nd and 23rd March (Persian New Year) we would need extension hours to 2:30am;*

*24th and 31st December we would need extended hours until 3:30am*

***Performance of a play - Indoors Only***

*Standard Days & Timings*

*Monday to Friday 17:00hrs - 23:00hrs*

*Saturday to Sunday 13:00hrs - 23:00hrs*

***Exhibition of a film - Indoors Only***

*Standard Days & Timings*

*Monday to Friday 19:00hrs - 23:00hrs*

*Saturday to Sunday 13:00hrs - 23:00hrs*

***Performance of live music - Indoors Only***

*Standard Days & Timings*

*Monday to Friday 17:00hrs - 01:30hrs*

*Saturday to Sunday 13:00hrs - 01:30hrs*

*Non Standard Timings & Seasonal Opening Times:*

*21st, 22nd and 23rd March (Persian New Year) we would need extension hours to 2:30am;*

*24th and 31st December we would need extended hours until 3:30am*

***Playing of recorded music - Indoors Only***

*Standard Days & Timings*

*Monday to Friday 17:00hrs - 01:30hrs*

*Saturday to Sunday 13:00hrs - 01:30hrs*

***Performance of dance - Indoors Only***

*Standard Days & Timings*

*Monday to Friday 17:00hrs - 23:00hrs*

*Saturday to Sunday 13:00hrs - 23:00hrs*

***Provision of late night refreshment - Indoors Only***

*Standard Days & Timings*

*Monday to Sunday 23:00hrs - 01:30hrs*

***The hours that the premises are open to the public***

Standard Timings

Monday to Friday 08:30hrs - 01:30hrs

Saturday 09:00hrs - 01:30hrs

Sunday 13:00hrs - 01:30hrs

Non Standard Opening Hours:

21st, 22nd and 23rd March (Persian New Year) we would need extension hours to 2:30am;

24th and 31st December we would need extended hours until 3:30am

In addition to this, a premises can apply to extend their hours for licensable activities, for individual events. Both the Police and Noise Nuisance teams are what is known as "Responsible Authorities" for these types of applications called Temporary Event Notices. Temporary Event Notices permit up to 499 people to be in attendance.

I will write to the premises regarding the events to ensure they are being run appropriately. With regards to issues occurring outside of the premises, such as the traffic issues etc. this would be a Police matter.

Regards

Licensing Officer  
Commercial Premises  
London Borough of Barnet  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW



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A green and white banner with a photograph of a woman wearing a black face mask. The text on the banner includes: 'COVID-19 HAS NOT GONE AWAY', 'GET TESTED', 'Anyone with COVID-19 symptoms can get tested.', 'barnet.gov.uk/testandtrace', 'Together WE ARE BARNET', 'STAY ALERT', 'CONTROL THE VIRUS', 'SAVE LIVES', and 'BARNET LONDON BOROUGH'.

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# **Exhibit ZC006**

Exhibit No: ZC006

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

30/08/2022 Complaint received.

---

**From:**  
**Sent:** 30 August 2022 15:56  
**To:**  
**Subject:** RE: 128 Station Road Edgware

**\*\* Warning External Email \*\***

Good Afternoon

Ref the above premises.

I can confirm that on a regular basis the above premises are holding regular raves going on till around 6am.

This is contrary to the schedule that you sent to me and urgent attention is needed in dealing with this problem. The operator of these premises is carrying on with the letting of the premises with total dis regard to timing of events held there which are mostly on a Saturday night through to Sunday morning.

Social Media has also picked up on this problem and I would urge you to look into this breach of its Licensing Conditions.

Some urgent action would be appreciated.

Regards

# **Exhibit ZC007**

Exhibit No: ZC007  
Exhibit by: Zekiel Cudjoe  
Exhibit Date :21.12.2023  
02/09/2023 Confirmation of complaint address.

---

**From:**  
**Sent:** 02 September 2022 14:16  
**To:**  
**Subject:** RE: 128 Station Road Edgware

Thank you for confirming the address.

We are only able to deal with the Licensing aspects on the premises. Please report Planning matters to [Planning.Enquiry@barnet.gov.uk](mailto:Planning.Enquiry@barnet.gov.uk) .

**Kind Regards**

**Licensing Officer**  
**Commercial Premises**  
London Borough of Barnet  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW  
0208 359 5639

**RE**

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---

**From:** >  
**Sent:** 02 September 2022 14:09  
**To:**> **Subject:** Re: 128 Station Road Edgware

**\*\* Warning External Email \*\***

Just  
A note to say that they have no regard to any planning restrictions placed on these premises.  
They seem to think that that the law does not apply to them.  
Regards

a note to say a total disregard to all plan

On 2 Sep 2022, at 14:05, wrote:

Hi  
Sorry yes wrong address I meant the banqueting premises.  
Regards

Sent from my iPhone

On 2 Sep 2022, at 11:26, wrote:

Dear

Thank you for your email.

Can I please just confirm which premises this relates to, to my knowledge, 128 Station Road is a supermarket? Could you perhaps be referring to 158 Station Road?

**Kind Regards**

**Licensing Officer**  
**Commercial Premises**  
London Borough of Barnet  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW

**RE**

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**COVID-19 HAS NOT GONE AWAY**

**GET TESTED**  
Anyone with COVID-19 symptoms can get tested.  
[barnet.gov.uk/testandtrace](https://barnet.gov.uk/testandtrace)

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# **Exhibit ZC008**



Exhibit No: ZC008  
Exhibit by: Zekiel Cudjoe  
Exhibit Date :21.12.2023  
11/09/2022 Complaint received.

---

**From:**  
**Sent:** 14 September 2022 11:38  
**To:**  
**Subject:** Ref Zareen Suite 158 Station Road Edgware

**\*\* Warning External Email \*\***

Good morning,

I am reporting to you as a matter of urgency that the above premises have held 2 more raves in the past couple of days.

The First being last Friday night and the second on Sunday Night.

It is outrageous what is going on here and the council are doing nothing about it. These premises are carrying out so called functions to 5am in the morning which I understand<sup>1</sup> is out side their Licensing hours cars racing up and down Station Road with speeds in excess of 70 mph. Arguments between attendees are held in the street and a Alsation dogs barking to keep patrons apart.

I have been told by the owner of these premises that they are allowed to have these functions to 5AM as the council have granted extended hours to them.

Is this true? as I was informed by by your office that on a weekend only up to 1.30am.

Could you please let me know either by telephone or E mail what action your department have taken regarding enforcement. as it appears that the owners of this establishment are free to do what they want.

Regards

# **Exhibit ZC009**

**From:**  
**Sent:** 14 September 2022 11:39  
**To:**  
**Subject:** FW: Ref Zareen Suite 158 Station Road Edgware

Hi

I've received the below.

Have there been any reports into Noise about the premises recently?

**Kind Regards**

**Licensing Officer**  
**Commercial Premises**  
London Borough of Barnet  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW

**Re**

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**COVID-19 HAS NOT GONE AWAY**

**GET TESTED**  
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[barnet.gov.uk/testandtrace](https://barnet.gov.uk/testandtrace)

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BARNET LONDON BOROUGH

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# **Exhibit ZC010**

Exhibit No: ZC010

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

15/09/2022 Allegation letter sent to premises licence holder.

Commercial Premises  
Licensing Team  
2 Bristol Avenue  
Colindale  
NW9 4EW

Paiwand Events CIC  
First Floor  
158 Station Road  
Edgware  
HA8 7AW

contact: The Licensing Team  
tel: 020 8359 7443  
e-mail: [licensingadmin@barnet.gov.uk](mailto:licensingadmin@barnet.gov.uk)  
date: September 15th, 2022  
our reference: LAPRE1/19/60417  
your reference:

Dear Sir/Madam

### Licensing Act 2003

I am writing to inform you that we have received the following allegation in respect of the premises licence issued for Paiwand Events Community Interest First Floor 158 Station Road Edgware HA8 7AW.

*Reports of residents being disturbed by music emanating from the premises.*

I note you have been applying throughout the year for Temporary Event Notices, to extend the hours for licensable activities. However, we have received reports that music can be heard after the Temporary Event Notices hours have been exceeded.

Please note that section 136 (1) of the Licensing Act 2003 states "a person commits an offence if he carries on or attempts to carry on a licensable activity on or from any premises otherwise than under and in accordance with an authorisation, or he knowingly allows a licensable activity to be so carried on."

Therefore, I would be grateful if you would respond to this allegation in writing within 14 days of this letter.

Yours sincerely

# Exhibit ZC011

Exhibit No: ZC011

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

16/09/2022 Email to complainant.

---

**From:**  
**Sent:** 16 September 2022 16:27  
**To:**  
**Cc:**  
**Subject:** RE: Ref Zareen Suite 158 Station Road Edgware

Dear

Thank you for your email.

The premises have been applying for Temporary Event Notices which allow for extensions to the licensable activities past the hours already permitted on their licence. These Notices are subject to consultation with both the Police and Noise team and if Licensing do not receive any comments from either authority, the notices are accepted and the temporary extension can take place. Please note however, there are a limited number of Temporary Event Notices that a premises can hold throughout the year and we closely monitor how many have been applied for.

If you have video footage of the disturbances, please send these to myself and the Noise Nuisance Officer (cc'd). I would also suggest you contact the Noise team's Out of Hours service when the disturbances are taking place, so that they can attend and witness the noise, gathering evidence. I understand you have previously been provided with the contact information for the Noise team. Please note that without evidence of the nuisance, neither department would be able to take the matter further.

With regards to the issue of the cars racing up and down the street, please report this to the Police. Also, if the premises are operating at 5am, again please report this to the Police and the Council's Planning department, who are responsible for the opening hours of premises.

I would like to reassure you that we are taking the matter seriously and I will be making contact with the premises regarding the matters addressed in your email. However, in order to assist us further and enable us to resolve the issues, we require further evidence from you to support your concerns.

**Kind Regards**

**Licensing Officer**  
**Commercial Premises**  
London Borough of Barnet  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW



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# Exhibit ZC012



Commercial Premises  
Licensing Team  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW

Khaled Erfan  
Paiwand Events CIC  
First Floor  
158 Station Road  
Edgware  
HA8 7AW

contact:  
tel: 020 8359 7443  
e-mail: @barnet.gov.uk  
date: November 4th, 2022  
our reference: LAPRE1/19/60417

Dear Khaled Erfan

**RE: Paiwand Events Community Interest First Floor 158 Station Road Edgware HA8 7AW**

I am writing to you to arrange a meeting with you and myself, colleagues from the Barnet Council Licensing team, the Barnet Council Noise officers and Police Licensing officers.

We have been receiving complaints regarding the premises and I would like us to all get together, so we can discuss the matters and work towards a resolution.

I am looking to arrange the meeting for the **22<sup>nd</sup> November 2022** in the afternoon. The meeting will be held at the Barnet Council offices in Colindale, time to be confirmed but it will likely be 2pm.

Before the meeting, please could you provide me with a copy of the contract you provide to clients who want to hold events at the premises.

Also, please provide me with CCTV recordings of your most recent events that were covered by Temporary Event Notices. Please provide these to me by 15<sup>th</sup> November 2022.

I would be grateful if you could let me know as soon as possible, if the 22<sup>nd</sup> November is a suitable date for you.

Please do not hesitate to contact me if you require any further information and quote reference number LAPRE1/19/60417 in all correspondence.

Yours sincerely

Licensing Officer

# Exhibit ZC013

---

**From:**  
**Sent:** 24 November 2022 09:30  
**To:**  
**Cc:**  
**Subject:** 158 Station Road HA8 7AW - Action Plan meeting follow up

Following our meeting to discuss events at 158 Station Road HA8 7AW, I just wanted to send a quick email to sum up some of the points that were raised.

- Noise Nuisance Officer to arrange a meeting at the venue, to discuss how noise emanating from the premises can be reduced, so as not to cause disturbances.
- Any changes that need to be made to the premises licence, in terms of the conditions offered can be done by way of a Minor Variation application, which we will waive the application fee to.
- When making the Minor Variation application, liaise with the Police to see if they can offer any additional conditions.
- Invest in signage for patrons requesting they respect any neighbouring properties to keep the noise levels down.

Please let me know if I have missed any points that need to be raised.

**Kind Regards**

**Licensing Officer**  
**Commercial Premises**  
London Borough of Barnet  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW

**Re**

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# Exhibit ZC014

Exhibit No: ZC014  
Exhibit by: Zekiel Cudjoe  
Exhibit Date :21.12.2023  
08/04/2023 Notification of receipt of a Late TEN.

**From:**

**Sent:** Tuesday, April 11, 2023 9:29 AM

**To:**

**Subject:** Late TEN- 158 Station Road London HA8 7AW 15/04/2023-16/04/2023 01:00-04:00  
LALTEN/23/68317

Dear All,

Please find attached a Late TEN received by the licensing team on 08.04.2023 for an event at:

**158 Station Road London HA8 7AW 15/04/2023-16/04/2023 01:00-04:00**

The sale by retail of alcohol

The supply of alcohol by or on behalf of a club to, or to the order of, a member of the club

The provision of regulated entertainment

The provision of late night refreshment

Should you have any objections to the notice please email [licensingadmin@barnet.gov.uk](mailto:licensingadmin@barnet.gov.uk). The reference number is LALTEN/23/68317.

Kind regards,

**Technical Support Officer**

Regulatory Services,

Assurance Group,

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 0208 359 7443 | Web: [barnet.gov.uk](http://barnet.gov.uk)

# **Exhibit ZC015**

Exhibit No: ZC015

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

11-12/04/2023 Email chain between applicant and Licensing officer regards invalid Late TEN.

---

**From:**  
**Sent:** 12 April 2023 15:35  
**To:**  
**Subject:** FW: INVALID Late TEN- 158 Station Road London HA8 7AW 15/04/2023-16/04/2023 01:00-04:00 LALTEN/23/68317

FYI

### Licensing Officer

Regulatory Services

Assurance Group

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9

4EW Tel: | Web: [barnet.gov.uk](http://barnet.gov.uk)

[Advanced Notification of Leave –](#)



---

**From:** olice  
**Sent:** 12 April 2023 15:31  
**To:**  
**Cc:**  
**Subject:** RE: INVALID Late TEN- 158 Station Road London HA8 7AW 15/04/2023-16/04/2023 01:00-04:00 LALTEN/23/68317

**\*\* Warning External Email \*\***

Deal All,

I have just been on the phone to the applicant to ensure that he is aware that this decision cannot be changed as it is a matter of legal structure.

He pleaded his case but I have advised him that he needs to contact the people who have hired the venue and explain that he has made an error that means this event will need to either finish at 1:30 or be postponed to another date. He is concerned that they will not accept either solution, but has not raised any specific issues such as threats or otherwise.

The only indication of risk at this stage is that there is the potential for 150 people turning up for a party that will end before they are ready as they usually begin their night at around 11pm. He regularly uses security so should have the means to deal with any issues. I did advise that if he was that concerned he should reach out on social media and state that the event has been cancelled and remain closed for the weekend. The sooner he does this, the better.

Kind Regards  
PC  
NW Licensing.

---

**From:**  
**Sent:** 12 April 2023 14:45  
**To:**  
**Cc:**  
**Subject:** RE: [INVALID Late TEN- 158 Station Road London HA8 7AW 15/04/2023-16/04/2023 01:00-04:00](#)  
LALTEN/23/68317

Dear

Licensing Sub-Committee hearings are held if objections are received to applications made under the Licensing Act 2003, by Responsible Authorities or members of the public. In this instance, the Notice was applied for outside of the required timescales, meaning it is automatically refused for not meeting the requirements of the Act. A Licensing Sub-Committee cannot and will not alter the outcome for the approval of the Notice, because the Notice has already been refused as it did not meet the criteria.

I have already advised you that the Notice was applied for outside of the required timescales and that there is nothing further to be done to allow for the extension. I can only advise as I have done previously, that you may use the premises licence up until 01:30 hours for most activities (with the exception of performance of dance only until 23:00).

I am again copying in the Police, Noise officer and the Licensing Enforcement officer so they are aware of our continued conversations.

### Licensing Officer

Regulatory Services  
Assurance Group  
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW  
Tel: | Web: [barnet.gov.uk](http://barnet.gov.uk)

**Advanced Notification of Leave –**



---

**From:** Sent: 12 April 2023 09:15  
**To:**



**Subject:** Re: INVALID Late TEN- 158 Station Road London HA8 7AW 15/04/2023-16/04/2023 01:00-04:00  
LALTEN/23/68317

**\*\* Warning External Email \*\***

Good morning ,

Thank you again for taking time to respond. I appreciate the concern you have raised in your email, however this only puts me in more difficult position.

I am writing this to ask you to kindly arrange a hearing at your earliest convenience to seek a way forward for the time extension. I trust you reserve the power to reconsider and modify your decision.

Hope to see you soon.

Kind regards,

On Tuesday, 11 April 2023 at 16:29:05 BST, wrote:

Dear

Thank you for your email.

I appreciate you contacting me requesting that we reconsider rejecting the Late Temporary Event Notice, however I am afraid that I cannot permit the extension. Because as I have described in my email, the Notice falls outside of the required timescales set within the Licensing Act 2003, due to the fact that the legislation (the law) does not allow for Notices to be approved outside of the minimum timeframe (at least 5 clear working days). We therefore do not have the power to supersede the legislation.

You have been made aware previously of the deadlines required for Notices and I am afraid there is nothing further I can do. As I mentioned in my email, you are permitted to carry out licensable activities as per the allowances on your premises licence, but we cannot accept the Late Notice and therefore cannot permit the extension.

Please note I have included the Police, the Council's Noise team and the Licensing Enforcement officer in my email, to ensure that all relevant parties have sight of our communication.

Please also note that you as an individual may only apply for one further Notice this calendar year.

Licensing Officer

Regulatory Services

Assurance Group

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9  
4EW Tel: | Web: [barnet.gov.uk](http://barnet.gov.uk)

Advanced Notification of Leave –



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**From:**  
**Sent:** 11 April 2023 12:27  
**To:**  
**Subject:** Re: INVALID Late TEN- 158 Station Road London HA8 7AW 15/04/2023-16/04/2023 01:00-04:00  
LALTEN/23/68317

\*\* Warning External Email \*\*

Dear

Thank you for your response to our application. I am writing to request your consideration in accepting our late license application. We understand that the deadline has passed, but we have encountered personal problems that have made it hard for us to complete the application on time.

As the owner of the business, I have been dealing with some personal issues that have been very challenging to manage. Unfortunately, these issues have taken up a significant amount of my time and attention, leaving me unable to complete the license application within the required timeframe. Moreover, the bank holiday weekend has played its part in delaying the process as well. I hope that you can understand the difficulty that we have been facing and show some leniency in this matter.

Furthermore, we are currently struggling with rent and other expenses related to our business. The pandemic has greatly affected our business for the worst as well as the holy month of Ramadan and we have been doing everything

in our power to stay afloat. However, we need to keep our business running, and obtaining a late license is essential to achieving that goal.

We would be deeply grateful if you could grant us the late license. We promise to comply with all regulations and requirements and make sure that our business operates smoothly and safely.

We thank you sincerely for your attention to this matter.

Yours sincerely,

On Tuesday, 11 April 2023 at 11:03:17 BST, wrote:

Dear

The Licensing Team have received your Late TEN for an event at 158 Station Road London HA8 7AW on 15<sup>th</sup> and 16<sup>th</sup> April 2023.

The Late Notice was submitted with only 4 clear working days' notice before the event is due to take place. Late Temporary Event Notices must be submitted between 5-9 clear working days ahead of an event. **Therefore we are unable to accept the Late Temporary Event Notice and the extension for licensable activities is not authorised for your event.**

The event may still take place, but only within the hours already permitted on the premises licence, please see below.

**Licensable activities authorised by the licence**

- The Sale by Retail of Alcohol
- The Provision of Regulated Entertainment
- The Provision of Late-Night Refreshment

**The times the licence authorises the carrying out of licensable activities**

**Performance of a play - Indoors Only**

**Standard Days & Timings**

Monday to Friday	17:00hrs - 23:00hrs
Saturday to Sunday	13:00hrs - 23:00hrs

**Exhibition of a film - Indoors Only**

**Standard Days & Timings**

Monday to Friday	19:00hrs - 23:00hrs
Saturday to Sunday	13:00hrs - 23:00hrs

**Performance of live music - Indoors Only**

**Standard Days & Timings**

Monday to Friday	17:00hrs - 01:30hrs
Saturday to Sunday	13:00hrs - 01:30hrs

**Non-Standard Timings & Seasonal Opening Times:**

21st, 22nd and 23rd March (Persian New Year) we would need extension hours to 2:30am;  
24th and 31st December we would need extended hours until 3:30am

**Playing of recorded music - Indoors Only**

**Standard Days & Timings**

Monday to Friday	17:00hrs - 01:30hrs
Saturday to Sunday	13:00hrs - 01:30hrs

**Performance of dance - Indoors Only**

**Standard Days & Timings**

Monday to Friday	17:00hrs - 23:00hrs
Saturday to Sunday	13:00hrs - 23:00hrs

**Provision of late-night refreshment - Indoors Only**

**Standard Days & Timings**

Monday to Sunday	23:00hrs - 01:30hrs
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**Sale or supply of Alcohol – On the premises only**

**Standard Days & Timings**

Monday to Sunday	13:00hrs - 01:30hrs
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**Non-Standard Timings & Seasonal Opening Times:**

21st, 22nd and 23rd March (Persian New Year) we would need extension hours to 2:30am;  
24th and 31st December we would need extended hours until 3:30am

**The hours that the premises are open to the public**

**Standard Timings**

Monday to Friday	08:30hrs - 01:30hrs
Saturday	09:00hrs - 01:30hrs
Sunday	13:00hrs - 01:30hrs

**Non-Standard Opening Hours:**

21st, 22nd and 23rd March (Persian New Year) we would need extension hours to 2:30am;  
24th and 31st December we would need extended hours until 3:30am

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

On the premises only

**Kind Regards**

**Licensing Officer**

Regulatory Services,  
Assurance Group,  
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9  
4EW Tel: | Web: [barnet.gov.uk](http://barnet.gov.uk)

**Advanced Notification of Leave –**

Consider the environment, do you really need to print this email?

# Exhibit ZC016

---

**From:**  
**Sent:** 12 April 2023 14:24  
**To:**  
**Cc:**  
**Subject:** 158 Station Road HA8 7AW - OOH visit this weekend

Hi

I am one of the Licensing officers for Barnet and I was just speaking with Noise Nuisance Officer to ask for an Out of Hours visit to a premises this coming weekend. They have asked me to correspond with you regarding a premises in Edgware as I understand you now cover this area.

They have applied to us for a Temporary Event Notice for 15<sup>th</sup> – 16<sup>th</sup> April 2023 between 01:00 – 04:00 on both days. The Temporary Event Notice has been refused by us because it was not received within the required timescales.

We would like to ask that the Out of Hours team visit the premises towards the end of their shifts on both the 15<sup>th</sup> and 16<sup>th</sup> April.

They do have a premises licence which allows licensable activities until 01:30 so please can a visit be made after this time both nights, to see whether the premises are going ahead with the events, past their permitted hours (01:30), despite being advised that the extension is not permitted.

I would also ask that should an officer witness anything, that they please complete an MG11 statement and send it on to me.

Simon has advised he will give you a bit of background on the premises as well, to get you up to speed with their history. Please let me know if you have any questions regarding this email.

### Licensing Officer

Regulatory Services

Assurance Group

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: | Web: [barnet.gov.uk](http://barnet.gov.uk)

Advanced Notification of Leave –



**Caring for people,  
our places and the planet:**  
Our Plan for Barnet 2023-2026

Caring for people, our places and the planet

Find out more about our plans for Barnet: [www.barnet.gov.uk/ourplan](http://www.barnet.gov.uk/ourplan)

**BARNET**  
LONDON BOROUGH

# Exhibit ZC017





**Barnet  
Temporary Event Notice  
Licensing Act 2003**

For help contact  
[licensingadmin@barnet.gov.uk](mailto:licensingadmin@barnet.gov.uk)  
Telephone: 020 8359 2000

\* required information

**Section 1 of 9**

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference  This is the unique reference for this application generated by the system.

Your reference  You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes  No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

**Applicant Details**

\* First name

\* Family name

\* E-mail

Include country code.

Indicate here if you would prefer not to be contacted by telephone

Are you:

- Applying as a business or organisation, including as a sole trader  
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

**Applicant Business**

Is your business registered in the UK with Companies House?  Yes  No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

**Registered Address**

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Section 2 of 9**

**APPLICATION DETAILS** ([See also guidance on completing the form, general notes and note 1](#))

Have you had any previous or maiden names?

- Yes  No

\* Your date of birth

Applicant must be 18 years of age or older

mm      yyyy

National Insurance number

This box need not be completed if you are an individual not liable to pay UK national insurance.

Place of birth

**Correspondence Address**

Is the address the same as (or similar to) the address given in section one?

- Yes  No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Continued from previous page...

### Additional Contact Details

Are the contact details the same as (or similar to) those given in section one?

- Yes  No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

E-mail

Telephone number

Other telephone number

### Section 3 of 9

### THE PREMISES

I, the proposed user, hereby give notice under section 100 of the Licensing Act 2003 of my proposal to carry out a temporary activity at the premises described below.

Give the address of the premises where you intend to carry on the licensable activities or if it has no address give a detailed description (including the Ordnance Survey references). [\(See also guidance on completing the form, note 2\)](#)

\* Does the premises have an address?

- Yes  No

### Address

Is the address the same as (or similar to) the address given in section one?

- Yes  No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

\* Building number or name

\* Street

District

\* City or town

County or administrative area

\* Postcode

\* Country

\* Does a premises licence or club premises certificate have effect in relation to the premises (or any part of the premises)?

- Neither  Premises licence  Club premises certificate

\* Premises licence number

### Location Details

\* Provide further details about the location of the event

The event will be held at the Serenity Suits, 158 Station Road Edgware HA8 7AW.

**Continued from previous page...**

If you intend to use only part of the premises at this address or intend to restrict the area to which this notice applies, give a description and details below ([see also guidance on completing the form, note 3](#))

Describe the nature of the premises below ([see also guidance on completing the form, note 4](#))

The premises is a banqueting hall licensed for hire for the purpose of weddings, celebrations, birthday parties, cultural events etc.

Describe the nature of the event below ([see also guidance on completing the form, note 5](#))

- \* Anthony's Birthday Party.
  - \* Promoted and organized by Laquarn Anthony Lazarus-Bailey, D
  - \* Entertainment provided by:  
Dj Romero Andrew,  
Dj Jamae Clark, 1  
Dj D'Angelo briscoe D  
Dj Tyreek Mcleod,  
Dj Darian Gowdie,
  - \* Alcohol serve is strictly monitored.
  - \* A team of 6 securities will be present for safety,
  - \* Security company, K4 Security, (SIA Approved) [www.k4security.co.uk](http://www.k4security.co.uk), Person in charge Hamed, Telephone: 0  
, Mobile: 0
  - \* Address: 1
  - \* The event to conclude at 04:00
  - \* The event will be in adherence with the condition of our premises license.
  - \* The sale of alcohol to stop at 03:30
  - \* Full contact details of the person who booked the event and the DJ will be held by us and should be on hand as requested
  - \* No tickets sold guest will enter by invitation list.

**Section 4 of 9**

**LICENSABLE ACTIVITIES**

State the licensable activities that you intend to carry on at the premises ([see also guidance on completing the form, note 6](#)):

- The sale by retail of alcohol
  
- The supply of alcohol by or on behalf of a club to, or to the order of, a member of the club
  
- The provision of regulated entertainment
  
- The provision of late night refreshment
  
- The giving of a late temporary event notice

[\(See also guidance on completing the form, note 7\).](#)

Late notices can be given no later than 5 working days but no earlier than 9 working days before the event.

[\(See also guidance on completing the form, note 8\).](#)

Continued from previous page...

### Event Dates

There must be a period of at least 10 working days between the date you submit this form and the date of the earliest event when you will be using these premises for licensable activities.

State the dates on which you intend to use these premises for licensable activities

[\(see also guidance on completing the form, note 9\)](#)

Event start date  /  /   
dd mm yyyy

The maximum period for using premises for licensable activities under the authority of a temporary event notice is 168 hours or seven days.

Event end date  /  /   
dd mm yyyy

State the times during the event period that you propose to carry on licensable activities (give times in 24 hour clock)

[\(see also guidance on completing the form, note 10\)](#)

State the maximum number of people at any one time that you intend to allow to be present at the premises during the times when you intend to carry on licensable activities, including any staff, organisers or performers

Note that the maximum number of people cannot exceed 499.

[\(see also guidance on completing the form, note 11\)](#)

If the licensable activities will include the supply of alcohol, state whether the supplies will be for consumption on or off the premises, or both

[\(see also guidance on completing the form, note 12\):](#)

- On the premises only
- Off the premises only
- Both

### Section 5 of 9

#### RELEVANT ENTERTAINMENT [\(See also guidance on completing the form, note 13\)](#)

State if the licensable activities will include the provision of relevant entertainment. If so, state the times during the event period that you propose to provide relevant entertainment

### Section 6 of 9

#### PERSONAL LICENCE HOLDERS [\(See also guidance on completing the form, note 14\)](#)

*Continued from previous page...*

Do you currently hold a valid personal licence?  Yes  No

Provide the details of your personal licence below.

Issuing licensing authority

Licence number

Date of issue

Any further relevant details

**Section 7 of 9**

**PREVIOUS TEMPORARY EVENT NOTICES** [\(See also guidance on completing the form, note 15\)](#)

Have you previously given a temporary event notice in respect of any premises for events falling in the same calendar year as the event for which you are now giving this temporary event notice?  Yes  No

State the number of temporary event notices (including the number of late temporary event notices, if any) you have given for events in that same calendar year

Have you already given a temporary event notice for the same premises in which the event period:

a) Ends 24 hours or less before; or  Yes  No

b) Begins 24 hours or less after the event period proposed in this notice?

**Section 8 of 9**

**ASSOCIATES AND BUSINESS COLLEAGUES** [\(See also guidance on completing the form, note 16\)](#)

**Continued from previous page...**

Has any associate of yours given a temporary event notice for an event in the same calendar year as the event for which you are now giving a temporary event notice?  Yes  No

Has any associate of yours already given a temporary event notice for the same premises in which the event period:  
a) Ends 24 hours or less before; or  
b) Begins 24 hours or less after the event period proposed in this notice?  Yes  No

Has any person with whom you are in business carrying on licensable activities given a temporary event notice for an event in the same calendar year as the event for which you are now giving a temporary event notice?  Yes  No

Has any person with whom you are in business carrying on licensable activities already given a temporary event notice for the same premises in which the event period:  
a) Ends 24 hours or less before; or  
b) Begins 24 hours or less after the event period proposed in this notice?  Yes  No

**Section 9 of 9**

**CONDITION** [\(See also guidance on completing the form, note 18\)](#)

It is a condition of this temporary event notice that where the relevant licensable activities described in Sections 4 and 5 above include the supply of alcohol that all such supplies are made by or under the authority of the premises user.

**PAYMENT DETAILS**

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.  
This formality requires a fixed fee of £21

**DECLARATION** [\(See also guidance on completing the form, note 19\)](#)

\* The information contained in this form is correct to the best of my knowledge and belief

Continued from previous page...

\* I understand that it is an offence:

- \* (i) to knowingly or recklessly make a false statement in connection with this temporary event notice and that a person is liable on conviction for such an offence to a fine up to level 5 on the standard scale; and
- \* (ii) to permit an unauthorised licensable activity to be carried on at any place and that a person is liable on conviction for any such offence to a fine not exceeding £20,000, or to imprisonment for a term not exceeding six months, or to both

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

\* Full name

\* Capacity

\* Date  /  /   
dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/temporary-event-notice/barnet/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

**OFFICE USE ONLY**

Applicant reference number	<input type="text"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [Next >](#)



# Exhibit ZC018

Exhibit No: ZC018  
Exhibit by: Zekiel Cudjoe  
Exhibit Date :21.12.2023  
17/04/2023 Police objection Notice.

South Harrow Police Station  
74 Northolt Road  
Harrow  
HA2 0DN

Tel: **07387120370**

Date: 17<sup>th</sup> April 2023

Ref:

**Police Representations: Temporary Event Notice**

I certify that I have considered the notice shown below and I wish to make representations that the use of the premises for the temporary event would undermine the crime prevention initiative, for the reasons indicated below. *An officer of the Metropolitan Police, in whose area the premises are situated, who is authorised for the purposes of exercising its statutory function as a 'Responsible Authority' under the Licensing Act 2003.*

*A Temporary Event Notice has been given under section 100 Licensing Act 2003*

<b>Application Given To Police:</b>	<b>17/04/2023</b>
<b>Premises:</b>	<b>Sky Lounge / Serenity Suite 158 Station Road HA8 7AW</b>
<b>Person:</b>	<b>Abdul Sami Dinarkhail</b>
<b>Event:</b>	<b>LALTEN/23/68356</b>
<b>Date:</b>	<b>23/04/2023</b>
<b>Time:</b>	<b>0100 - 0400 hours</b>

*Police are formally making representations to the notice under section 104 Licensing Act 2003. The Police objection is concerned with all four licensing objectives however, primarily concerned with the prevention crime and disorder*

Having assessed the information provided on this application, police would like to request that this application be rejected.

The individual who has hired the venue for their party is currently under investigation and we believe that the nature of the offence could likely have an impact on the objective, prevention of crime and disorder.

Yours Sincerely,  
PC Wilcock 1349NW  
Licensing Officer  
Metropolitan Police.

# **Exhibit ZC019**

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**From:**  
**Sent:** 17 April 2023 14:53  
**To:**  
**Cc:**  
**Subject:** Counter Notice - 158 Station Road HA8 7AW LALTEN/23/68356  
**Attachments:** Counter Notice 158 Station Road.pdf

Dear

The Licensing Team are in receipt of an objection from the Police, to the Late Temporary Event Notice that you submitted for an event on 23<sup>rd</sup> – 24<sup>th</sup> April 2023.

Therefore, I have attached a Counter Notice document to this email. Due to the application being a Late TEN, the Notice is automatically vetoed without the need for a Licensing Sub-Committee hearing.

**Therefore, your event is not authorised for the provision of licensable activities, beyond those which are already allowed on the premises licence.**

### Licensing Officer

Regulatory Services

Assurance Group

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 020 8359 5639 | Web: [barnet.gov.uk](http://barnet.gov.uk)

**Advanced Notification of Leave –**



Community Protection (Regulation)  
The London Borough of Barnet  
Trading Standards and Licensing  
2 Bristol Avenue  
Colindale  
London  
NW4EW

Abdul Sami  
Dinarkhail xx  
Bromfield Stanmore  
HA7 xxx

contact: The Licensing Team  
tel: 020 8359 7443  
e-mail: [licensingadmin@barnet.gov.uk](mailto:licensingadmin@barnet.gov.uk)  
date: April 17th, 2023  
our reference: LALTEN/23/68356  
your reference:

**Re: Temporary Event at Paiwand Event Interested Company 158 Station Road  
Edgware Middx HA8 7AW**

Thank you for your notification of a Late Temporary Event at the above location.

We are in receipt of an objection from the Police in relation to your event.

In submitting their objection to your Late Temporary Event Notice the Police have exercised their power to veto your event notice.

As a result your Late Temporary Event Notice has been refused.

Please find enclosed the Counter notice (Late temporary Event Notice).

Yours sincerely

Licensing Officer

London Borough of Barnet, Licensing Team, 2 Bristol Avenue, Colindale, London, NW9 4EW

COUNTER NOTICE (LATE TEMPORARY EVENT NOTICE) – Permitted Temporary Activities

On the 14th April 2023 the licensing authority received from you, Abdul Sami Dinarkhail, a temporary event notice that was deemed valid on 17th April 2023 (which then deems it a late TEN) in respect of proposed temporary licensable activities due to take place at 01:00 hrs on 23rd April 2023 until 04:00 hrs on 24<sup>th</sup> April 2023 at Paiwand Event Interested Company, 158 Station Road Edgware HA8 7AW.

The licensing authority has received an objection under section 104(2) of the Licensing Act 2003 (“the act”).

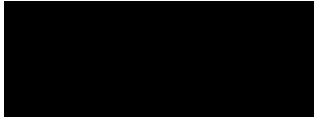
The objection which applies is indicated by an “X” in the following table.

Objection	Insert “X” as applicable
A chief officer of police for a police area in which the premises are situated is satisfied that allowing the premises to be used in accordance with the notice would undermine a licensing objective	X
A local authority exercising environmental health functions for the area in which the premises are situated is satisfied that allowing the premises to be used in accordance with the notice would undermine the licensing objectives	

A copy of this counter notice will be sent to the chief of Police and the local authority exercising environmental health functions for the area in which the premises specified in the late temporary event notice you gave is situated.

The Licensing Act 2003 does not make provision for you to appeal against this counter notice

Under section 136 of the licensing Act 2003, a person commits an offence if he carries on a licensable activity on or from any premises otherwise than under and in accordance with an authorisation; or if he knowingly allows a licensable activity to be so carried on. A person convicted of such an offence is liable to imprisonment for a term not exceeding 6 months or to a fine not exceeding £20,000, or to both.

Signature	 (On behalf of the licensing authority)	Date	April 17th, 2023
Name of officer signing	Licensing Officer		

# **Exhibit ZC020**

Exhibit No: ZC020  
Exhibit by: Zekiel Cudjoe  
Exhibit Date :21.12.2023  
09/05/2023 Contact made by complainant.

---

**From:**  
**Sent:** 09 May 2023 16:07  
**To:**  
**Cc:**  
**Subject:** RE: Zareen Suite 158 Station Road Edgware HA87JW

Dear

I have tried to call you a couple of times today but have not been able to get through.

Please could you let me know the types of issues you are experiencing? We in Licensing can only assist with matters regarding the premises licence and licensable activities, any issues with noise will need to be reported to the Noise Nuisance team – [nuisance@barnet.gov.uk](mailto:nuisance@barnet.gov.uk) .

Regards,

**Licensing Officer**

Regulatory Services  
Assurance Group  
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW  
Tel: | Web: [barnet.gov.uk](http://barnet.gov.uk)

**Advanced Notification of Leave –**



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**From:**  
**Sent:** 09 May 2023 12:52  
**To:**  
**Subject:** Fwd: Zareen Suite 158 Station Road Edgware HA87JW

**\*\* Warning External Email \*\***

----- Original Message -----

From:  
To:  
Cc:



Sent: Tuesday, 9 May, 23 At 12:51

Subject: Zareen Suite 158 Station Road Edgware HA87JW

Good Morning

,Ref the above premises.

I am again contacting the council regarding the misuse of the above premises. Following my earlier complaints about these premises things have become worse and I need to discuss an abuse of these premises. This is an urgent matter and I would appreciate if contact could be made on .

Reagrds

# Exhibit ZC021

Exhibit No: ZC021

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

12/05/2023 Letter from Noise Nuisance regarding Noise Abatement Notice.

Development & Regulatory Services  
The London Borough of Barnet  
Community Protection (Regulation)  
2 Bristol Avenue, Colindale  
London, NW9 4EW

Company Secretary  
Paiwand Events CIC  
Charter House  
158 Station Road  
Edgware  
HA8 7AW

Contact: Nuri Silay  
Tel: 0208 359 7756  
Fax:  
E-mail nuri.silay@barnet.gov.uk  
Date 12<sup>th</sup> May 2023  
Our Ref: PHCP/23/02294

Dear Sir/Madam,

**RE: Environmental Protection Act 1990**

**ADDRESS: Paiwand Events CIC Charter House 158 Station Road Edgware HA8 7AW**

Please find enclosed an Abatement Notice that has been served on you under Section 80 of the Environmental Protection Act 1990.

On Sunday 7<sup>th</sup> May 2023 at 01:20am, officers from Barnet Council Noise Team witnessed an incident of a statutory noise nuisance caused by loud music/bass emanating from the above premise.

As the occupier or person responsible for the nuisance, you have been served with this Abatement Notice. The notice requires you to abate the nuisance and prohibit its recurrence.

It is important that you read through the notice carefully and understand exactly what it means. You may wish to seek independent legal advice. You also have the right to appeal against this notice to a Magistrates Court within twenty-one days from service of the notice.

There is a schedule to comply within thirty days of serving the notice, however if we witness a noise nuisance after seven days then legal proceedings may follow. You may wish to seek the advice of a competent acoustic consultant.

The Noise Team will continue to monitor noise coming from your premises. If officers witness a breach of the Notice, the Council can obtain a warrant to enter your premise and remove sound making equipment.

Alternatively, the matter will be referred for prosecution in the Magistrates' Court. On conviction you could be liable for a fine of up to £5,000 per offence (or £20,000 for commercial premises).

If you wish to discuss this matter further, please contact Nuri Silay on Tel 0208 359 7756 who is the officer dealing with this case.

I trust you will cooperate to avoid the need for any further enforcement action.

Yours sincerely

PP



Nuri Silay  
Enforcement Office  
Environmental Health

LONDON BOROUGH OF BARNET  
ENVIRONMENTAL PROTECTION ACT 1990 - SECTION 80  
NOTICE IN RESPECT OF STATUTORY NUISANCE

To: Company Secretary  
**Paiwand Events CIC**  
**Charter House**  
**158 Station Road**  
**Edgware**  
**HA87AW**

TAKE NOTICE that under the provisions of the Environmental Protection Act 1990 the London Borough of Barnet (hereinafter referred to as "the Council") is satisfied of the occurrence of noise amounting to a statutory nuisance under section 79(1)(g) of that Act at premises in the vicinity of **Paiwand Events CIC, 158 Station Road, Edgware HAS 7AW**

within the district of the said Council arising from the playing of amplified music and/or voices at such a volume as to be a statutory nuisance.

THEREFORE, the Council HEREBY REQUIRES YOU as the person responsible for the said nuisance owner/occupier of the premises from which the nuisance arises or will arise forthwith from the service of this notice, to abate the same and also HEREBY PROHIBITS recurrence of the same and for that purpose requires you to carry out the actions and/or works described below:

Reduce the volume of the music/voices so it no longer causes a nuisance.

**AN APPEAL** against this Notice shall not suspend the notice pursuant to Regulation 3(2) and 3(3) of the Statutory Nuisance (Appeals) Regulations 1995 until the appeal has been abandoned or determined by the Court, as the nuisance to which this notice relates is likely to be of limited duration such that suspension would render the notice of no practical effect and the expenditure which would be incurred by any person in carrying out works in compliance with this notice before any appeal has been decided would not be disproportionate to the public benefit to be expected in that period from such compliance.

IF YOU CONTRAVENE without reasonable excuse or fail to comply with any requirement of this notice you will be guilty of an offence against Part III section 80(4) of the Environmental Protection Act 1990 and on summary conviction will be liable to a fine not exceeding level 5 on the Standard Scale (£5,000) together with a further fine not exceeding one tenth of that level for each day on which the offence continues after conviction. A person who commits an offence on industrial, trade or business premises will be liable on summary conviction to a fine not exceeding £20,000 section 80(6) of the Act

The Council may also take further proceedings in the High Court for securing the abatement, prohibition or restriction of the nuisance. Further, if you fail to execute all or any of the works in accordance with this notice, the Council may execute those works and recover from you the necessary expenditure incurred and/or prosecute. This may entail the confiscation of the source of nuisance, Section 81(3) of the Act.

Dated 12<sup>th</sup> May 2023

Signed

---  
v 

Simon Bull

Title: Environmental Health Noise Officer

The officer appointed for this purpose

A-10.f7/ Z..3/ 0 (7.Clt)

# mmmmimo

LONDON BOROUGH

I Simon Bull employed in Development & Regulatory Services of the London Borough of Barnet hereby certify that on **12<sup>th</sup> May 2023**

I served **The Company Secretary of Charter House 158 Station Road Edgware HAS 7AW**

With Notice(s) under Section 80 Environmental Protection Act 1990

Dated: 12<sup>th</sup> May 2023      Our Ref: **PHCP/23/02294**

- (i) by sending it/them by Recorded Delivery No.
- (ii) by handing it to him/her
- (iii) by leaving it/them at **Charter House 158 Station Road Edgware HAS 7AW**
- (iv) by affixing it to

date: 12<sup>th</sup> May 2023

time:

Signed 

Simon Bull

Dated **12<sup>th</sup> May 2023**

# Exhibit ZC022

Exhibit No: ZC022

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

02/06/2023 Notification of receipt of TEN

**From:**

**Sent:** Friday, June 2, 2023 10:19 AM

**To:**

**Subject:** TEN-158 Station Road HA8 7AW 17.06.2023-19.06.2023 01:00-04:00 LATEN/23/68794

Dear All,

Please find attached a TEN received by the licensing team on 02.06.2023 for an event at:

**158 Station Road HA8 7AW 17.06.2023-19.06.2023 01:00-04:00**

The sale by retail of alcohol

The provision of regulated entertainment

The provision of late night refreshment

Should you have any objections to the notice please email [licensingadmin@barnet.gov.uk](mailto:licensingadmin@barnet.gov.uk). The reference number is LATEN/23/68794.

If there are any issues with this TEN, the validating officer will be in touch with you directly.

Kind regards,

**Technical Support Officer**

Regulatory Services

Assurance Group

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 0208 359 7443 | Web: [barnet.gov.uk](http://barnet.gov.uk)

# **Exhibit ZC023**



Exhibit No: ZC023  
Exhibit by: Zekiel Cudjoe  
Exhibit Date :21.12.2023  
19/06/2023 Complaint received.

---

**From:**  
**Sent:** Monday, June 19, 2023 4:32 AM  
**To:**  
**Subject:** Re: My Previous Emails

**\*\* Warning External Email \*\***

I am writing this at 4am this morning.  
This is the 3rd night we have had to endure this screaming and shouting flowing the 3rd night in a row of of functions at this Sereen suite in Station Road edgware .  
Please call me on .  
This place needs closing down as they do not care about the noise being generated.  
The out of hours service is not operational and we are being ignored by your department.  
You have no idea that Since Friday Night we have had this on our streets.  
I have recording of this and was informed by you that you would take action.  
I am very tired now but please look into what is going on here.  
Regards

# Exhibit ZC024

Exhibit No: ZC024  
Exhibit by: Zekiel Cudjoe  
Exhibit Date :21.12.2023  
E-mail request for CCTV footage.

**From:**  
**Sent:** Monday, June 19, 2023 11:01 AM  
**To:**  
**Cc:**  
**Subject:** CCTV for Station Road Edgware

Dear Altaf

I hope you are keeping well?

I was wondering if it would be at all possible for me to view any CCTV footage you may have for as close to 158 Station Road HA8 7AW as possible?

We have received reports from a resident of disturbances following an event at this premises over the weekend. They had applied for a Temporary Event Notice with us for an event between 17<sup>th</sup> – 19<sup>th</sup> June, 1am – 4am each day.

Please could you let me know what else you may need from me to action this and what I would need to do, to view the footage?

Many thanks,

**Licensing Officer**

Regulatory Services

Assurance Group

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel:

Web: [barnet.gov.uk](http://barnet.gov.uk)

# **Exhibit ZC025**

Exhibit No: ZC025

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

23/06/2023 Licensing response to complainant

---

**From:**  
**Sent:** 23 June 2023 13:54  
**To:**  
**Cc:** Nuisance  
**Subject:** RE: My Previous Emails

Dear

I have sent your email to our Noise Nuisance team and have asked that they communicate with you regarding these matters, as they are mainly of a Noise related nature. Should you have recordings of the noise you are experiencing, then please send the evidence to the Noise department.

Regards,

**Licensing Officer**

Regulatory Services

Assurance Group

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: | Web: [barnet.gov.uk](http://barnet.gov.uk)

**Advanced Notification of Leave**



# **Exhibit ZC026**

Exhibit No: ZC026  
Exhibit by: Zekiel Cudjoe  
Exhibit Date :21.12.2023  
28/06/2023 TEN applications received.

**From: Sent:** Wednesday, June 28, 2023 9:41 AM  
**To:**  
**Subject:** TEN- 158 Station Road HA8 7AW 15.07.2023 01:00- 04:00 LATEN/23/69002

Dear All,

Kindly note the end date stated on the TEN application is 15.06.2023 but I am awaiting clarification from the applicant as to the correct date, once the applicant comes back to me, I will update everyone.

Please find attached a TEN received by the licensing team on 28.06.2023 for an event at:

**158 Station Road HA8 7AW 15.07.2023 01:00- 04:00**

The sale by retail of alcohol  
The supply of alcohol by or on behalf of a club to, or to the order of, a member of the club  
The provision of regulated entertainment  
The provision of late night refreshment

Should you have any objections to the notice please email [licensingadmin@barnet.gov.uk](mailto:licensingadmin@barnet.gov.uk). The reference number is LATEN/23/69002.

If there are any issues with this TEN, the validating officer will be in touch with you directly.

Kind regards,

**Technical Support Officer**

Regulatory Services  
Assurance Group  
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW  
Tel: 0208 359 7443 | Web: [barnet.gov.uk](http://barnet.gov.uk)

**From:**  
**Sent:** Wednesday, June 28, 2023 9:33 AM  
**To:**  
**Cc:**  
**Subject:** FW: Temporary Event Notice  
**Importance:** High

Dear Shahram,

We received an application for temporary event on the gov.website.

Please can you confirm the end date of the event on TEN application events start date 15 / 07 / 2023 and event end date 15 / 06 / 2023.

Kind regards,

**Technical Support Officer**

Regulatory Services

# **Exhibit ZC027**



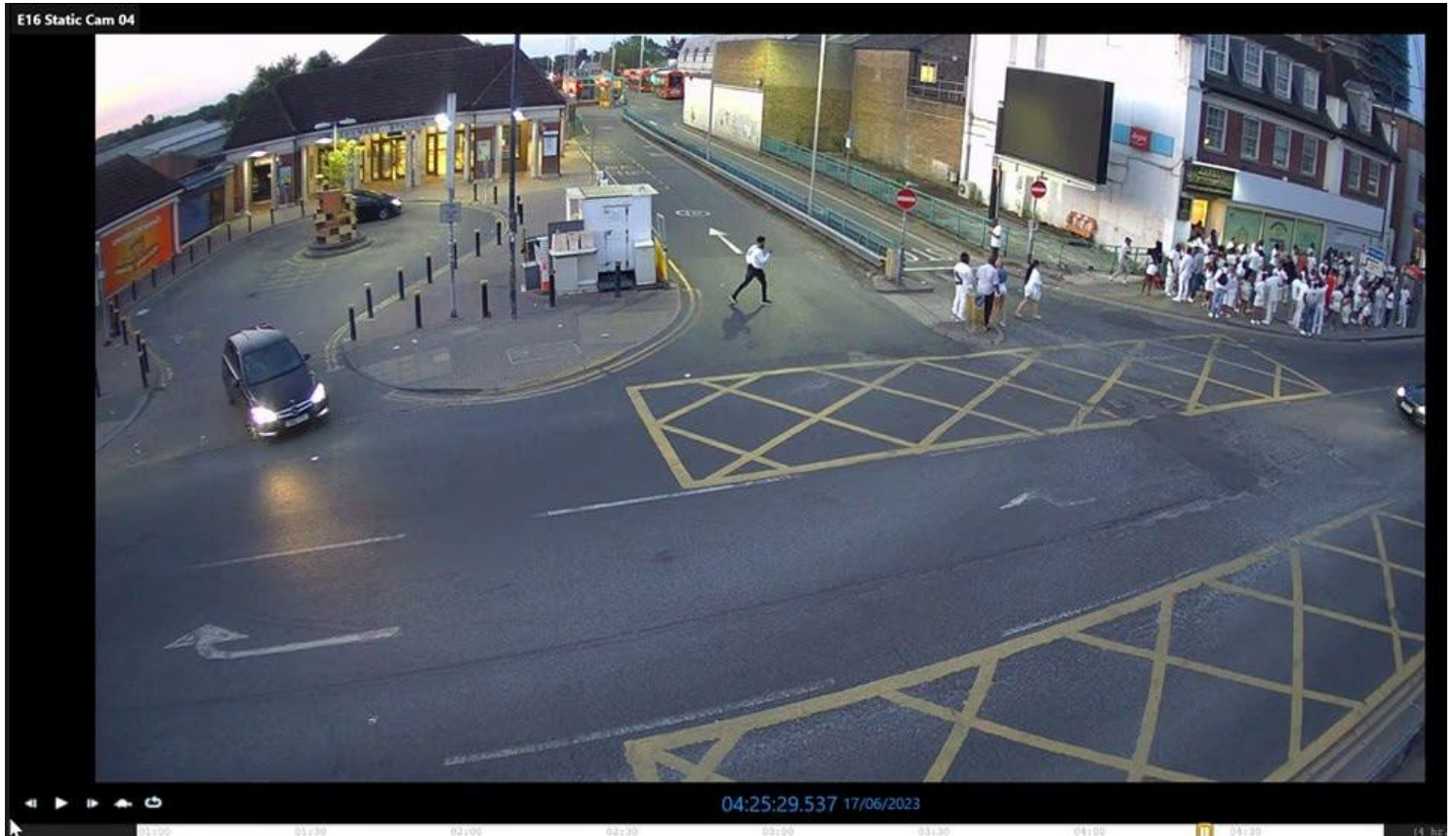
Exhibit No: ZC027

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

30/06/2023 CCTV footage received for 17th - 19th June 2023

## 17th June 2023



E16 Static Cam 04



2x



04:42:58.507 17/06/2023

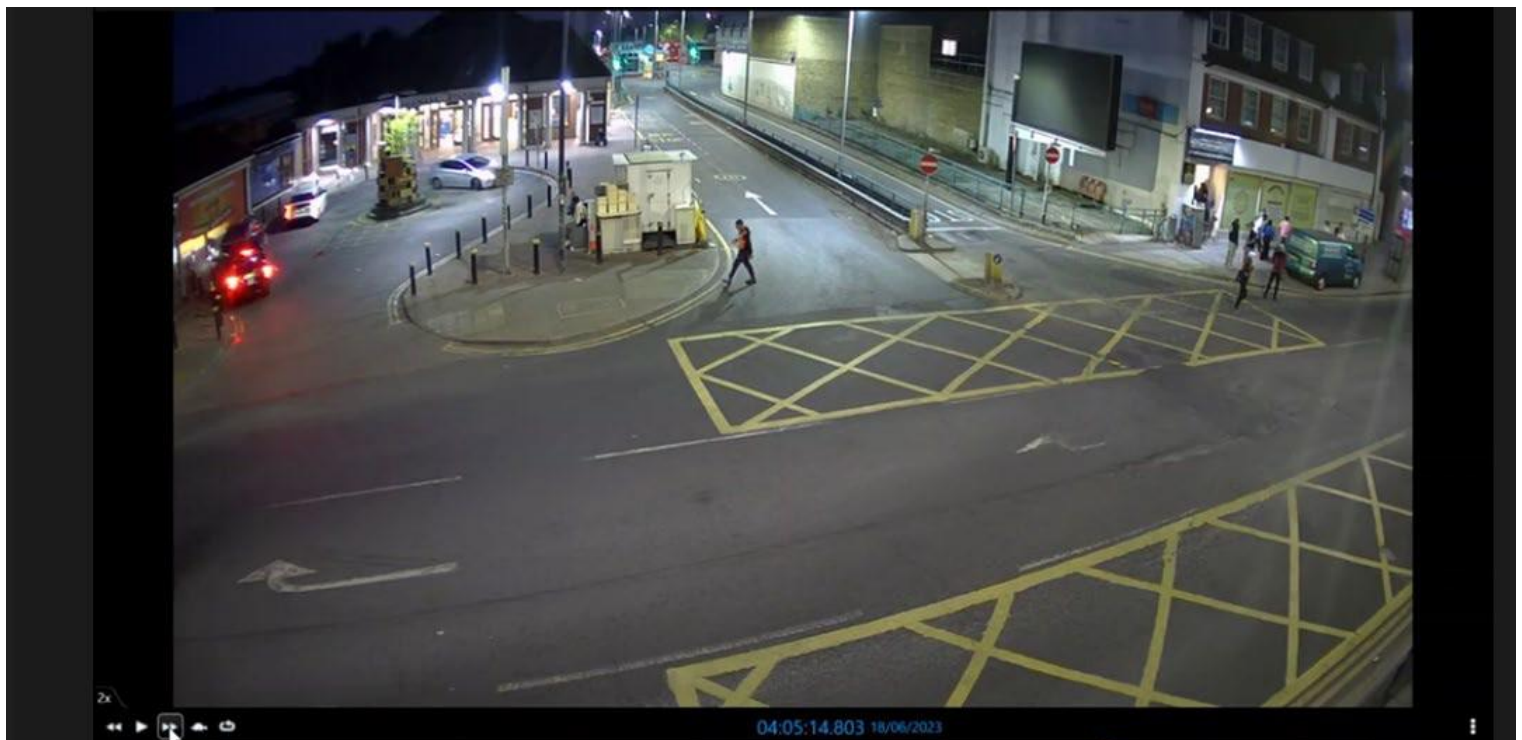
Cam 04



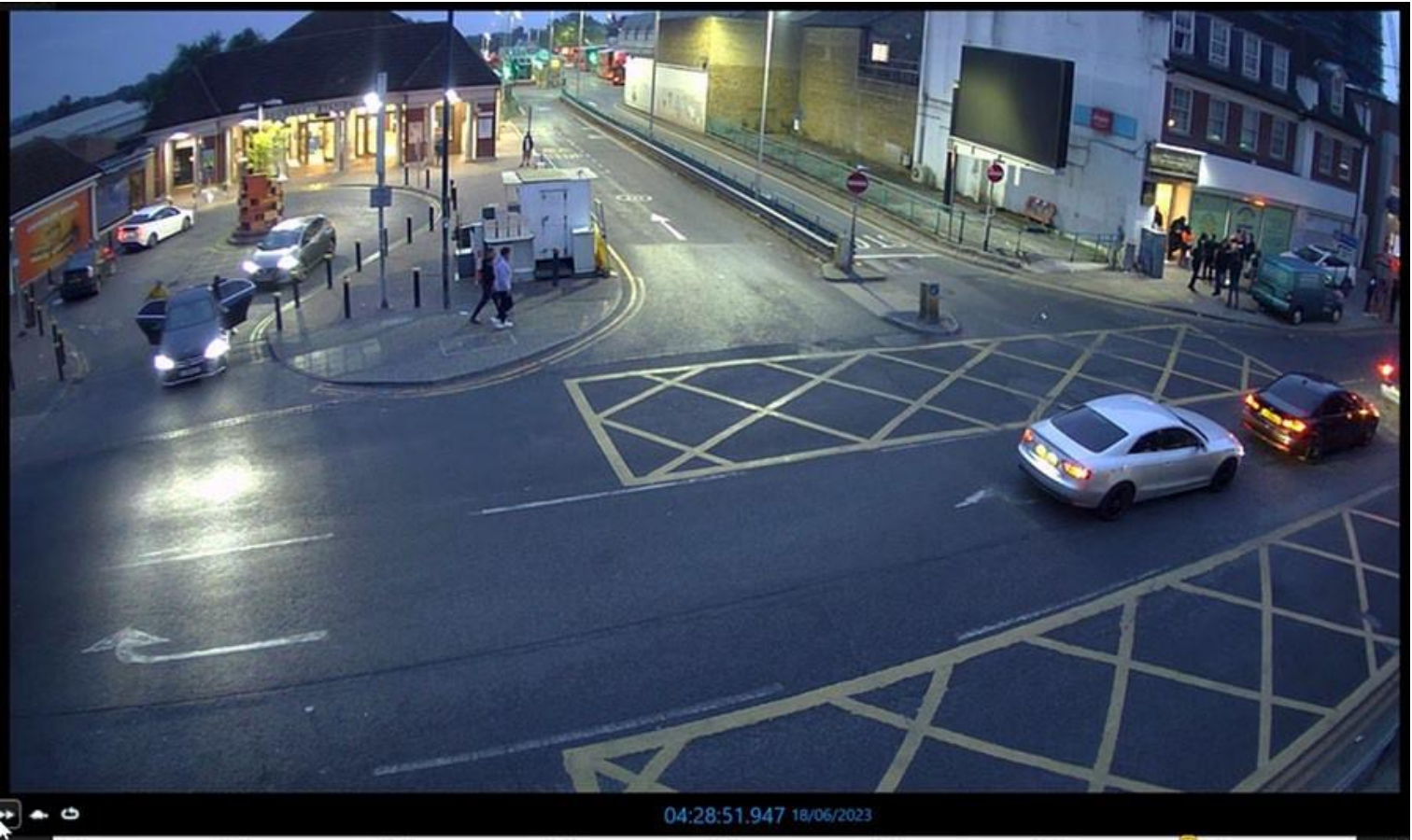
04:46:06.703 17/06/2023

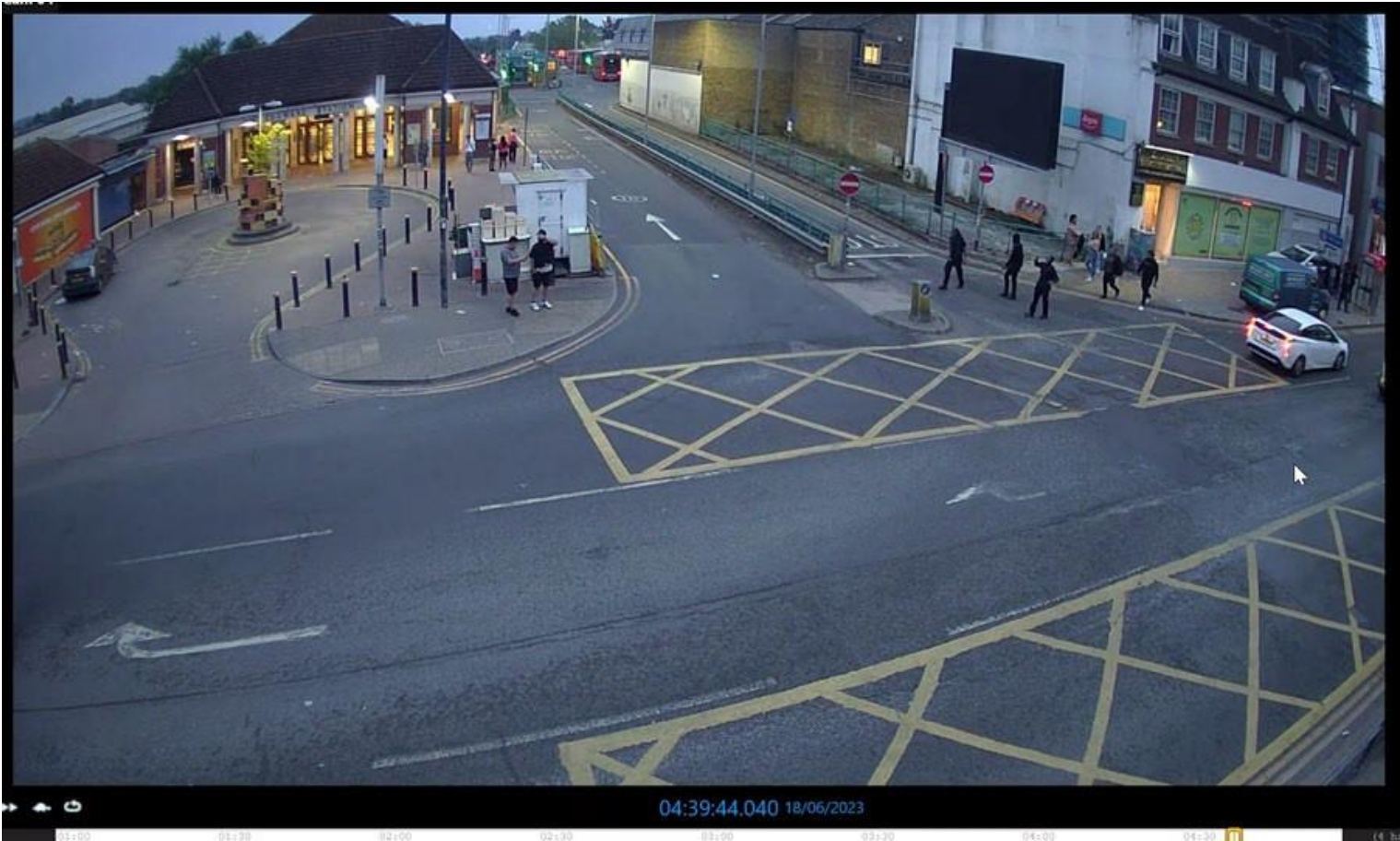


18th June 2023



E16 Static Cam 04





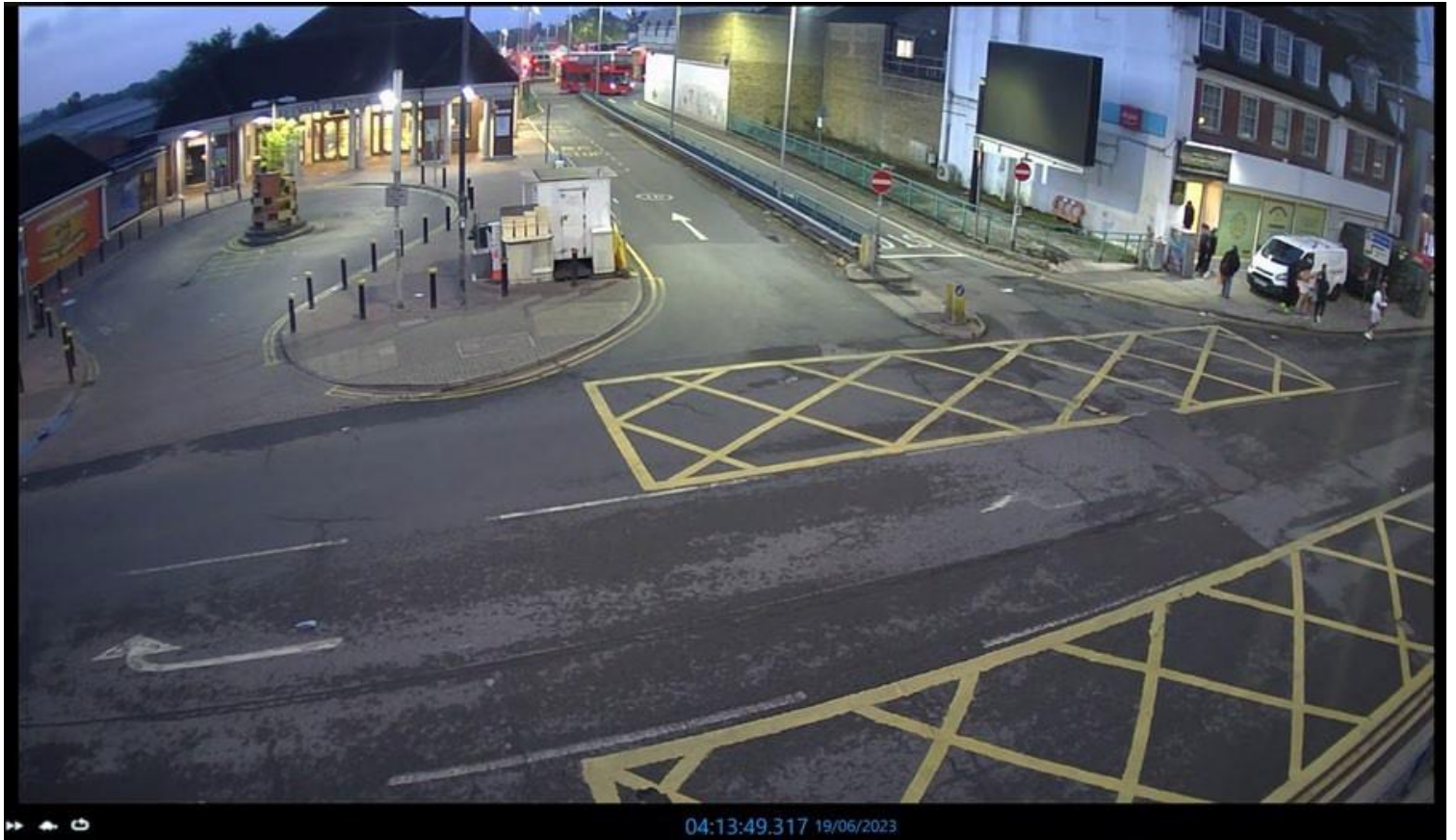
01:00 01:30 02:00 02:30 03:00 03:30 04:00 04:30



01:00 01:30 02:00 02:30 03:00 03:30 04:00 04:30



19th June 2023





04:22:03.327 19/06/2023







# **Exhibit ZC028**

Exhibit No: ZC028

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

17/07/2023 Full hearing report and the  
decision notice.

**Meeting**

**Licensing SUB-COMMITTEE**

**Date and time**

**Monday 17TH JULY, 2023**

**At 10.30 AM**

**Venue**

**Hendon TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ**

**To: Members of Licensing SUB-COMMITTEE (quorum 3)**

Councillor Claire Farrier      Councillor Caroline Stock      Councillor Geof Cooke

**Substitute Members**

Cllr Richard Barnes      Cllr Emma Whysall      Cllr Danny Rich  
Cllr Zakia Zubairi      Cllr Eva Greenspan      Cllr Alex Prager  
Cllr Ernest Ambe      Cllr Shuey Gordon      Cllr Andrea Bilbow OBE

**You are requested to attend the above meeting for which an agenda is attached.**

**Andrew Charlwood – Head of Governance**

Governance Service contact: Pakeezah Rahman [Pakeezah.rahman@barnet.gov.uk](mailto:Pakeezah.rahman@barnet.gov.uk)

Media Relations Contact: Tristan Garrick 020 8359 2454 [Tristan.Garrick@Barnet.gov.uk](mailto:Tristan.Garrick@Barnet.gov.uk)

**Assurance Group**

*Please consider the environment before printing.*

**Recording of Meetings**

Members of the public have the right to film, record or photograph public meetings. You may be asked to stop filming, photographing or recording a meeting if the Chair feels that the activity is disrupting the meeting.

The meeting may be broadcast live or recorded for later transmission by the Council. Recordings may be available live or viewed for twelve months afterwards.

If you are attending the meeting either in person or online, you understand that you may be picked up in recordings made by the public or the Council.

## Order of Business

Item No	Title of Report	Pages
1.	Appointment of Chairman	
2.	Absence of Members (If any)	
3.	Declaration of Members' Disclosable Pecuniary interests and Other interests (If any)	
4.	Licensing Sub-Committee Hearing Procedure	5 - 8
5.	Temporary Event Notice - Serenity Suites, 158 Station Road, Edgware HA8 7AW	9 - 42
6.	Motion to exclude the Press and Public	
7.	Deliberation by the Sub-Committee in Private Session	
8.	Re-admission of the Press and Public: Announcement of the decision of the Sub-Committee	
9.	Any other Item(s) the Chair decides are urgent	

### Facilities for people with disabilities

Hendon Town Hall has access for wheelchair users including lifts and toilets. If you wish to let us know in advance that you will be attending the meeting, please telephone Governance Service [governanceservice@barnet.gov.uk](mailto:governanceservice@barnet.gov.uk). People with hearing difficulties who have a text phone, may telephone our minicom number on 020 8203 8942. All of our Committee Rooms also have induction loops.

### Fire/emergency evacuation procedure

If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by uniformed custodians. It is vital you follow their instructions.

You should proceed calmly; do not run and do not use the lifts.

Do not stop to collect personal belongings

Once you are outside, please do not wait immediately next to the building, but move some

distance away and await further instructions.

Do not re-enter the building until told to do so.

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# LONDON BOROUGH OF BARNET

## LICENSING SUB COMMITTEE

### HEARINGS PROCEDURE

### AGENDA ITEM 4

#### *General points*

The following procedure is based on Regulations made by the Secretary of State under the Licensing Act 2003 (“the Hearings Regulations”) which may be viewed or downloaded from the website of the Department for Culture, Media and Sport by following links from [www.culture.gov.uk](http://www.culture.gov.uk)

The procedure is intended as a general framework to ensure natural justice and a fair hearing. The conduct of individual hearings may vary slightly according to circumstances and the discretion of the Chair. In all cases, however, this general framework will be followed.

The procedure allows each party a maximum period of 5 minutes in which to present their case (Regulations 16 & 24). At the end of the time allowed, the Chair will terminate the presentation and the hearing will proceed in the form of a discussion led by the authority to explore points of dispute. The discussion will not be timed.

The procedure is subject to periodic review and amendment to reflect best practice and relevant legislative changes. An updated version of this procedure is published as soon as possible following any such amendments.

#### **Governance Officer**

- To seek nominations for Chair
- Elect Chairman
- Hand over to the Chair

#### **Chair**

- Introduces him/herself and Members of the Committee, and outlines their roles.
- Introduces Licensing, Legal and Governance Officer.
- Explains that Legal and Governance Officers will be present during the Committee’s deliberations to advise only, and that the Licensing Officer will be excluded from deliberations.
- Asks parties present to introduce themselves.
- Outlines procedure to be followed.
- Asks all parties to confirm their understanding of the procedure.
- Clarifies any aspect(s) of the procedure where any parties are uncertain or asks Legal or Governance Officer as appropriate to clarify.

#### **Governance Officer**

- Informs Committee of absent parties.
- Details persons whom a party is seeking permission to represent them at hearing.
- Panel confer regarding permission.
- Chair announces decision regarding permission.



### **Licensing Officer presents the report to the Committee**

- Is a statement of the facts including details of the application and operating schedule, relevant policy details, detail representations made, a chronology of events and highlights the points on which the Authority requires clarification.

### **Applicant**

- Presents opening submissions and clarifies points raised by Authority in notice of hearing. Time allowed 5 mins.

### **Other parties**

- Presents opening submissions either in person or by spokes person Time allowed 5 mins per interested party.
- All parties will be given the opportunity to sum up. The applicant should go last.

### **Note regarding use of video evidence**

Video evidence must be in DVD format and will form part of the relevant party's five minutes opening submission. Any party wishing to use video evidence must submit a copy to the Authority along with sufficient, identical extra copies to serve on all the opposing parties – i.e. if the applicant is submitting it, there must be enough copies for all parties making representations and if a party making representations is submitting it there must be a copy for the applicant. The recording must be edited down to the highlights, containing only relevant matter which relates to the written representation previously submitted. In addition, a description of how, when and where the video was recorded and what it contains must be submitted. These must be supplied to the Authority at least five working days before the hearing.

### **Members question Licensing Officer on Policy**

### **Discussion**

#### **Chairleads a discussion concentrating on points of dispute:**

Chair asks Applicant what he disputes in other parties' submissions, and asks other parties to comment.

Chairman proceeds through all objectors dealing with all matters of contention.

When Chairman feels all matters have been thoroughly discussed and all parties have been given a fair and equal opportunity to comment and make representations, she/he closes discussion.

### **Determination**

There are two procedures depending on whether or not determination is to be made at the end of the Hearing or within five working days of the Hearing. This later announcement of determination is permitted in terms of the Legislation for certain types of applications.

### **Chair informs all present that the Committee will deliberate, that Legal and Governance Officer will remain to advise but will not be part of decision-making process, and that all others must leave (under Regulation 14).**

- Parties, apart from Legal and Governance Officer, leave the room.
- The Committee deliberates, with advice as required from Legal and Governance Officer, and reaches a conclusion. The Legal officer may assist, as required, in formulating the wording of the ~~629~~

determination.

- Parties return.
- Chair reads out determination, and advises it will be sent in writing to all parties.
- Opportunity for determination to be clarified by any interested party who is unclear.
- Chair gives advice about appealing against the determination.
- Chair thanks all for attending and closes the meeting.

### **...Within five working days of the hearing**

- Chair explains requirement to determine the Hearing within five working days, and advises that the Committee will proceed to deliberate and announce the determination within that time.
- During deliberations, Legal and Governance Officers remain to advise on law and procedure as required. The Legal Officer may assist, as required, in formulating the wording of the determination. The Licensing Officer plays no part in the determination and withdraws for this part of the proceedings.
- Chair advises all parties that they will receive written notification of the determination within five working days of the Hearing date, together with general information on how to appeal against the determination.
- Chair thanks all parties for attending and invites the applicant, objector(s), other party(ies) and the Licensing Officer to leave.

### **Information on Appealing against the decision**

You may at any time before the expiration of a period of 21 days from notification appeal to Willesden Magistrates' Court, 448 High Road London England NW10 2DZ (Telephone 020 8955 0555, DX 110850 Willesden 2) by way of Complaint for an Order. The Court may either dismiss the appeal, substitute for the decision appealed against any other decision which could have been made by the Licensing Authority or remit the case to the Licensing Authority to dispose of it in accordance with the directions of the court, and can make such order as to costs as it thinks fit.

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AGENDA ITEM 5

Licensing Sub-Committee

<b>Title</b>	Serenity Suites 158 Station Road Edgware HA8 7AW
<b>Date of meeting</b>	Monday 17 <sup>th</sup> July 2023
<b>Report of</b>	Licensing Manager
<b>Wards</b>	Edgware
<b>Status</b>	Public
<b>Urgent</b>	No
<b>Appendices</b>	Annex 1 – Temporary Event Notice Annex 2 – Police Representation & supporting information Annex 3 – Original Premises Licence Annex 4 – Notice of Decision
<b>Officer Contact Details</b>	Elisabeth Hammond 0208 359 5639 <a href="mailto:Elisabeth.hammond@barnet.gov.uk">Elisabeth.hammond@barnet.gov.uk</a>

**Summary**

This report asks the Sub-Committee to consider a Temporary Event Notice under the Licensing Act 2003.

**Recommendations**

1. That the Sub-Committee considers the Temporary Event Notice for an event to be held on 29<sup>th</sup> July between 01:00 hours to 04:00 hours and 30<sup>th</sup> July 2023 between 01:00 hours to 04:00 hours at 158 Station Road Edgware HA8 7AW to which a Police Objection has been received.

**1. Reasons for the Recommendations**

- 1.1 The Licensing Act 2003 states that should the licensing authority receive an objection notice from the police or EHA that is not withdrawn, it must (in the case of a standard TEN only) hold a hearing to consider the objection (unless all parties agree that this is unnecessary).
- 1.2 The licensing sub-committee may decide to allow the licensable activities to go ahead as stated in the notice. If the notice is in connection with licensable activities at licensed premises, the licensing authority may also impose one or more of the existing licence conditions on the TEN (insofar as such conditions are not inconsistent with the event) if it considers that this is appropriate for the promotion of the licensing objectives.
- 1.3 If the authority decides to impose conditions, it must give notice to the premises user which includes a statement of conditions (a “notice (statement of conditions)”) and provide a copy to each relevant party.
- 1.4 Alternatively, it can decide that the event would undermine the licensing objectives and should not take place. In this case, the licensing authority must give a counter notice.

## **2. Alternative Options Considered and Not Recommended**

- 2.1 Not applicable

## **3. Post Decision Implementation**

- 3.1 The decision will have immediate effect.

## **4. Corporate Priorities, Performance and Other Considerations**

### **Corporate Plan**

- 4.1 The objectives support the Corporate Plan. In particular, it seeks to promote our mission in caring for people and places by promoting safer neighbourhoods.

### **Corporate Performance / Outcome Measures**

Members are referred to the Council’s Licensing Policy for consideration.

Timely legal and fair decisions support objectives are contained within the Corporate Plan. In particular in relation to a “successful London borough” by ensuring that only legal, well-regulated licensable activities occur within the borough.

### **Sustainability**

- 4.2 None

### **Corporate Parenting**

- 4.3 N/A

### **Risk Management**

- 4.4 N/A

### **Insight**

4.5	N/A
	<b>Social Value</b>
4.6	N/A
<b>5.</b>	<b>Resource Implications (Finance and Value for Money, Procurement, Staffing, IT and Property)</b>
5.1	None
<b>6.</b>	<b>Legal Implications and Constitution References</b>
6.1	A valid objection notice has been received in relation to this Temporary Event Notice, which is therefore before the Sub-Committee for consideration.
6.2	The Licensing Sub-Committee will discharge the functions under the Licensing Act 2003 and associated Regulations, as delegated to it by the Licensing Committee
<b>7.</b>	<b>Consultation</b>
7.1	The statutory consultation process has been followed in accordance with the Licensing Act 2003.
<b>8.</b>	<b>Equalities and Diversity</b>
8.1	Licence applications are dealt with according to the provisions of the Licensing Act 2003 and associated Regulations which allow both applications and representations to applications to be made by all sectors.
<b>9.</b>	<b>Background Papers</b>
9.1	None.

# Officers Report

## LICENSING ACT 2003

### REPORT FOR PUBLIC HEARING

#### Serenity Suites, 158 Station Road, Edgware, HA8 7AW

#### The Notice

This Temporary Event Notice was given to the Licensing Authority by Mr Shahram Moafaq under Section 100 of the Licensing Act 2003.

The notice submitted seeks to permit the sale by retail of alcohol, the provision of regulated entertainment and the provision of late-night refreshment for parties on consecutive days.

Event Start: 01:00 on Saturday 29<sup>th</sup> July 2023

Event End : 04:00 on Sunday 30<sup>th</sup> July 2023

Please note the premises are referred to later in the report, in the witness statement of the Licensing Enforcement Officer as "Zareen Banqueting Hall" this was a previous name for the premises.

A copy of the Temporary Event Notice is attached to this report in **Annex 1**.

#### Police Objection

The licensing authority has received an objection from PC Vicky Wilcox on behalf of the Metropolitan Police, PC Wilcox states:

*There is an ongoing problem with the manner in which people are dispersed from events at this venue which has led to complaints from residents nearby. CCTV footage has been reviewed following a number of recent events which has revealed the following issues;*

- *Patrons gathering outside the entrance of the venue causing a noise disturbance*
- *Vehicles parking illegally on the road and pavement directly outside*
- *Equipment being loaded it to vehicles outside causing a noise disturbance*
- *Vehicles obstructing the bus depot exit*

The Police's objection is attached to the report in **Annex 2**.

#### Officers Comments

The London Borough of Barnet's Licensing Policy states the following about Temporary Event Notices:

- Applicants should be aware that the serving on the Licensing Authority of a TEN does not remove their obligations under other legislation. Where appropriate, permissions should be sought from the appropriate body. The Licensing Authority expects that applicants understand their obligations in respect of:
  - Planning permissions
  - Health and safety
  - Noise pollution
  - The erection of temporary structures
  - Road closures
  - The use of pyrotechnics
  - Anti-social behaviour



- Applicants intending to sell alcohol should be aware that it is an offence to supply alcohol to minors or persons who are drunk. Also, that the Police have powers to close down events without notice on the grounds of disorder, the likelihood of disorder or because of public nuisance caused by noise.
- Applicants should be aware that a limit of less than 500 persons at any one time applies to temporary events and failure to comply with this limit may lead to prosecution. Organisers should be aware this is the total number of persons, not customers, therefore staff should be included in this number.
- Where appropriate, organisers are strongly recommended to employ means of recording the number of persons entering and leaving the premises.
- The attention of applicant is drawn to the Licensing Authorities need to be provided with adequate information on the TEN. The applicant should make clear:
  - The nature of the event
  - If the event involves live or DJ music
  - whether it is open to the public or section of the public
- The applicant should also ensure all fields on the application form are completed, including their national insurance number.

## Determination

The sub-committee shall determine the application in accordance with Section 105 of the Licensing Act 2003. The Notice of Decision is attached as **Annex 3**.

- (1) Where a relevant objection notice is made, the authority must-
  - (a) hold a hearing to consider the objection notice, unless the premise user, the chief officer of police who gave the objection notice and the authority agree that a hearing is unnecessary, and
  - (b) having regard to the objection notice, give the premises user a counter notice under this section if it considers it appropriate for the promotion of a licensing objective to do so.
- (2) The licensing (sub) committee can only
  - (a) issue a counter notice if it considers it appropriate for the promotion of a licensing objective
  - (b) impose conditions on the temporary event notice that are shown on the premises licence/club premises certificate for this property if it is considered appropriate for the promotion of a licensing objective (and not inconsistent with the carrying out of the licensable activities sought on the TEN)
  - (c) refuse to issue a counter notice, and give notice of this decision

Section 105 (3) states: -

- (1) The relevant licensing authority must –
  - (a) in a case where it decides not to give a counter notice under this section, give the premises user and the relevant chief officer of police notice of the decision, and
  - (b) in any other case –

- (i) give the premises user the counter notice and a notice stating the reasons for its decision, and
- (ii) give the relevant chief officer of police a copy of both of those notices.

Any decision or counter notice must be issued to the premises user at least 24 hours before the specified event period. A failure to do so will result in the premises user being able to proceed with the event.

### **Attaching conditions**

The licensing authority may decide not to give the applicant a counter notice under section 105 of the Act and instead impose one or more conditions on the notice in accordance with section 106A(2) of the Act.

The premises licence in place for this premises with its attached conditions can be found attached to this report in Annex 4.

Full Copies of the Councils Statement of Licensing Policy, the Statutory Guidance to the Act will be available at the Licensing Sub Committee hearing or in advance if required. A map centrally locating the premises and premises plans will be available at the hearing.

Prepared By:

Elisabeth Hammond  
Licensing Officer

Annex 1 – Temporary Event Notice  
Annex 2 – Police objection & supporting witness statement  
Annex 3 – Original premises licence  
Annex 4 – Decision Notice

# Temporary Event Notice application

\* required information

**Section 1 of 9**

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference  This is the unique reference for this application generated by the system.

Your reference  You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes  No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

**Applicant Details**

\* First name

\* Family name

\* E-mail

Main telephone number  Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

- Applying as a business or organisation, including as a sole trader  
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Continued from previous page...

**Your Address**

Address official correspondence should be sent to.

\* Building number or name

\* Street

District

\* City or town

County or administrative area

\* Postcode

\* Country

**Section 2 of 9**

**APPLICATION DETAILS** [\(See also guidance on completing the form, general notes and note 1\)](#)

Have you had any previous or maiden names?

- Yes  No

\* Your date of birth  /  /   
dd mm yyyy

Applicant must be 18 years of age or older

National Insurance number

This box need not be completed if you are an individual not liable to pay UK national insurance.

Place of birth

**Correspondence Address**

Is the address the same as (or similar to) the address given in section one?

- Yes  No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Continued from previous page...

### Additional Contact Details

Are the contact details the same as (or similar to) those given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

- Yes                       No

E-mail	<input type="text" value="XXXXXXXXXXXXXXXXXXXX"/>
Telephone number	<input type="text" value="XXXXXXXXXX"/>
Other telephone number	<input type="text"/>

### Section 3 of 9

#### THE PREMISES

I, the proposed user, hereby give notice under section 100 of the Licensing Act 2003 of my proposal to carry out a temporary activity at the premises described below.

Give the address of the premises where you intend to carry on the licensable activities or if it has no address give a detailed description (including the Ordnance Survey references). [\(See also guidance on completing the form, note 2\)](#)

\* Does the premises have an address?

- Yes                       No

#### Address

Is the address the same as (or similar to) the address given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

- Yes                       No

* Building number or name	<input type="text" value="158"/>
* Street	<input type="text" value="station road"/>
District	<input type="text"/>
* City or town	<input type="text" value="london"/>
County or administrative area	<input type="text"/>
* Postcode	<input type="text" value="HA8 7AW"/>
* Country	<input type="text" value="United Kingdom"/>

\* Does a premises licence or club premises certificate have effect in relation to the premises (or any part of the premises)?

- Neither       Premises licence       Club premises certificate

* Premises licence number	<input type="text" value="HO31526"/>
---------------------------	--------------------------------------

#### Location Details

\* Provide further details about the location of the event

<input type="text" value="The event will be held at the Serenity Suits, 158 Station Road Edgware HA8 7AW."/>
--

**Continued from previous page...**

If you intend to use only part of the premises at this address or intend to restrict the area to which this notice applies, give a description and details below ([see also guidance on completing the form, note 3](#))

Describe the nature of the premises below ([see also guidance on completing the form, note 4](#))

The premises is a banqueting hall licensed for hire for the purpose of weddings,celebrations,birthday parties,cultural events etc.

Describe the nature of the event below ([see also guidance on completing the form, note 5](#))

\* James William's Party.  
\* Promoted and organized by James Williams, xxx Stanford Road, Norbury SW16 xxx D.O.B xx/xx/xxxx  
\* Entertainment provided by:  
Dj Paul Allen, xx Howberry Road Thornton Heath CR7 xxx D.O.B xx/xx/xxxx  
Dj Antonio Watkins,xx Denmark road SE25 xxx D.O.B xx/xx/xxxx.  
Dj Augustus Thomas, xx Boswell road CR7 xxx, D.O.B xx/xx/xxxx  
Dj Paul Robinson, xx Earlsmead Harrow MDDX HA2 xxx, D.O.B xx/xx/xxxx.  
Dj Jennie Pearson Eternity Diamonds, Arcadian Centre, Birmingham B5 xxx D.O.B xx/xx/xxxx

\* Deborah John Jules' Birthday Party.  
\* Promoted and organized by Deborah John Jules xxx Elmsleigh Avenue HA3 xxx, D.O.B xx/xx/xxxx.  
Dj Romero Andrew xx Denholme road W9 xxx D.O.B xx/xx/xxxx.

\* Alcohol serve is strictly monitored.  
\* A team of 6 securities will be present for safety throughout of the events,  
\* Security company, K4 Security, (SIA Approved) www.k4security.co.uk, Person in charge Hamed, Telephone: xxxxxxxxxxxx, Mobile: xxxxxxxxxxxx  
\* Address: xxx Cromwell road Hayes, UP3 xxx.  
\* The events to conclude at 04:00  
\* The event will be in adherence with the condition of our premises license.  
\* The sale of alcohol to stop at 03:30  
\* No tickets sold guest will enter by invitation list.

**Section 4 of 9**

**LICENSABLE ACTIVITIES**

State the licensable activities that you intend to carry on at the premises ([see also guidance on completing the form, note 6](#)):

- The sale by retail of alcohol
- The supply of alcohol by or on behalf of a club to, or to the order of, a member of the club
- The provision of regulated entertainment
- The provision of late night refreshment
- The giving of a late temporary event notice

[\(See also guidance on completing the form, note 7\).](#)

Continued from previous page...

Late notices can be given no later than 5 working days but no earlier than 9 working days before the event.

[\(See also guidance on completing the form, note 8\).](#)

**Event Dates**

There must be a period of at least 10 working days between the date you submit this form and the date of the earliest event when you will be using these premises for licensable activities.

State the dates on which you intend to use these premises for licensable activities

[\(see also guidance on completing the form, note 9\)](#)

Event start date

29	/	07	/	2023
dd		mm		yyyy

The maximum period for using premises for licensable activities under the authority of a temporary event notice is 168 hours or seven days.

Event end date

30	/	07	/	2023
dd		mm		yyyy

State the times during the event period that you propose to carry on licensable activities (give times in 24 hour clock)

01:00- 02:00- 03:00- 04:00

[\(see also guidance on completing the form, note 10\)](#)

State the maximum number of people at any one time that you intend to allow to be present at the premises during the times when you intend to carry on licensable activities, including any staff, organisers or performers

135

Note that the maximum number of people cannot exceed 499.

[\(see also guidance on completing the form, note 11\)](#)

If the licensable activities will include the supply of alcohol, state whether the supplies will be for consumption on or off the premises, or both

[\(see also guidance on completing the form, note 12\):](#)

- On the premises only
- Off the premises only
- Both

**Section 5 of 9**

**RELEVANT ENTERTAINMENT** [\(See also guidance on completing the form, note 13\)](#)

State if the licensable activities will include the provision of relevant entertainment. If so, state the times during the event period that you propose to provide relevant entertainment

[Empty text box for providing relevant entertainment details]



Continued from previous page...

**Section 6 of 9**

**PERSONAL LICENCE HOLDERS** [\(See also guidance on completing the form, note 14\)](#)

Do you currently hold a valid personal licence?  Yes  No

Provide the details of your personal licence below.

Issuing licensing authority

Licence number

Date of issue  /  /   
dd mm yyyy

Any further relevant details

**Section 7 of 9**

**PREVIOUS TEMPORARY EVENT NOTICES** [\(See also guidance on completing the form, note 15\)](#)

Have you previously given a temporary event notice in respect of any premises for events falling in the same calendar year as the event for which you are now giving this temporary event notice?  Yes  No

State the number of temporary event notices (including the number of late temporary event notices, if any) you have given for events in that same calendar year

Have you already given a temporary event notice for the same premises in which the event period:  
a) Ends 24 hours or less before; or  Yes  No  
b) Begins 24 hours or less after the event period proposed in this notice?

**Section 8 of 9**

**ASSOCIATES AND BUSINESS COLLEAGUES** [\(See also guidance on completing the form, note 16\)](#)

*Continued from previous page...*

Has any associate of yours given a temporary event notice for an event in the same calendar year as the event for which you are now giving a temporary event notice?  Yes  No

Has any associate of yours already given a temporary event notice for the same premises in which the event period:  
a) Ends 24 hours or less before; or  
b) Begins 24 hours or less after the event period proposed in this notice?  Yes  No

Has any person with whom you are in business carrying on licensable activities given a temporary event notice for an event in the same calendar year as the event for which you are now giving a temporary event notice?  Yes  No

Has any person with whom you are in business carrying on licensable activities already given a temporary event notice for the same premises in which the event period:  
a) Ends 24 hours or less before; or  
b) Begins 24 hours or less after the event period proposed in this notice?  Yes  No

## Section 9 of 9

### CONDITION [\(See also guidance on completing the form, note 18\)](#)

It is a condition of this temporary event notice that where the relevant licensable activities described in Sections 4 and 5 above include the supply of alcohol that all such supplies are made by or under the authority of the premises user.

### PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

This formality requires a fixed fee of £21

### DECLARATION [\(See also guidance on completing the form, note 19\)](#)

\* The information contained in this form is correct to the best of my knowledge and belief

*Continued from previous page...*

- \* I understand that it is an offence:
  - \* (i) to knowingly or recklessly make a false statement in connection with this temporary event notice and that a person is liable on conviction for such an offence to a fine up to level 5 on the standard scale; and
  - \* (ii) to permit an unauthorised licensable activity to be carried on at any place and that a person is liable on conviction for any such offence to a fine not exceeding £20,000, or to imprisonment for a term not exceeding six months, or to both
- Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name	<input type="text" value="Shahram Moafaq"/>
* Capacity	<input type="text" value="Organizer"/>
* Date	<input type="text" value="04"/> / <input type="text" value="07"/> / <input type="text" value="2023"/> dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/temporary-event-notice/barnet/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

**OFFICE USE ONLY**

Applicant reference number	<input type="text"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [Next >](#)

# Police objection and supporting witness statement

South Harrow Police Station  
74 Northolt Road  
Harrow  
HA2 0DN

Tel: **07387120370**

Date: 7<sup>th</sup> July 2023

Ref:

**Police Representations: Temporary Event Notice**

I certify that I have considered the notice shown below and I wish to make representations that the use of the premises for the temporary event would undermine the crime prevention initiative, for the reasons indicated below. *An officer of the Metropolitan Police, in whose area the premises are situated, who is authorised for the purposes of exercising its statutory function as a 'Responsible Authority' under the Licensing Act 2003.*

*A Temporary Event Notice has been given under section 100 Licensing Act 2003*

<b>Application Given To Police:</b>	<b>05/07/2023</b>
<b>Premises:</b>	<b>Sky Lounge / Serenity Suite 158 Station Road HA8 7AW</b>
<b>Person:</b>	<b>Shahram Moafaq</b>
<b>Event:</b>	<b>LATEN/23/69053</b>
<b>Date:</b>	<b>29/07/2023 &amp; 30/07/2023</b>
<b>Time:</b>	<b>0100 - 0400 hours</b>

*Police are formally making representations to the notice under section 104 Licensing Act 2003. The Police objection is concerned with all four licensing objectives however, primarily concerned with the prevention crime and disorder and public nuisance*

Having assessed the information provided on this application, police would like to request that this application be rejected.

There is an ongoing problem with the manner in which people are dispersed from events at this venue which has led to complaints from residents nearby. CCTV footage has been reviewed following a number of recent events which has revealed the following issues;

- Patrons gathering outside the entrance of the venue causing a noise disturbance
- Vehicles parking illegally on the road and pavement directly outside
- Equipment being loaded to vehicles outside causing a noise disturbance
- Vehicles obstructing the bus depot exit

Having assessed past calls made this year to police, we are not in receipt of those noise complaints – they appear to have been made direct to the council which is the correct authority for noise complaints. Police have been called on a few occasions regarding other matters.

Our concern is that the management needs to improve the manner in which patrons are dispersed from the venue. If residents continue to be disturbed this could eventually lead to a direct confrontation between parties resulting in disorder. It is clear that changes are needed to the licence to ensure that these nuisance issue are prevented.

I have asked that the venue pull back the times for licensable activity to 2am so that patrons can wait inside for transport home, but I have yet to receive any communication regarding this.

I have included a statement from the Barnet Council Licensing Enforcement Officer detailing what was witnessed when the CCTV was reviewed.

Yours Sincerely,  
PC Wilcock 1349NW  
Licensing Officer  
Metropolitan Police.

## STATEMENT OF WITNESS

*(Criminal Procedure Rules, r. 16.2;  
Criminal Justice Act 1967, s. 9, s.5B Magistrates Court Act 1980)*

STATEMENT OF John Oliver


Age of witness (if over 18, enter "over 18"): Over 18

This statement (consisting of pages) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

1. I am John Oliver I am in the employ of the London Borough of Barnet as a Licensing Enforcement Officer.
2. This statement sets out the events that took place on Friday 30<sup>th</sup> June 2023, whilst viewing CCTV footage of ZAREEN BANQUETING HALL of 158 STATION ROAD, EDGWARE HA8 7AW, which is situated in a residential area, with flats being directly above shops on both sides of the road, and above the venue itself.
3. The purpose of viewing the footage was to determine whether a residents complaint of street based noise after events at the location, were justified.
4. The first date that was reviewed was an event held on Friday 16<sup>th</sup> June 2023, this event finished at 04.00am on Saturday 17<sup>th</sup> June 2023. I saw that by 04.25am large crowds were gathering in the street directly outside the premises. There seemed to be no attempt by the door security staff, or any other persons from the premises to move anybody on.
5. By 04.31am it could be seen that people leaving were now also standing across the road outside of the London Underground Station, which appeared to be a pick-up point for Taxis's. Although there was no audio it was apparent that these people were shouting to the people outside of the venue, again there was no attempt by security of any other persons from the venue trying to prevent this.
6. At 04.42am, people were still gathering outside the venue, and a van parked on the pavement outside, which is not permitted.
7. At 04.46am the security staff left the venue, leaving a crowd still gathered outside the venue and the van on the pavement.

8. By 04.59am most of the crowd had left but the van was still on the pavement and people, possibly staff were still leaving the venue and the van was being loaded. This would have caused a noise disturbance to residents.
9. The next date we reviewed was for an event on Saturday 17<sup>th</sup> June 2023 which ended at 04.00a on Sunday 18<sup>th</sup> June 2023.
10. At 04.05am crowds leaving the venue began to gather outside with no attempt by security to move them on, it was clear that this crowd were shouting to each other even though there was no audio on the cctv, there was also a van parked on the footway which is not permitted.
11. By 04.17am the crowd had grown as more people left the venue and were now also standing in the road causing an obstruction to traffic.
12. At 04.28am vehicles were parked in the middle of the road on the wrong side, causing an obstruction to traffic. Drivers of these vehicles left their cars and approached the venue leaving their vehicles in the middle of the road with their hazard warning lights on, and there were now two vehicles parked on the pavement outside the venue.
13. A third vehicle arrived at approx. 04.42am which was a van, this also parked on the pavement outside the venue.
14. The final days footage I viewed was for an event held on Sunday 18<sup>th</sup> June 2023 which ended on Monday 19<sup>th</sup> June 2023 at 04.00am.
15. At 04.13am people started leaving the venue and gathering on the pavement outside the venue. There also two vans parked on the pavement outside the venue.
16. By 04.22am the crowd on the pavement had grown slightly and there was no attempt by security to move them on. One of the vans was also being loaded with equipment, this would have caused a noise disturbance to residents.
17. AT 04.30am a third van arrived and parked off the pavement but was obstructing busses leaving the bus depot situated to the side and the rear of the venue.
18. The doors to this van were being opened and closed as it was being loaded, this would also have caused a noise disturbance to residents.
19. Vehicles being loaded up continued until after 05.00am, the items being loaded appeared to be decoration and catering items and possibly music equipment.



Signed: .....  ..... (witness)

Date: .....07/07/2023.....

(To be completed if applicable: ..... being  
unable to read the above statement I, .....of .....,  
read it to him/her before he/she signed it.

Signed: ..... Date: ..... )

# Original Premises licence

<p><b>Licensing Act 2003</b></p> <p><b>Part A</b></p> <p><b>Premises Licence</b></p> <p><b>Premises Licence Number :</b> <b>LAPRE1/19/60417</b></p>	<p><b>Licensing Authority:</b> London Borough of Barnet, Community Protection (Regulation) 8<sup>th</sup> Floor, 2 Bristol Avenue Colindale London NW9 4EW</p> <p style="text-align: right;">07/07/2023</p>
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**Part 1 – Premises details**

<p><b>Postal address of premises, or if none, ordnance survey reference or description</b> Paiwand Events Community Interest, First Floor, 158 Station Road</p>	
<p><b>Post Town</b> Edgware</p>	<p><b>Post Code</b> HA8 7AW</p>
<p><b>Telephone number</b> LN/000013243/2019/1</p>	
<p><b>Where the licence is time limited the dates</b> This premises licence is not time limited.</p>	
<p><b>Licensable activities authorised by the licence</b></p> <ul style="list-style-type: none"> <li>●The Sale by Retail of Alcohol</li> <li>●The Provision of Regulated Entertainment</li> <li>●The Provision of Late Night Refreshment</li> </ul>	

**The times the licence authorises the carrying out of licensable activities**

**Performance of a play -** Indoors Only

Standard Days & Timings

Monday to Friday	17:00hrs - 23:00hrs
Saturday to Sunday	13:00hrs - 23:00hrs

**Exhibition of a film -** Indoors Only

Standard Days & Timings

Monday to Friday	19:00hrs - 23:00hrs
Saturday to Sunday	13:00hrs - 23:00hrs

**Performance of live music -** Indoors Only

Standard Days & Timings

Monday to Friday	17:00hrs - 01:30hrs
Saturday to Sunday	13:00hrs - 01:30hrs

Non Standard Timings & Seasonal Opening Times:

21st, 22nd and 23rd March (Persian New Year) we would need extension hours to 2:30am;  
24th and 31st December we would need extended hours until 3:30am

**Playing of recorded music -** Indoors Only

Standard Days & Timings

Monday to Friday	17:00hrs - 01:30hrs
Saturday to Sunday	13:00hrs - 01:30hrs

**Performance of dance -** Indoors Only

Standard Days & Timings

Monday to Friday	17:00hrs - 23:00hrs
Saturday to Sunday	13:00hrs - 23:00hrs

**Provision of late night refreshment -** Indoors Only

Standard Days & Timings

Monday to Sunday	23:00hrs - 01:30hrs
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**Sale or supply of Alcohol -** On the premises only

Standard Days & Timings

Monday to Sunday	13:00hrs - 01:30hrs
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Non Standard Timings & Seasonal Opening Times:

21st, 22nd and 23rd March (Persian New Year) we would need extension hours to 2:30am;  
24th and 31st December we would need extended hours until 3:30am

**The hours that the premises are open to the public**

Standard Timings

Monday to Friday	08:30hrs - 01:30hrs
Saturday	09:00hrs - 01:30hrs
Sunday	13:00hrs - 01:30hrs

Non Standard Opening Hours:

21st, 22nd and 23rd March (Persian New Year) we would need extension hours to 2:30am;  
24th and 31st December we would need extended hours until 3:30am

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

On the premises only

## Part 2

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

Paiwand Events CIC  
First Floor  
158 Station Road  
Edgware  
HA8 7AW  
Farid.mall2012@gmail.com

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

8855244

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

Omaid Maskan

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

Personal Licence number: HO31526

Personal Licence Issuing Authority: Hastings Borough Council

## Annex 1 – Mandatory Conditions

1. No supply of alcohol may be made under the premises licence-
  - (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
  - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. 1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1 -

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Act Duties 1979

(b) "permitted price" is the price found by applying the formula –

$$P = D + (D \times V)$$

Where -

(i) P is the permitted price

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) The holder of the premises licence

(ii) The designated premises supervisor (if any) in respect of such a licence,

or

(iii) The personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from the paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as paragraph a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

4. i. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

(a) games or other activities which require or encourage, or are (designed to require or encourage, individuals to—

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours



or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

ii. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

iii. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

(a) a holographic mark, or

(b) an ultraviolet feature.

iv. The responsible person must ensure that—

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—

(i) beer or cider: ½ pint;

(ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.”

5. Each individual employed in the role of guarding the premises against unauthorised access or occupation, against outbreaks of disorder or against damage must be licensed by the Security Industry Authority.

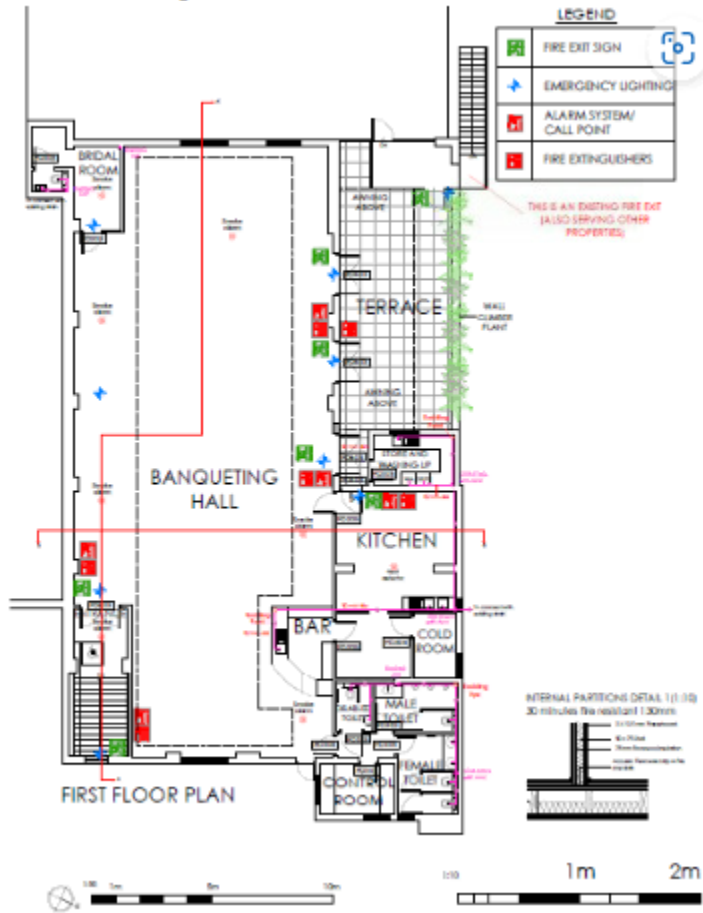
## **Annex 2 – Conditions consistent with the operating schedule**

6. CCTV shall be installed to Home Office Guidance standards and maintained in a good working condition and recordings shall be kept for 31 days and shall be made available to police and authorised Officers from Barnet Council upon request. This must comply with the Data Protection Act including signage.
7. The CCTV system shall be capable of obtaining clear facial recognition images and a clear head and shoulder image of every person entering or leaving the premises.
8. A minimum of 2 door supervisors (SIA approved), of a suitable gender mix, shall be employed on any day when the premises are open for the sale of alcohol past 2100hrs. The actual number of door supervisors shall be risk assessed by the venue.
9. Door supervisors shall wear clothing that can be clearly and easily identified on CCTV.
10. A register/log containing the names, badge number, dates & times of duty of security staff and any incidents that occur shall be kept and made available to the Police and Licensing Authority
11. All regulated entertainment and supply of alcohol shall conclude 30 minutes before the premises are due to close each day.
12. A copy of the premises licence summary including the hours which licensable activities are permitted shall be visible from the outside of each entrance to the premises.
13. All staff employed at the premises shall be fully trained in making sales of alcohol and in particular how to manage issues in relation to underage sales and dealing with intoxicated persons. The training shall be documented and made available to the police or officers authorised by the licensing authority upon reasonable request.
14. A sign stating "No proof of age - No sale" shall be displayed at the point of sale.
15. A "Challenge 25" policy shall be adopted and adhered to.
16. Staff will be trained in dealing with cases of Anti Social Behaviour taking place at the premises
17. The emergency numbers shall be clearly displayed for staff members

**Annex 3 – Conditions attached after hearing by the licensing authority**

# Annex 4 – Plan

As submitted to the Council with the application for the grant of a premises licence under schedule 8 of the Licensing Act 2003. Reference LAPRE1/19/60417



# Notice of Decision

<b><u>Meeting</u></b> <b>Licensing Sub-Committee</b>
<b><u>Date and time</u></b> <b>Monday 17th July, 2023</b> <b>At 10.30 am</b>
<b><u>Venue</u></b> <b>Hendon Town Hall, The Burroughs, London NW4 4BQ</b>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
5.1	Representations	3 - 8

Governance Service [governanceservice@barnet.gov.uk](mailto:governanceservice@barnet.gov.uk)

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**From:** terryerlichxxxxxxxxxxxx <xxxxxxxxxxxx>  
**Sent:** Tuesday, July 11, 2023 8:43 PM  
**To:** Vicky.Johnson@met.police.uk  
**Subject:** Fwd: Zarreen Banqueting Suite Edgware 158 Station Road

AGENDA ITEM 5a

Hi Vicky

Please see attached some videos that were taken over the last few weeks just to give you an insight of what is happening,  
These were taken between 4-5am in the early hours! We have suffered screaming shouting urinating and dogs barking. It is unacceptable and affecting our mental health through lack of sleep.  
We live in Centurion House which is opposite and houses many vulnerable young people from The Langdon Charity. They are very scared and have reported this themselves.  
There is going to be a terrible accident as the premises are situated next to Edgware Bus station and this causes chaos with speeding vehicles and also blocking the night buses.  
We have also noticed substance abuse recently and discarded balloons.  
I hope this is going to be stopped now.

Please confirm receipt.

Kind Regards  
Terry Erlich  
Tel xxxxxxxxxxxxxxxxxxxx

----- Original Message -----

From: "Lisa Erlich" <xxxxxxxxxxxx >  
To: "Lisa Erlich" <xxxxxxxxxxxx >  
Sent: Tuesday, 11 Jul, 23 At 20:22  
Subject:

[Download Attachment](#)  
[Available until 10 Aug 2023](#)

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[Click to Download](#)

820f3385-af0b-4b9c-87a1-4c060a1b644a.MP4  
0 bytes

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[Click to Download](#)

d6474f50-53df-40a2-9903-59c345b18619.MP4  
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[Click to Download](#)

IMG\_1065.MOV  
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IMG\_1064.MOV  
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[Click to Download](#)

820f3385-af0b-4b9c-87a1-4c060a1b644a.MP4  
0 bytes

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Sent from my iPhone

### WITNESS STATEMENT

**Criminal Procedure Rules, r 27. 2; Criminal Justice Act 1967, s. 9; Magistrates’ Courts Act 1980, s.5B**

URN 

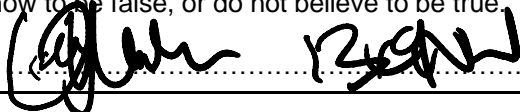
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 23

Statement of: Vicky Wilcock

Age if under 18: Over 18 (if over 18 insert 'over 18') Occupation: Police Officer

This statement (consisting of 2 page(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

Witness Signature:  Date: 12/07/2023

I am the above named officer attached to the licensing, partnership and prevention team on the North West BCU.

This statement is submitted to exhibit the video footage provided to me via email on 11<sup>th</sup> July 2023 showing examples of the disturbance that the residents surrounding 158 Station Road HA8 have been suffering as a result of events held at the venue. On all occasions the venue has been operating under a TEN or Late TEN to enable them to facilitate events up till 4am.

On requesting these events the following was promised by the applicant;

- The events to conclude at 04:00
- A team of 6 securities will be present for safety throughout of the events, Security company, K4 Security, (SIA Approved)
- The event will be in adherence with the condition of our premises license.
- The sale of alcohol to stop at 03:30
- No tickets sold guest will enter by invitation list

Mr Erlich stated the following in his email to me;

Hi Vicky

Please see attached some videos that were taken over the last few weeks just to give you an insight of what is happening,

These were taken between 4-5am in the early hours! We have suffered screaming shouting urinating and dogs barking. It is unacceptable and affecting our mental health through lack of sleep.

We live in Centurion House which is opposite and houses many vulnerable young people from The Langdon Charity. They are very scared and have reported this themselves.

There is going to be a terrible accident as the premises are situated next to Edgware Bus station and this causes chaos with speeding vehicles and also blocking the night buses.

We have also noticed substance abuse recently and discarded balloons.

I hope this is going to be stopped now.

I have exhibited a copy of this email TE/3

Due to technical difficulties I have only been able to convert two of the six clips he sent to me. I have exhibited them as TE/1 General Obstruction and Noise and TE/2 Bus Obstruction. I believe that both these clips clearly show a complete disregard of the neighbours and others working in the area. It is clear that there has been no consideration given to the dispersal of the crowds leaving these events

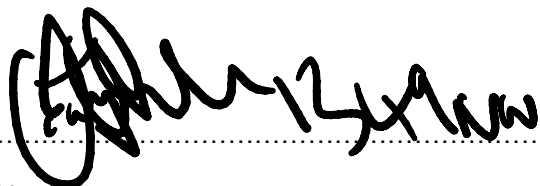
Witness Signature: .....

Signature Witnessed by Signature:.....

Continuation of Statement of:

I have spoken with K4 Security on 12<sup>th</sup> July 2023 to find out if they were aware of the issues at the venue. Murtaza who is the Control Supervisor stated that they have had no contract for work since around June last year. The name of the person who the applicant for the TEN states will be in charge of security on each night, Hamed, left the company around November of 2022.

It seems clear to me that both Shahram Moafaq and Abdul Sami Dinarkhail have provided false information in order to secure their temporary event notices.



Witness Signature: .....

Signature Witnessed by Signature: .....

E16 Static Cam 04



04:13:59.537 19/06/2023



E16 Static Cam 04



04:22:38.170 19/06/2023



E16 Static Cam 04



04:31:17.867 19/06/2023

01:00 01:30 02:00 02:30 03:00 03:30 04:00 04:30 (4 hr. 46 min.)

<b><u>Meeting</u></b> <b>Licensing Sub-Committee</b>
<b><u>Date and time</u></b> <b>Monday 17th July, 2023</b> <b>At 10.30 am</b>
<b><u>Venue</u></b> <b>Hendon Town Hall, The Burroughs, London NW4 4BQ</b>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
5	Temporary Event Notice - Serenity Suites, 158 Station Road, Edgware HA8 7AW	
5.2	Applicant's Submission	3 - 4

Governance Service [governanceservice@barnet.gov.uk](mailto:governanceservice@barnet.gov.uk)

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**From:** Shaham Moafaq <xxxxxxxxxxxxxxxxxxxx>

**Sent:** Friday, July 14, 2023 3:55 PM

**To:** Hammond, Elisabeth <Elisabeth.Hammond@Barnet.gov.uk>

**Subject:** Re: Temporary Event Notice hearing - Monday 17th July 2023 10:30am at Hendon Town Hall LATEN/23/69053

**\*\* Warning External Email \*\***

Dear Elisabeth Hammond,

I hope this email finds you well.

Unfortunately, due to unforeseen circumstances, we are unable to attend the hearing scheduled for the 17th of July.

I would like to emphasize our commitment to minimizing disruption to our neighbors. As part of our efforts, we have implemented a strict policy that prohibits any loading or unloading activities between the hours of 12 AM and 6 AM. Additionally, we will ensure that no cars are parked on the pavement or in the middle of the road. To effectively monitor and enforce these measures, we have decided to increase the number of security personnel to a total of nine.

We remain fully dedicated to addressing the situation promptly, and we kindly request your cooperation and assistance in this matter.

Thank you for your understanding.

Sincerely,

On Fri, 14 Jul 2023 at 11:58 Hammond, Elisabeth <[Elisabeth.Hammond@barnet.gov.uk](mailto:Elisabeth.Hammond@barnet.gov.uk)> wrote:

Thank you for confirming, I will see you on Monday.

**Regards,**

**Elisabeth Hammond**

**Licensing Officer**

Regulatory Services

Assurance Group

[London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW](#)

Tel: 020 8359 5639 | Web: [barnet.gov.uk](http://barnet.gov.uk)

**Advanced Notification of Leave**



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## Minutes:

### DECISION OF THE LICENSING SUB-COMMITTEE 17<sup>TH</sup> JULY 2023

#### Serenity Suites, 158 Station Road, Edgware, HA8 7AW (“the Premises”)

This is an application for a standard Temporary Event Notice (“TEN”) made under section 100 of the Licensing Act 2003 in relation to Serenity Suites, 158 Station Road, Edgware, HA8 7AW (“the Premises”).

The TEN seeks to permit the sale by retail of alcohol, the supply of alcohol by or behalf of a club, or to the order of a member club, the provision of regulated entertainment and the provision of late-night refreshments for one party and one birthday party. This event is due to take place from 01:00 hours on Saturday 29<sup>th</sup> July 2023 until 04:00 hours on Sunday 30<sup>th</sup> July 2023. The Premises is currently licensed.

The hearing was conducted in person, and all three members of the Sub-Committee were in attendance throughout the same, and during private deliberations.

As part of the consultation process the Licensing Authority received one objection from the Metropolitan Police (“the Police”) regarding concerns that allowing the Premises to be used in accordance with the TEN would undermine the licensing objective of the prevention of public nuisance. Copies of the representation are set out in **Annex 2, Agenda item 5a** and **Agenda item 5b** of the agenda pack.

The options available to the Sub-Committee are to either approve or reject the TEN. The Sub-Committee are at liberty to impose conditions on the TEN due to the Premises having an existing premises licence.

In attendance was PC Wilcox on behalf of the Police and the Applicant, Mr Moafaq was not in attendance nor was there any representative as he was unable to attend due to unforeseen circumstances. Mr Moafaq notified the Licensing Team via email on 14<sup>th</sup> July 2023.

The Licensing Officer presented their report. The Sub-Committee asked the Licensing Officer regarding previous TEN’s applications, as to how many were applied for and was informed it was approximately twelve as there had been several events at the Premises.

The Sub-Committee also asked the Licensing Officer to provide clarification in respect of the application as to whether it was one or two events. The Licensing officer advised; it was two events over a two-day period. Further enquiries were made as to how many people would be attending the events and the Licensing Officer advised that there was a total of 135 attendees for both events.

The Licensing Officer clarified that the Premises is currently licensed, and it is held by Paiwand Events Limited and was previously known as Zareen Banqueting Suites and it has been renamed and is known as Serenity Suites.

The Sub-committee considered the application, the email received from Applicant dated 14<sup>th</sup> July 2023. The Applicant's email proposed that there would be a strict policy that any loading or unloading activities between the hours of 12am to 6am, they would ensure that vehicles would not be parked on the middle of road or on the pavements. The Applicant also proposed to increase the security from 6 to 9 security officers. As the Applicant was not present, the Sub-Committee could not make further enquiries as to their additional proposals submitted to the Licensing Officer.

The Sub-Committee heard from the Police that numerous reports of noise nuisance had been received from local residents to the Council regarding the Premises. The Police provided video footage and CCTV stills from a local resident, showing:

- (1) Crowds that have not been dispersed after the event had concluded by security and remained in close proximity to the venue around 04-05am causing noise nuisance;
- (2) Vehicles parked illegally on the pavement and on the road in close proximity to the Premises;
- (3) Vehicles obstructing the highway, preventing buses from passing; and
- (4) Equipment being loaded on pavement, blocking the pavement, and causing noise nuisance.

The Police advised that local residents of Station Road have been impacted by the noise nuisance coming from the Premises in the last 6 months. The Police further advised that the Premises has been served an abatement notice 7<sup>th</sup> May 2023 by Environmental Health Team, for loud music and base emanating from the Premises.

The Police explained that there was an event last weekend and they received further video footage similar to the footage provided for the events taken place on June 2023, showing noise nuisance and the failure to disperse the crowd after the event had concluded. The Police was also concerned about the vehicles being parked in a manner which obstructed the highway and was preventing buses from safely turning.

The Police further advised that they had reviewed the further proposed conditions. The Police contacted the security company, K4 Security to obtain further information about the issues at the Premises and were informed that K4 Security were not contracted to provide services at the Premises since June 2022. In addition to this, the name provided on the application who is to be responsible for security at the Premises, was no longer employed by K4 Security as of November 2022. The Police were unable to obtain further information from K4 Security regarding the named person in charge of security.

The Police informed the Sub-Committee that they have changed their view that the TEN should be until 2am and now object to the Premises having a TEN. The Police were not satisfied that the Applicant could properly promote the licensing objectives.

The Sub-Committee viewed two pieces of video footage from the Police, one video (undated) showed approximately seven vehicles, illegally parked on in the middle of the road and on the pavement in close proximity to the venue. The video also showed patrons of the Premises congregating around the entrance of the Premises and on the side of the road. The noise coming from the patrons of the Premises could also be heard. The Sub-Committee also noted that there was no attempt made by the Premises security to disperse the crowd or direct vehicles to move on.

The second video (undated) shows approximately seven vehicles illegally parked in the middle of the road. The Sub-Committee noted that there were three vehicles which were preventing a bus from turning properly from the bus garage. It was also noted that there was no presence of security to direct vehicles away from the Premises. Patrons of the Premises were seen congregating around the locality of the Premises and noise emanating from these patrons could be heard.

The Sub-Committee also viewed the photograph stills provide by the Police dated 19<sup>th</sup> June 2023 timed 04:13 am and 04:22am. The showed a van parked outside the Premises together with what appears to be patrons from the Premises.

The Sub-Committee has carefully considered all the relevant information including:

- Written and Oral representations by all the parties;
- The Licensing Act 2003 and the steps appropriate to promote the Licensing Objectives;
- The guidance issued under section 182 of the Licensing Act 2003;
- Barnet Council's licensing policy; and
- The Human Rights Act 1998.

The Sub-Committee has decided, after taking into account all of the individual circumstances of this case and the promotion of the four licensing objectives to refuse the TEN application. The Sub-Committee is concerned that granting the TEN to the Applicant from 01:00 hours on Saturday 29<sup>th</sup> July 2023 until 04:00 hours on Sunday 30<sup>th</sup> July 2023 would undermine the licensing objective of the prevention of public nuisance and public safety.

## **Right of Appeal**

A relevant party aggrieved with the decision of the Licensing Panel may, in compliance with Schedule 5, Paragraph 16, of the Licensing Act 2003, appeal to the Magistrates' Court within 21 days of notification of this decision, save that an appeal cannot be brought more than 5 working days before the day on which the event period specified in the temporary event notice begins.

## Licensing Sub-Committee

# **Exhibit ZC029**

Exhibit No: ZC029

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

20/07/2023 Request to out of hours noise nuisance team.

**From:**

**Sent:** Thursday, July 20, 2023 3:38 PM

**To:** >

**Cc:**

**Subject:** OOH visit request

Hi Emal / Simon

I would like to request OOH to do a drive past and check at 158 Station Road Edgware HA8 7AW.

They recently applied for a TEN to cover between 01:00 – 04:00 on both 29<sup>th</sup> and 30<sup>th</sup> July 2023. The TEN received an objection from the Police which lead to the TEN being determined at a Licensing Sub-Committee hearing last Monday.

The Committee were minded to REFUSE the TEN and therefore I have informed the applicant that their extension request on those two mornings cannot go ahead. However, I would like to ask that OOH could do a drive past at approximately 02:00 on both the 29<sup>th</sup> and 30<sup>th</sup> if possible, just to see whether it looks as though the events are still taking place unauthorised.

Please let me know if you need any further information from me.

**Regards,**

**Licensing Officer**

Regulatory Services

Assurance Group

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 020 8359 5639 | Web: [barnet.gov.uk](http://barnet.gov.uk)

**Advanced Notification of Leave**

# **Exhibit ZC030**



Exhibit No: ZC030

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

21/07/2023 Email from Police

**From:**

**Sent:** Friday, July 21, 2023 11:11 AM

**To:**

**Subject:** RE: Temporary Event Notice hearing - Monday 17th July 2023 10:30am at Hendon Town Hall  
LATEN/23/69053 - APPLICATION REFUSED

**\*\* Warning External Email \*\***

Morning,

I have just spoken to Khal. He is one of the business owners.

MANAGER

There are aware of the refusal of the TEN and we have had a discussion about how to move forwards with this.

I will send him over the changes that we need to see imposed on the licence over the next week. They will need to demonstrate that they can operate compliantly for a period of time before we can entertain the idea of any further TEN extensions.

Regar

PC

---

Licensing North West Area | Barnet SPOC  
Based at Harrow Police Station :  
and High Barnet Police Station  
**Work Mobile**

Licensing North West Area | Barnet SPOC  
Based at Harrow Police Station  
**REDUCE PAPER WASTE**  
Please send applications via email to:

# **Exhibit ZC031**

Exhibit No: ZC031

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

24/07/2023 Witness Statement from PC Vicky Wilcock

## WITNESS STATEMENT

**Criminal Procedure Rules, r 27. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B**

URN 

			23
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Statement of: Vicky Wilcock

Age if under 18: Over 18 *(if over 18 insert 'over 18')* Occupation: Police Officer

This statement (consisting of 2 page(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

Witness Signature:  ..... Date: 12/07/2023

I am the above named officer attached to the licensing, partnership and prevention team on the North West BCU.

This statement is submitted to exhibit the video footage provided to me via email on 11<sup>th</sup> July 2023 showing examples of the disturbance that the residents surrounding 158 Station Road HA8 have been suffering as a result of events held at the venue. On all occasions the venue has been operating under a TEN or Late TEN to enable them to facilitate events up till 4am.

On requesting these events the following was promised by the applicant;

- The events to conclude at 04:00
- A team of 6 securities will be present for safety throughout of the events, Security company, K4 Security, (SIA Approved)
- The event will be in adherence with the condition of our premises license.
- The sale of alcohol to stop at 03:30
- No tickets sold guest will enter by invitation list

Mr XXXXX stated the following in his email to me;

Hi Vicky

Please see attached some videos that were taken over the last few weeks just to give you an insight of what is happening, These were taken between 4-5am in the early hours! We have suffered screaming shouting urinating and dogs barking. It is unacceptable and affecting our mental health through lack of sleep.

We live in Centurion House which is opposite and houses many vulnerable young people from The Langdon Charity. They are very scared and have reported this themselves.

There is going to be a terrible accident as the premises are situated next to Edgware Bus station and this causes chaos with speeding vehicles and also blocking the night buses.

We have also noticed substance abuse recently and discarded balloons.

I hope this is going to be stopped now.

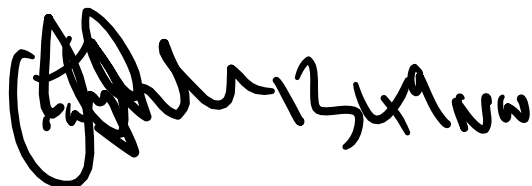
I have exhibited a copy of this email TE/3

Due to technical difficulties I have only been able to convert two of the six clips he sent to me. I have exhibited them as TE/1

General Obstruction and Noise and TE/2 Bus Obstruction. I believe that both these clips clearly show a complete disregard of the neighbours and others working in the area. It is clear that there has been no consideration given to the dispersal of the crowds leaving these events

I have spoken with K4 Security on 12<sup>th</sup> July 2023 to find out if they were aware of the issues at the venue. Murtaza who is the Control Supervisor stated that they have had no contract for work since around June last year. The name of the person who the applicant for the TEN states will be in charge of security on each night, Hamed, left the company around November of 2022.

It seems clear to me that both Shahram Moafaq and Abdul Sami Dinarkhail have provided false information in order to secure their temporary event notices.

A handwritten signature in black ink, appearing to read 'Shahram Moafaq'.

# **Exhibit ZC032**

Exhibit No: ZC032  
Exhibit by: Zekiel Cudjoe  
Exhibit Date :21.12.2023  
24/07/2023 Request for CCTV footage.

**Sent:** Monday, July 24, 2023 12:16 PM

**Subject:** RE: CCTV footage for 158 Station Road Edgware HA8 7AW

Thanks Altaf

Between 01:00 – 05:00 on Sunday 23<sup>rd</sup> July 2023 please

**Regards,**

Regulatory Services  
Assurance Group  
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW  
Tel: 020 8359 5639 | Web: [barnet.gov.uk](http://barnet.gov.uk)

**Advanced Notification of Leave**



**Sent:** Monday, July 24, 2023 12:03 PM,

**Subject:** RE: CCTV footage for 158 Station Road Edgware HA8 7AW

Hi xxxxxxxxxxxx

Please can you provide the timings you require and I will arrange for the control room to produce a download.

Thanks,  
Xxxxxx

**Regards,**

London Borough of Barnet,  
2 Bristol Avenue, Colindale, NW9 4EW  
Mobile: 07547 662740

**From:** XXXXXXXXXXXXXXXXXXXXXXXX>  
**Sent:** Monday, July 24, 2023 12:00 PM  
**To:** <XXXXXXXXXXXXXXXXXXXXX>  
**Cc:** (Group Manager) <XXXXXXXXXXXXXXXXXXXXX>; <XXXXXXXXXXXXXXXXXXXXX >  
**Subject:** CCTV footage for 158 Station Road Edgware HA8 7AW

Hi Altaf

I hope you are keeping well?

I have received a report that another event took place at 158 Station Road Edgware over the weekend until around 5am on Sunday morning. The event was not authorised by way of a Temporary Event Notice.

Would it be possible to please view the CCTV footage from the same camera as before, just so we can check what went on.

Please send me the form again to fill out if necessary.

**Regards,**

Regulatory Services

Assurance Group

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 020 8359 5639 | Web: [barnet.gov.uk](http://barnet.gov.uk)

# Exhibit ZC033



Exhibit No: ZC033

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

24/07/2023 Police Waring Letter.

**F.A.O: Licence holder  
Paiwand Events CIC  
Zareen Suite  
Address: 158 Station Road  
Edgware, London  
HA8 7AW**

**Barnet Borough**

Licensing Office  
South Harrow Police Station  
Room 3.04, Charter Gate  
74 Northolt Road, Harrow  
HA2 0DN  
Telephone: **07387120370**  
Email:  
[NWMailbox.LicensingBarnet@met.police.uk](mailto:NWMailbox.LicensingBarnet@met.police.uk)  
Our ref: 29<sup>th</sup>/30<sup>th</sup> July 2023  
Date: 31<sup>st</sup> July 2023

Dear Licence Holder,

We are writing with regard to a continuous noise disturbance problem that is being generated by your venue.

You will recall that the application for an extension to your licence was refused at hearing on 17<sup>th</sup> July 2023. The reasons for this were due to the following issues detected at previous events;

- Patrons gathering outside the entrance of the venue causing a noise disturbance
- Vehicles parking illegally on the road and pavement directly outside
- Equipment being loaded it to vehicles outside causing a noise disturbance
- Vehicles obstructing the bus depot exit

You were sent the decision of this hearing by email as you did not attend in person. To ensure that you were aware of this I called Khaled on 21<sup>st</sup> July at 10:42am. When we spoke you stated that you were sorry that such a problem had been caused and that you understood that you must not operate outside of your premises licence hours which cease at 01:30am on weekends. We also discussed that you must still address the concerns raised as these must be mitigated in order to promote the licensing objectives;

- Prevention of crime and disorder
- Prevention of a public nuisance
- Protection of children from harm
- Public safety

It has been brought to my attention that Zareen has continued to operate with the problems above persisting and it is also alleged that noise disturbance has continued up till around 4am in spite of the rejection of your licence extension.

Our records show the following;

**5<sup>th</sup> May at 02:00** – Police called by resident due to excessive noise by people leaving venue

**30<sup>th</sup> July at 01:55** – police were called due to a car running outside the caller's house and people shouting and screaming. They had come from your venue.

**29<sup>th</sup> July at 00:50** – police called regarding cars parked everywhere around Zareen Banqueting Hall. They are causing an obstruction and dangerously parked. They are parked in the bus stop and it is causing a nuisance

**29<sup>th</sup> July at 02:53** – police were called to a disturbance outside your venue where females were arguing. It was identified that they had just left your venue.

This is disappointing considering that you submitted comments to be considered for the hearing specifically stating your "*commitment to minimizing disruption to our neighbors*"

I would like you to provide me with a copy of your SIA register as per your condition: ***A register/log containing the names, badge number, dates & times of duty of security staff and any incidents that occur shall be kept and made available to the Police and Licensing Authority*** covering 1<sup>st</sup> May till 31<sup>st</sup> July 2023

I would also like to be provided with a copy of your SIA risk assessments for the events that have taken place between 1<sup>st</sup> May 2023 and 30<sup>th</sup> July 2023 as per your condition ***A minimum of 2 door supervisors (SIA approved), of a suitable gender mix, shall be employed on any day when the premises are open for the sale of alcohol past 2100hrs. The actual number of door supervisors shall be risk assessed by the venue.*** Considering 203 your commitment to uplift the number of door supervisors to 9 in your email to the council on 14<sup>th</sup> July 2023.

Please send a copy of each of these documents within 48 hours to my email below.

# **Exhibit ZC034**

Exhibit No: ZC034

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

31/07/2023 Response received from Noise Nuisance

**Sent:** Monday, July 31, 2023 10:49 AM

**Subject:** FW: Zareen Banqueting Hall closed 1.50am.

FYi

Venue was closed Sunday morning 30/7/23  
Don't know if anyone has emailed you

Don't know about Saturday morning at this point

**Environmental Health  
Development and Regulatory Services**

London Borough of Barnet, 2 Bristol Avenue, Colindale, London NW9 4EW

Tel: 020 8359 2262

Barnet online: [www.barnet.gov.uk](http://www.barnet.gov.uk)

P please consider the environment - do you really need to print this email?

Regulatory Services

Assurance Group

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 0208 359 7443 | Web: [barnet.gov.uk](http://barnet.gov.uk)

**Sent:** Sunday, July 30, 2023 1:58 AM

**Subject:**

\*\* Warning External Email \*\*

Zareen Banqueting Hall closed 1.50am.



# **Exhibit ZC035**

Exhibit No: ZC035  
Exhibit by: Zekiel Cudjoe  
Exhibit Date :21.12.2023  
02/08/2023 request for CCTV footage

Hi Altaf

Please can I make another request for CCTV footage for 158 Station Road Edgware HA8 please. They were refused a Temporary Event Notice for last weekend (29<sup>th</sup> and 30<sup>th</sup> July) and we have reason to believe that the events took place regardless of the refusal.

Would it be possible to please view the CCTV footage from the same camera as before, just so we can check what went on?

The time period we'd like to check is 29<sup>th</sup> July 01:00 – 04:00 and 30<sup>th</sup> July 01:00 – 04:00.

Please send me the form again to fill out if necessary.

**Many thanks,**

**Licensing Officer**

Regulatory Services  
Assurance Group

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW  
Tel: 020 8359 5639 | Web: [barnet.gov.uk](http://barnet.gov.uk)

**Advanced Notification of Leave**

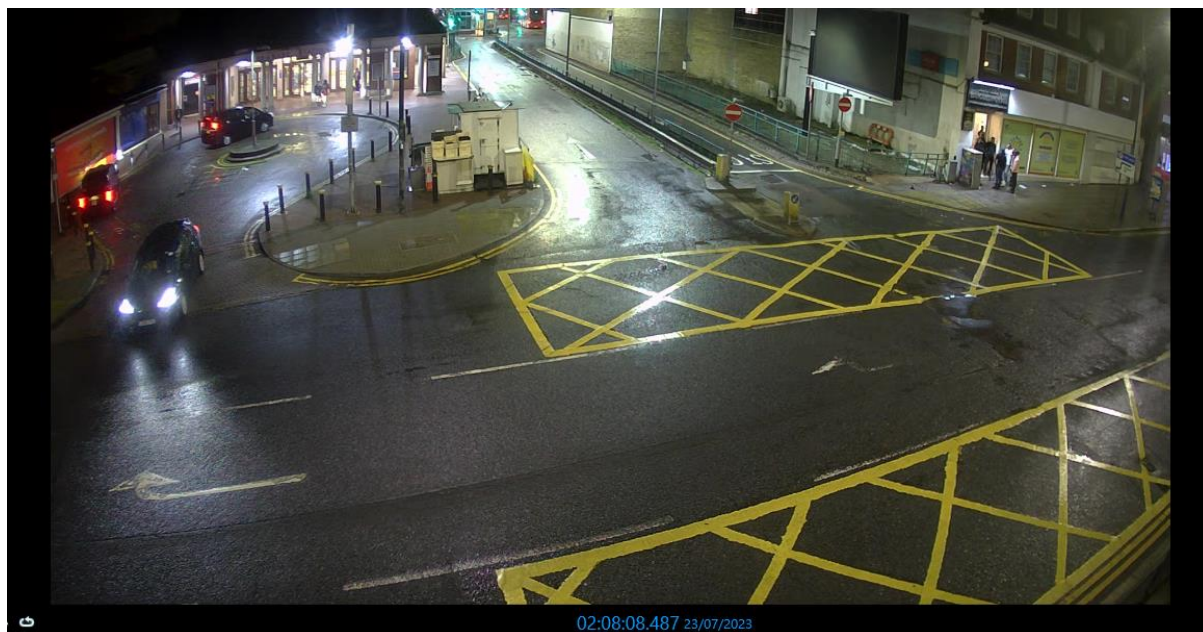
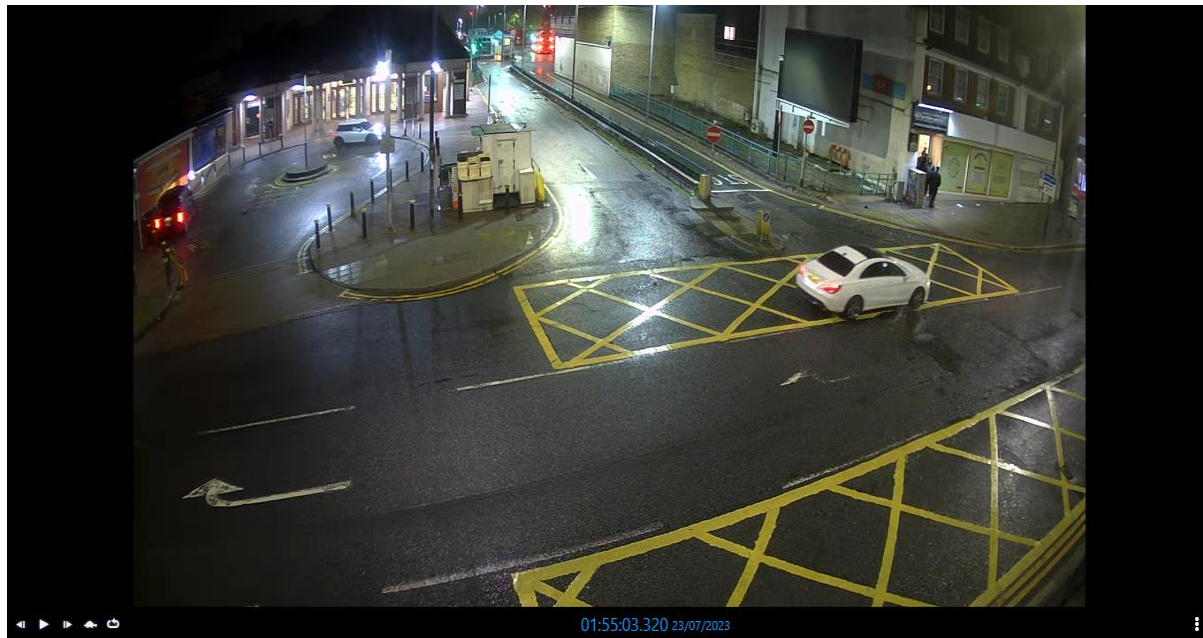
# Exhibit ZC036

Exhibit No: ZC036

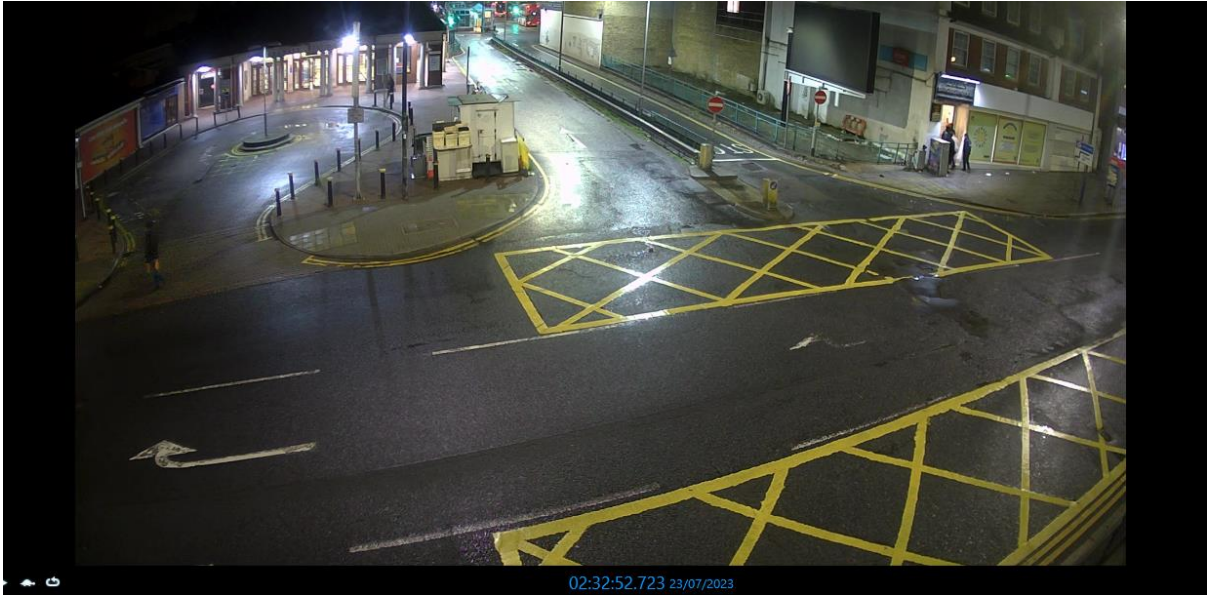
Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

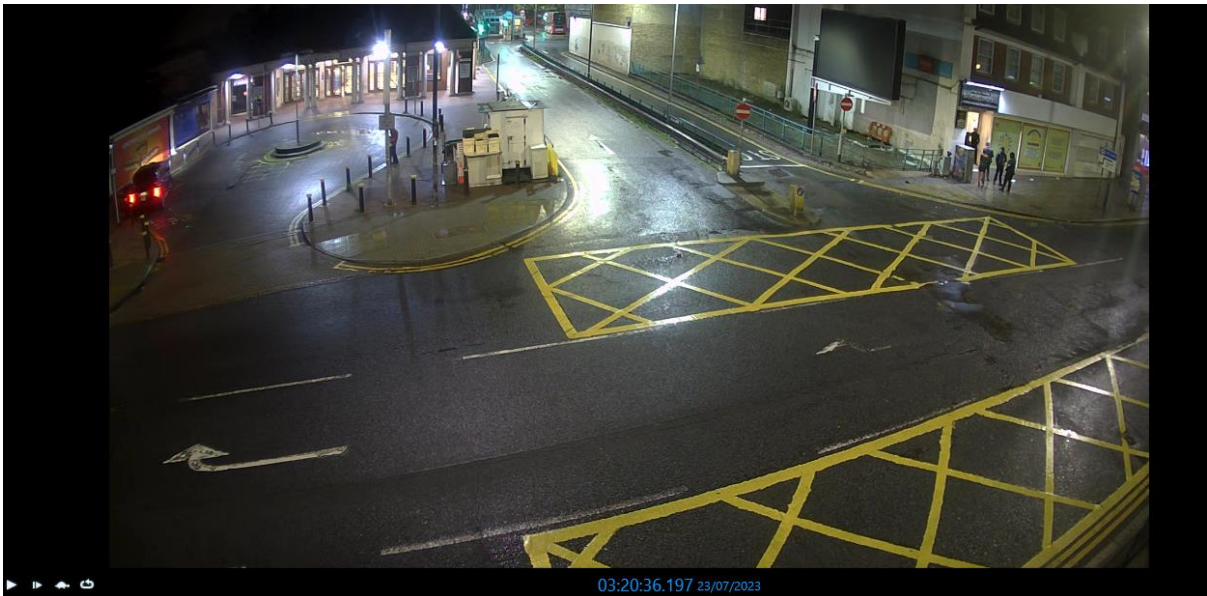
04/08/2023 CCTV footage from the 22<sup>nd</sup> -23<sup>rd</sup> of July 2023,



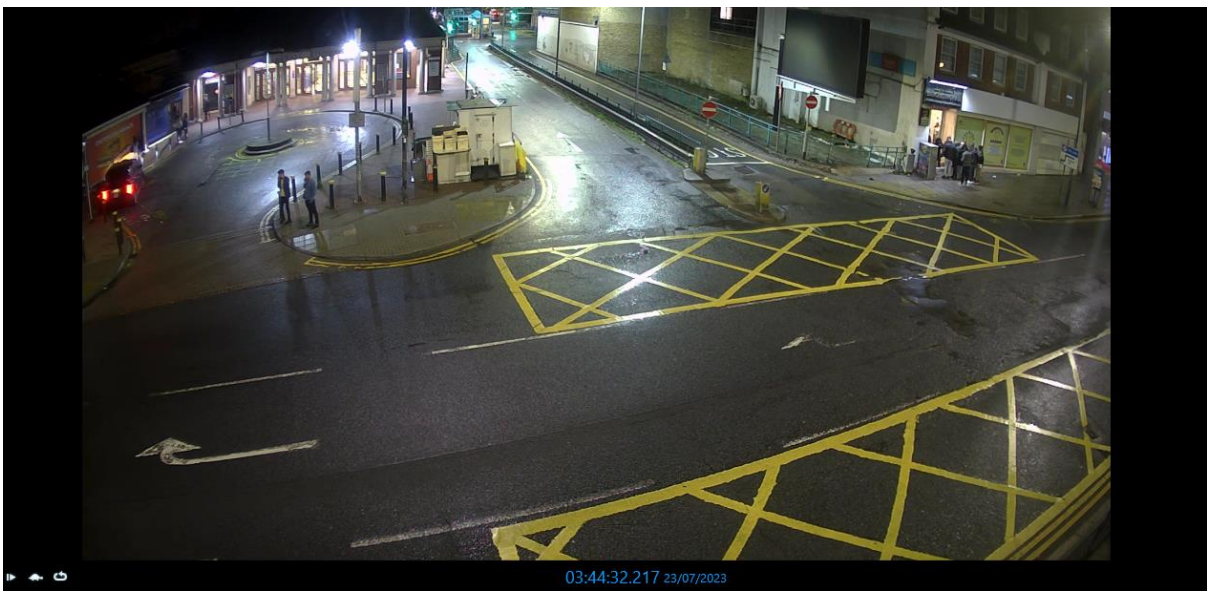




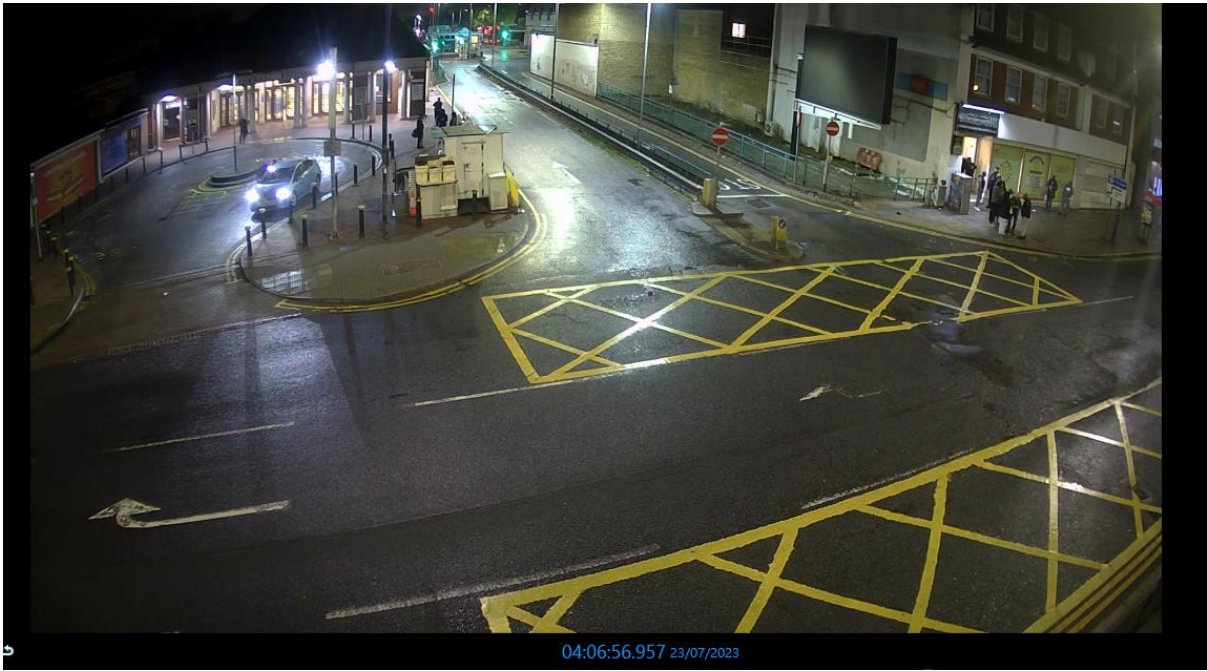
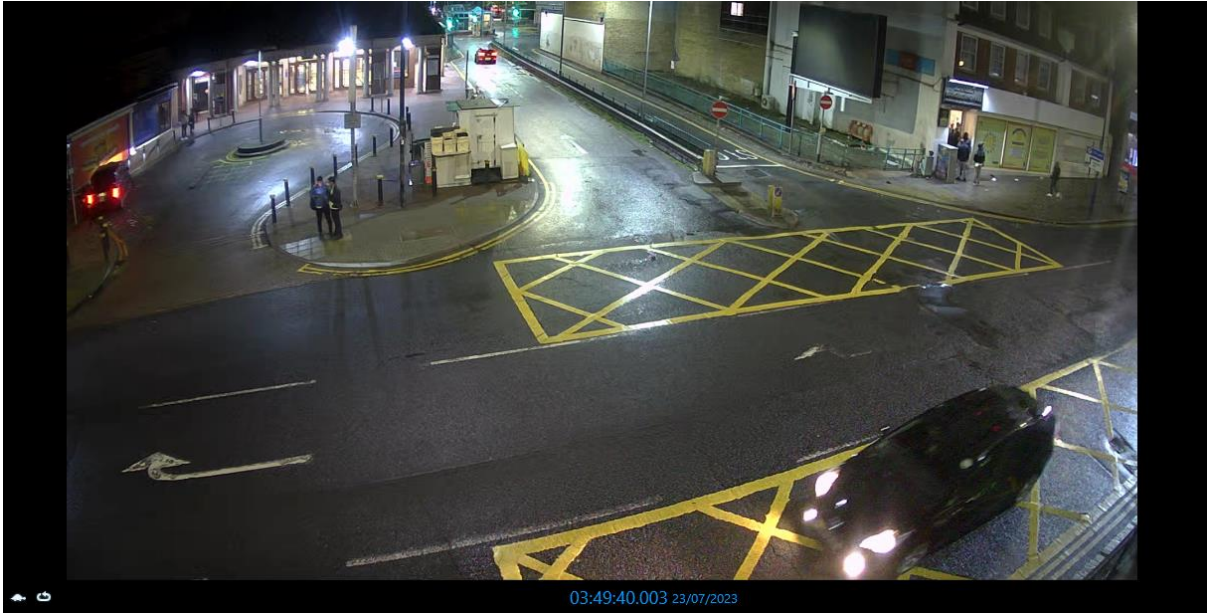
02:32:52.723 23/07/2023

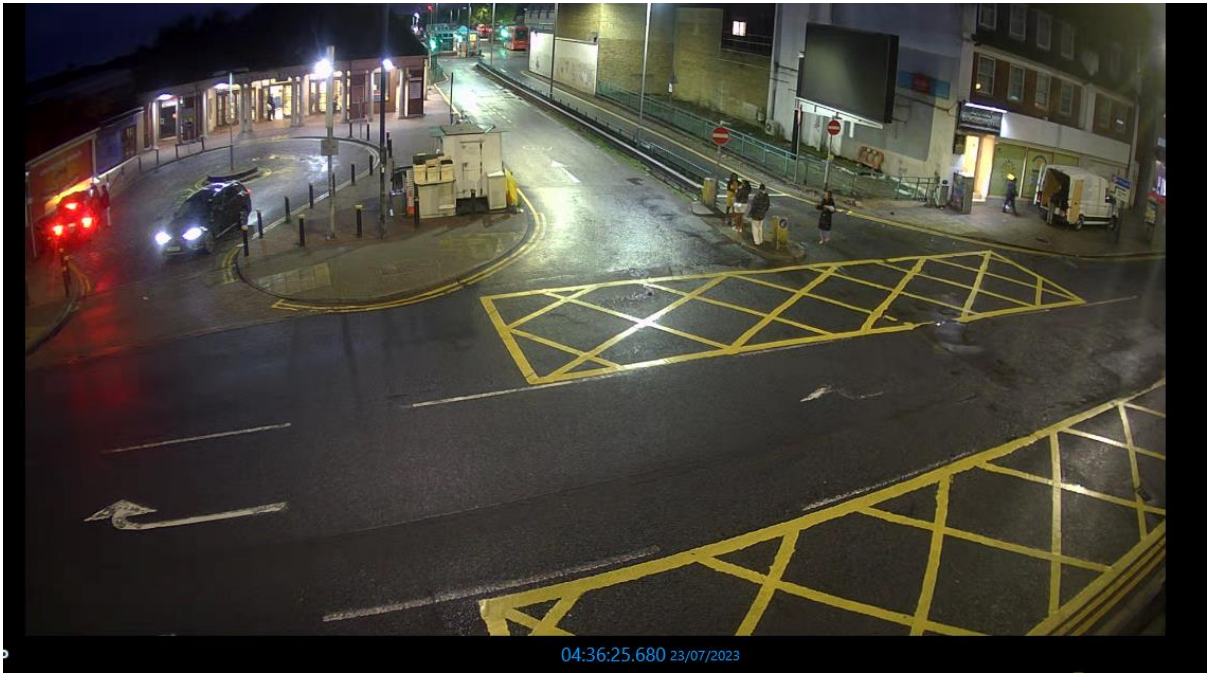
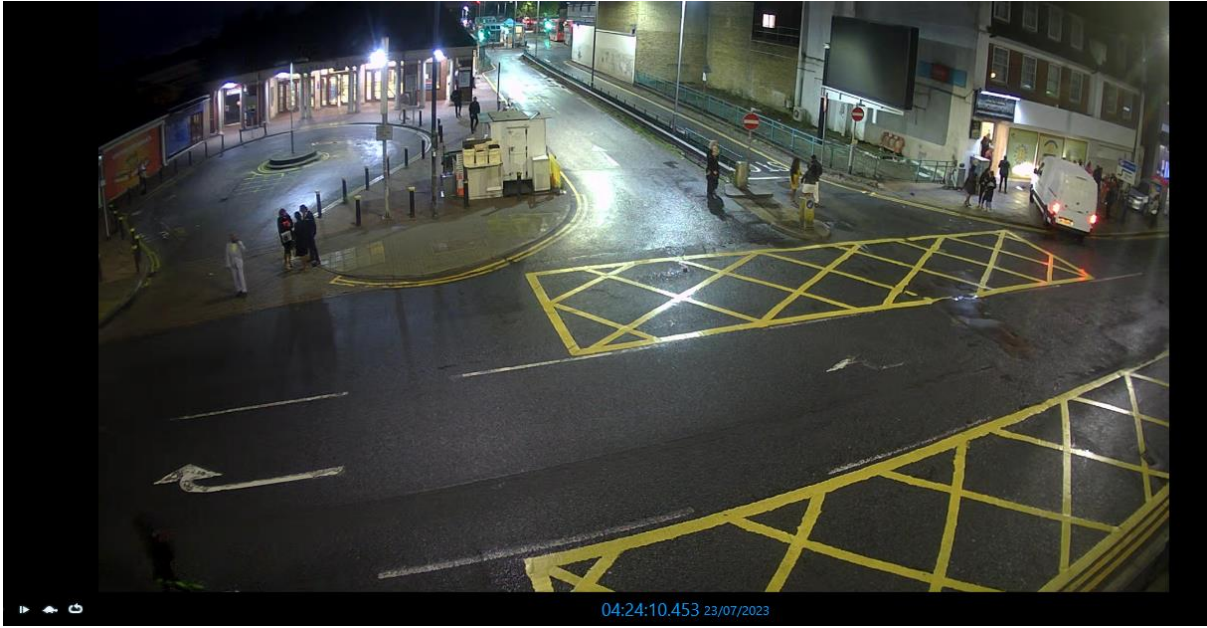


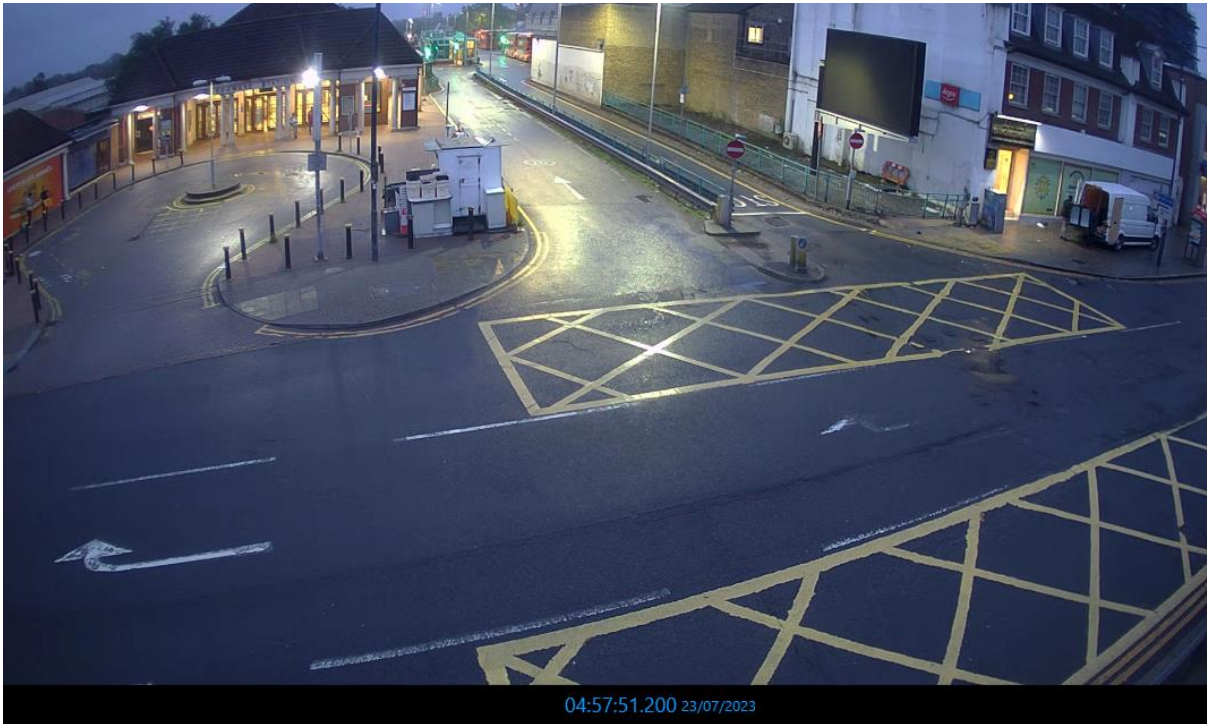
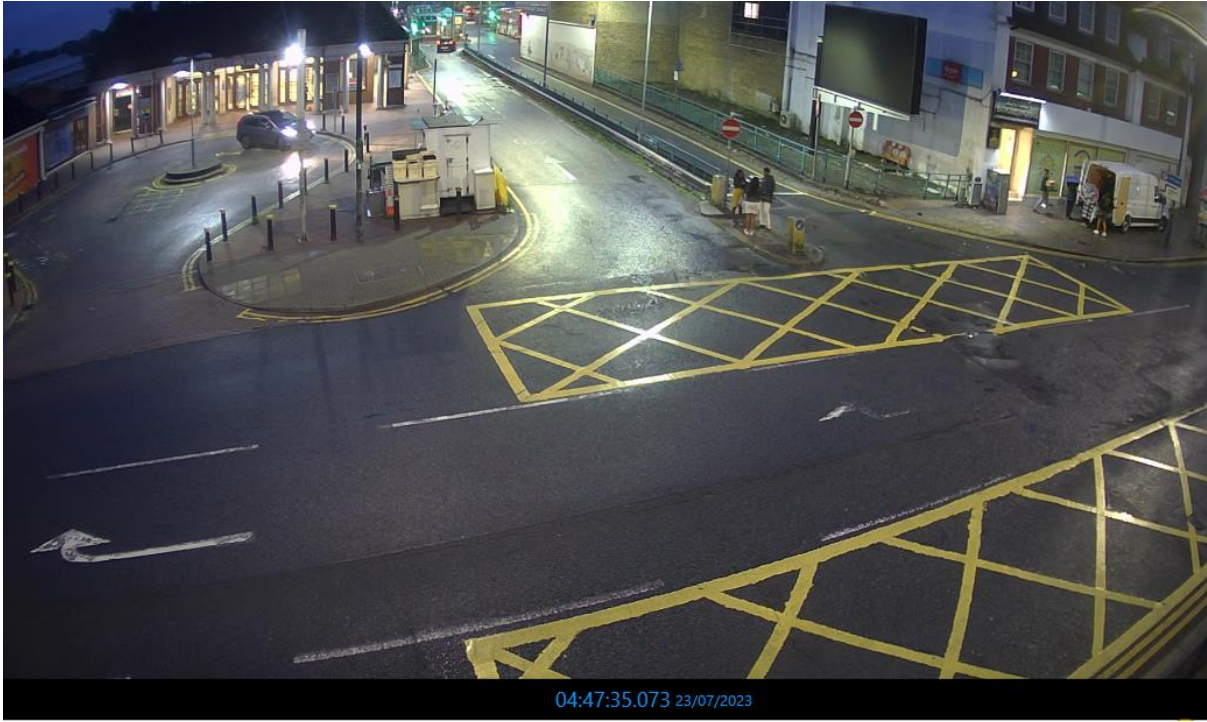
03:20:36.197 23/07/2023



03:44:32.217 23/07/2023







# **Exhibit ZC037**

Exhibit No: ZC037

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

04/08/2023 E-mail received from CCTV Footage received

**From:**  
**Sent:** 09 August 2023 16:20  
**To:**  
**Subject:** Station Road Edgware

Dear

Following on from the message you left for me yesterday, I would like to advise you that we are conducting an ongoing investigation into the issues you have informed us of in regards to 158 Station Road Edgware.

I appreciate it may be frustrating that the matters are not being resolved as swiftly as you might expect, but we are working with colleagues in the Police and the CCTV department to conduct further investigations in relation to the premises.

In terms of the deliveries for 128 Station Road, you would need to speak to the Noise Nuisance team. The manager of that team is Ralph Haynes, whom I understand you have been in communication with previously, or please email the department directly at [nuisance@barnet.gov.uk](mailto:nuisance@barnet.gov.uk) .

Should you feel that the Council have not dealt with the issues sufficiently, you can submit a complaint through the following link - <https://www.barnet.gov.uk/your-council/contact-council/compliments-and-complaints> .

**Regards,**

**Licensing Officer**

Regulatory Services Assurance Group  
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW Tel: | Web:  
[barnet.gov.uk](http://barnet.gov.uk)

**Advanced Notification of Leave 18<sup>th</sup> – 21<sup>st</sup> August 2023**

# **Exhibit ZC038**

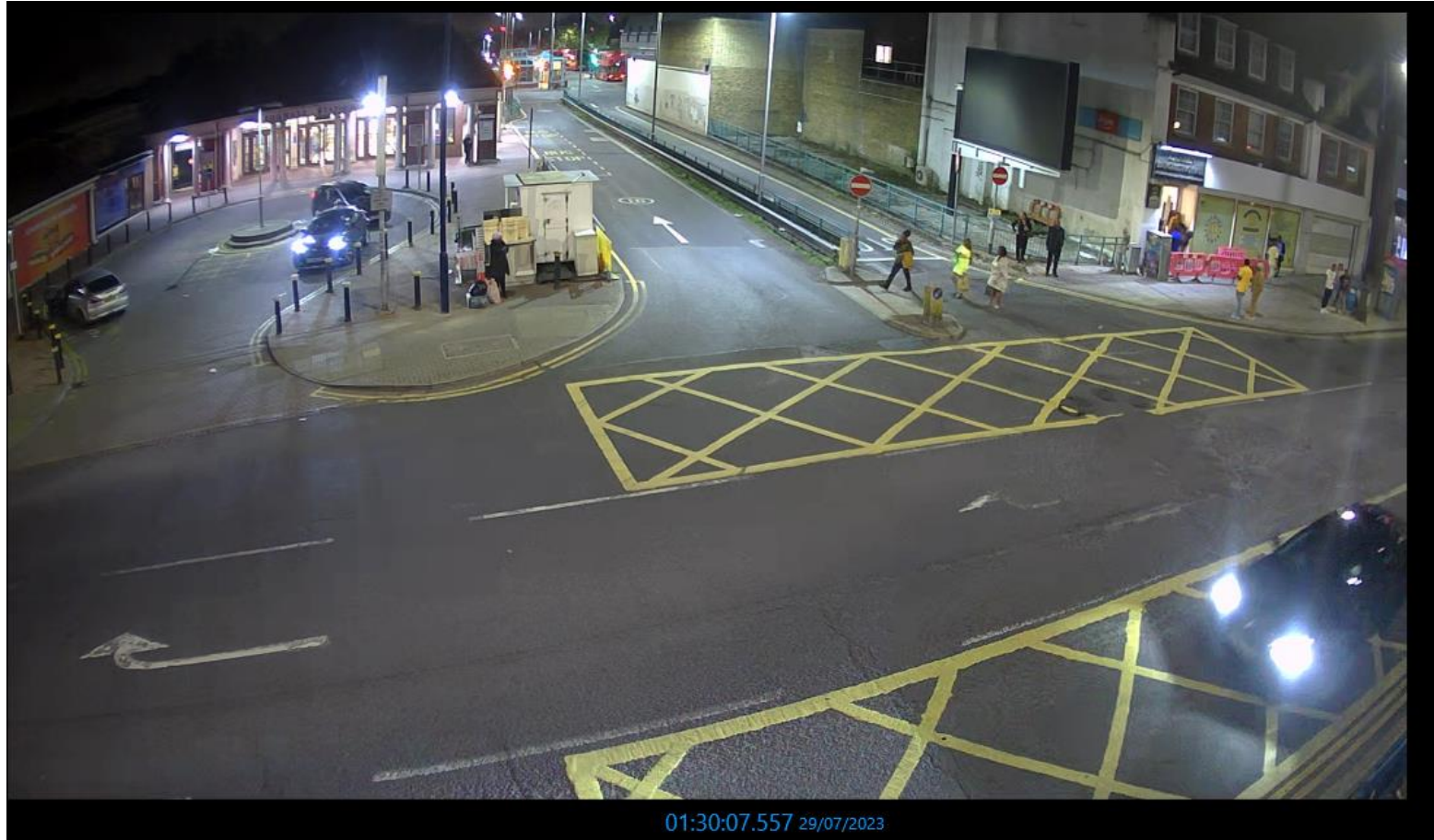
Exhibit No: ZC038

Exhibit by: Zekiel Cudjoe

Exhibit Date :21.12.2023

30/08/2023 CCTV footage of the premises on July 29 2023

A response was received from the noise nuisance officer on July 31, 2023.



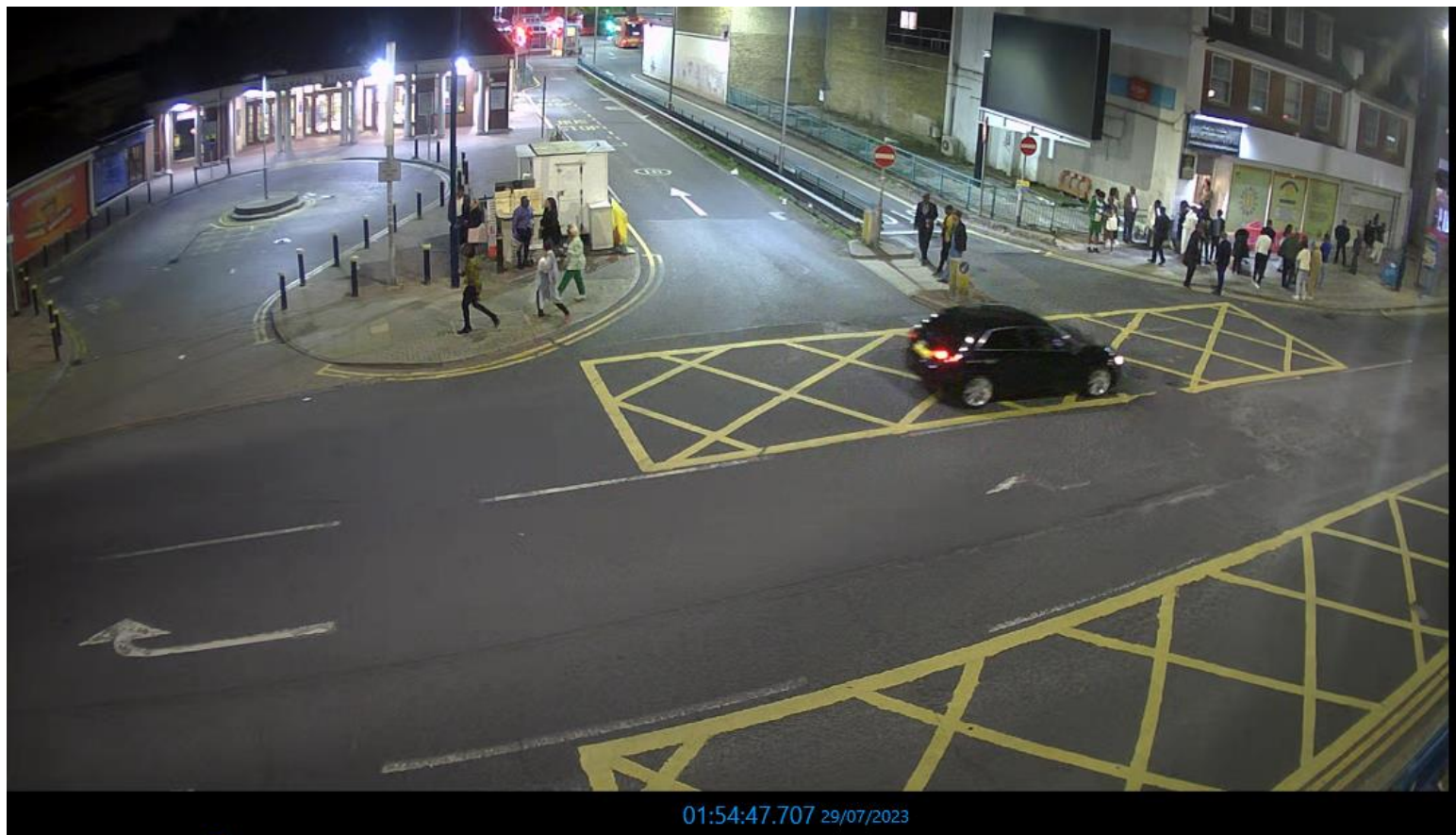
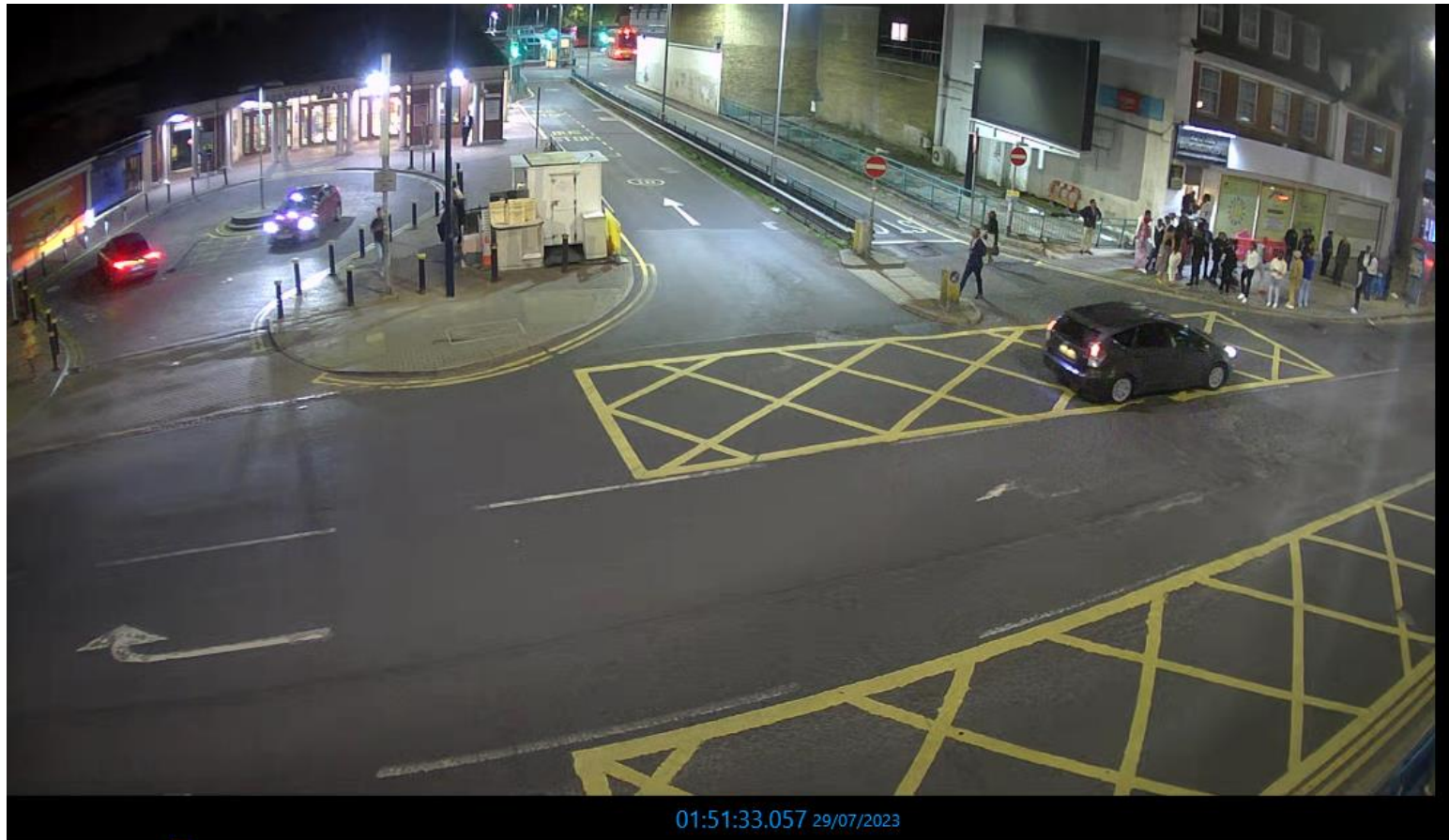




01:35:52.227 29/07/2023

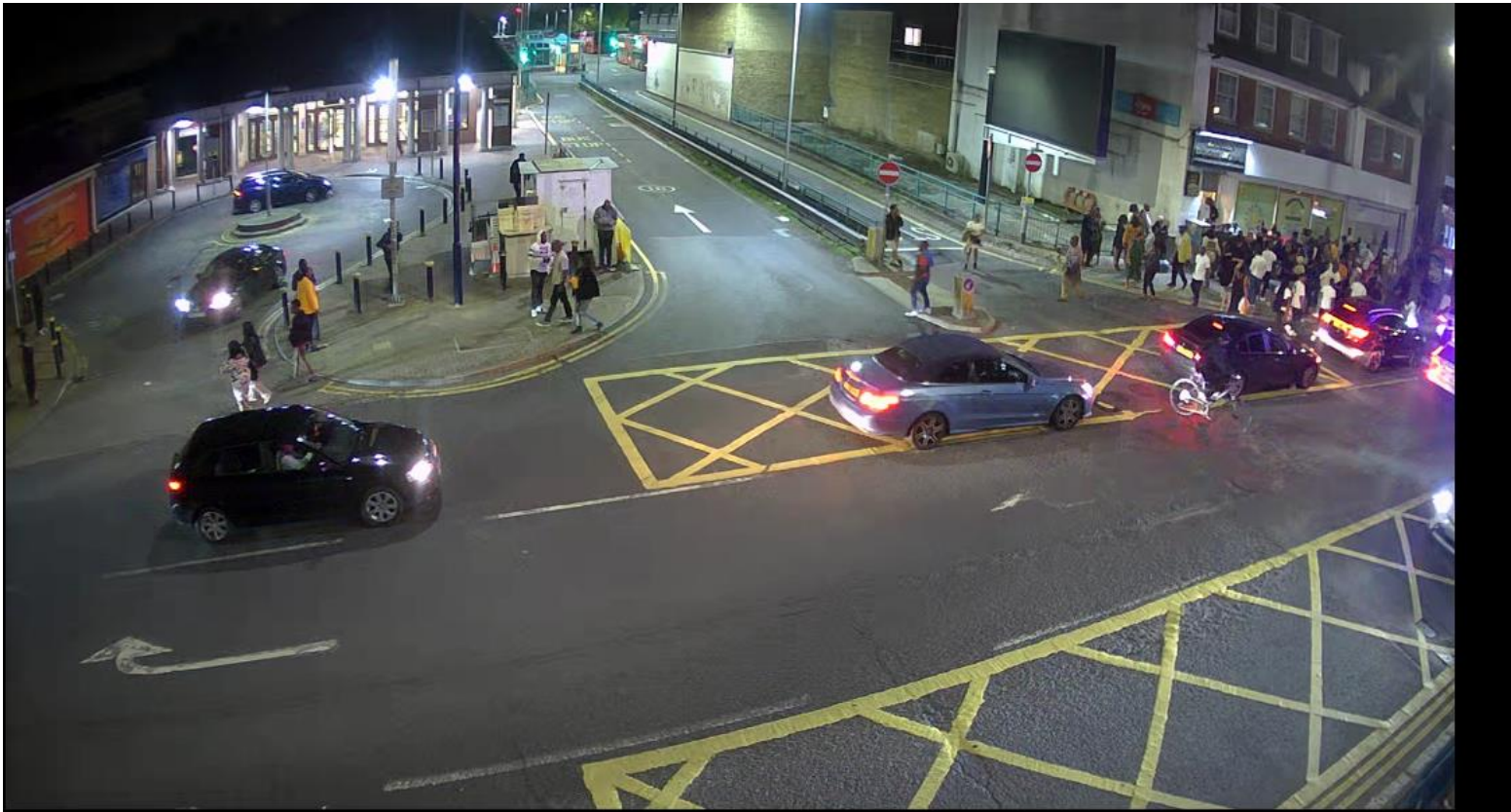


01:44:00.833 29/07/2023

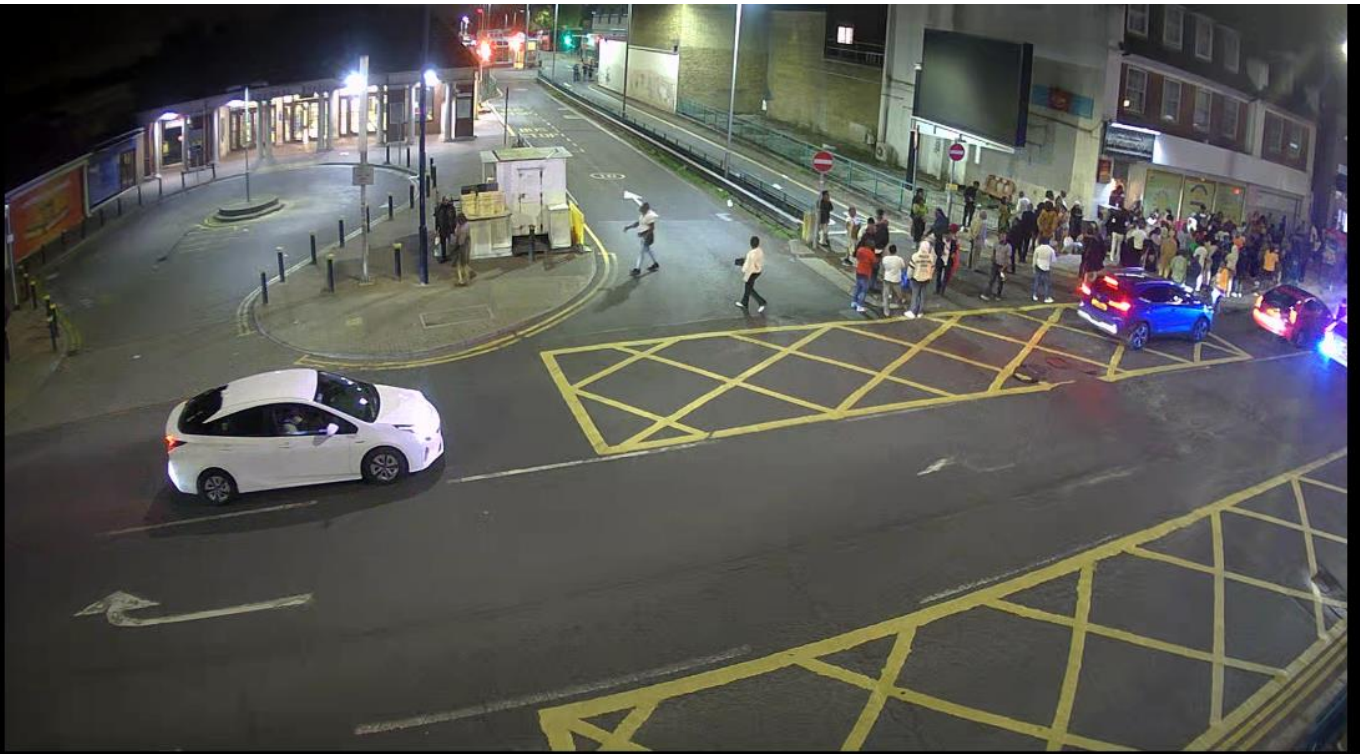




02:06:45.123 29/07/2023



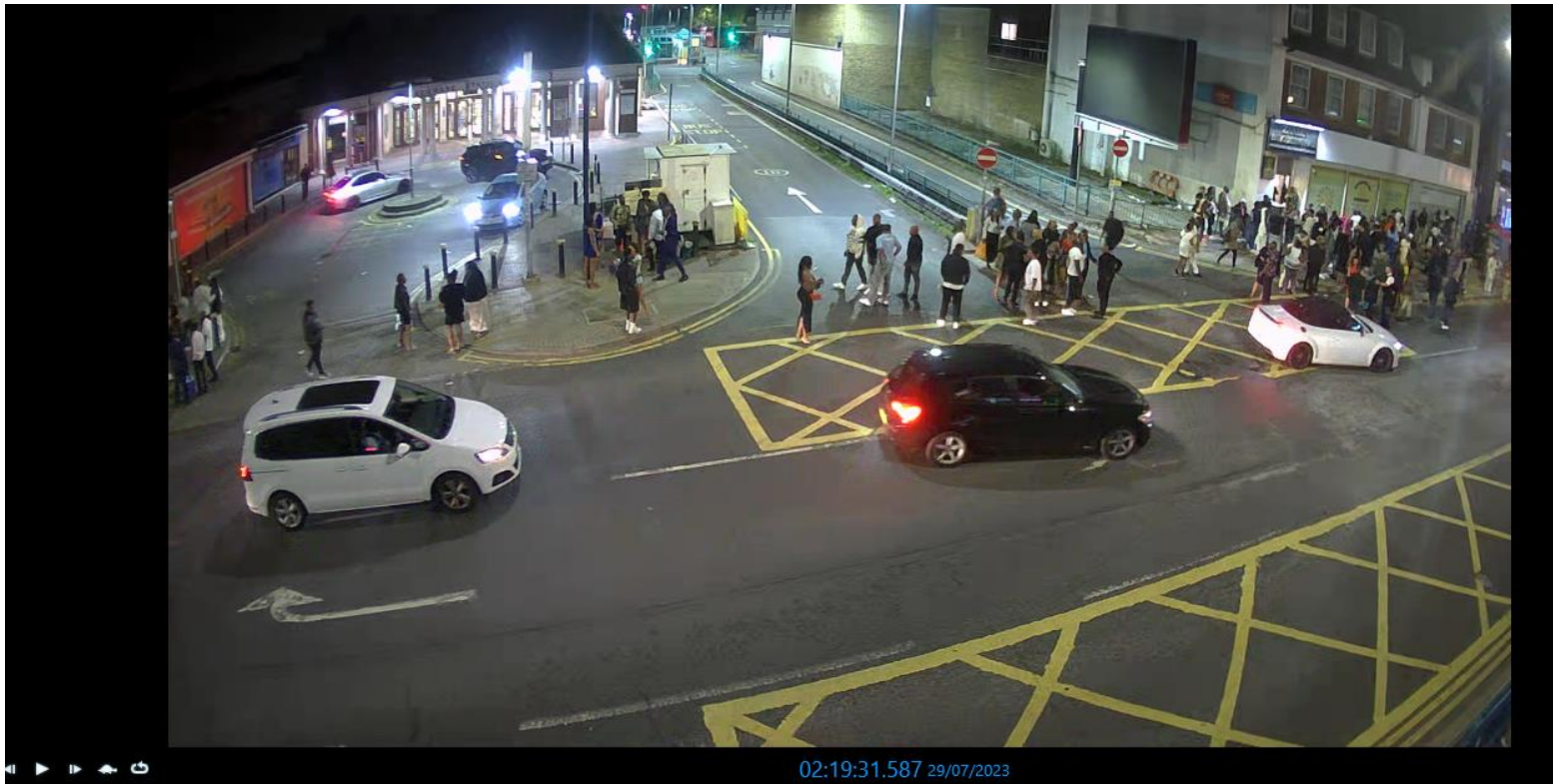
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02:10:46.003 29/07/2023

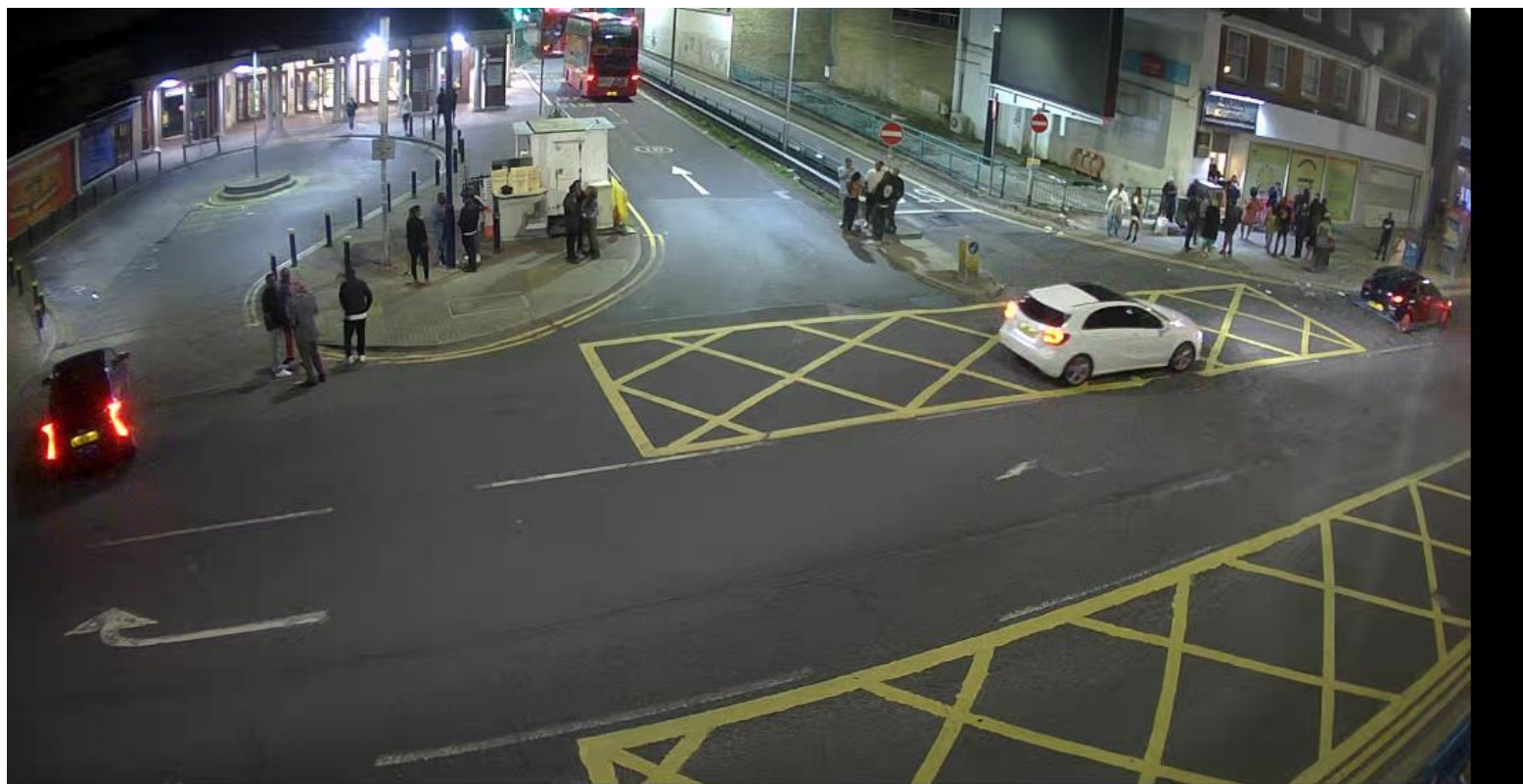


02:14:40.997 29/07/2023





02:36:58.450 29/07/2023



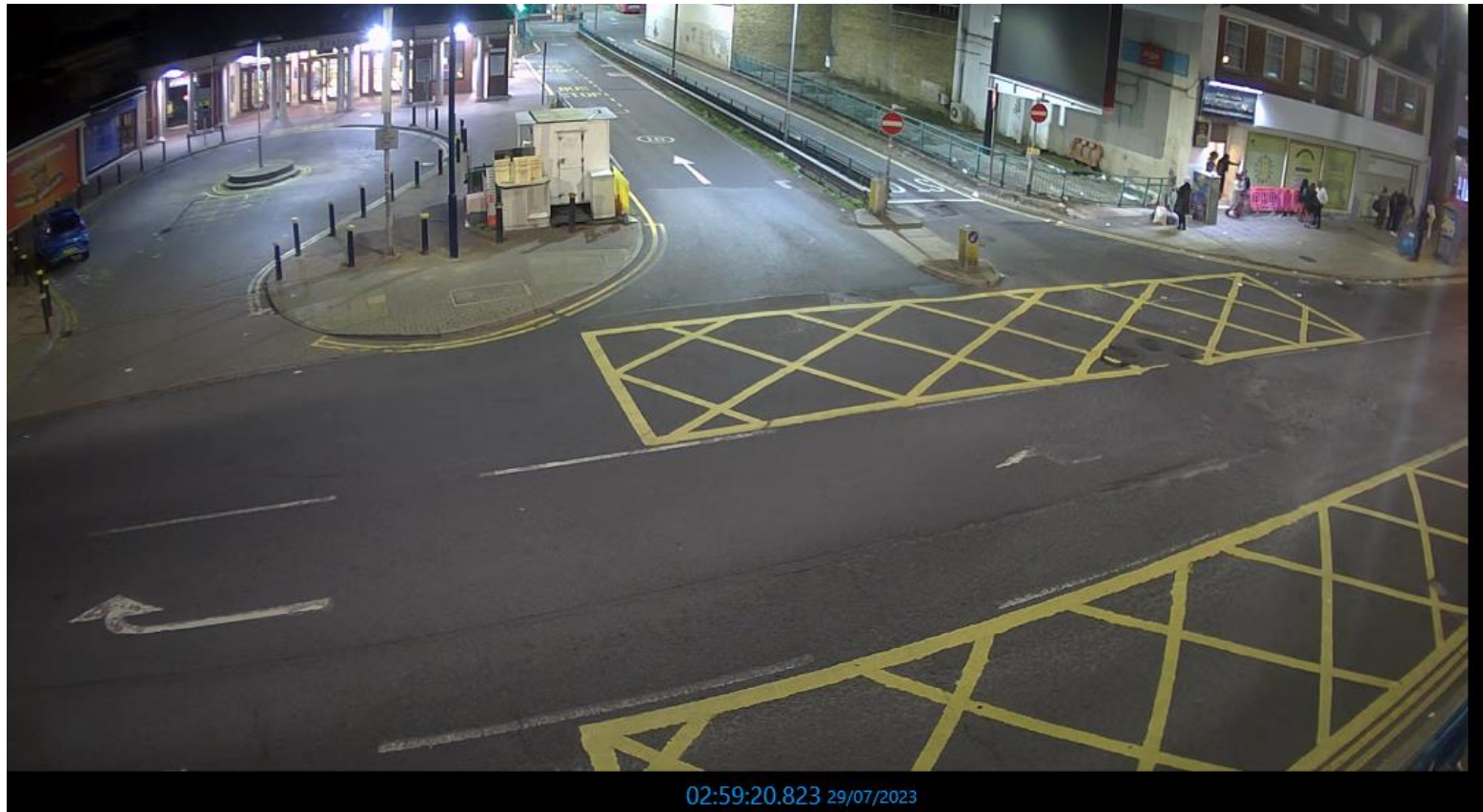
02:43:59.160 29/07/2023



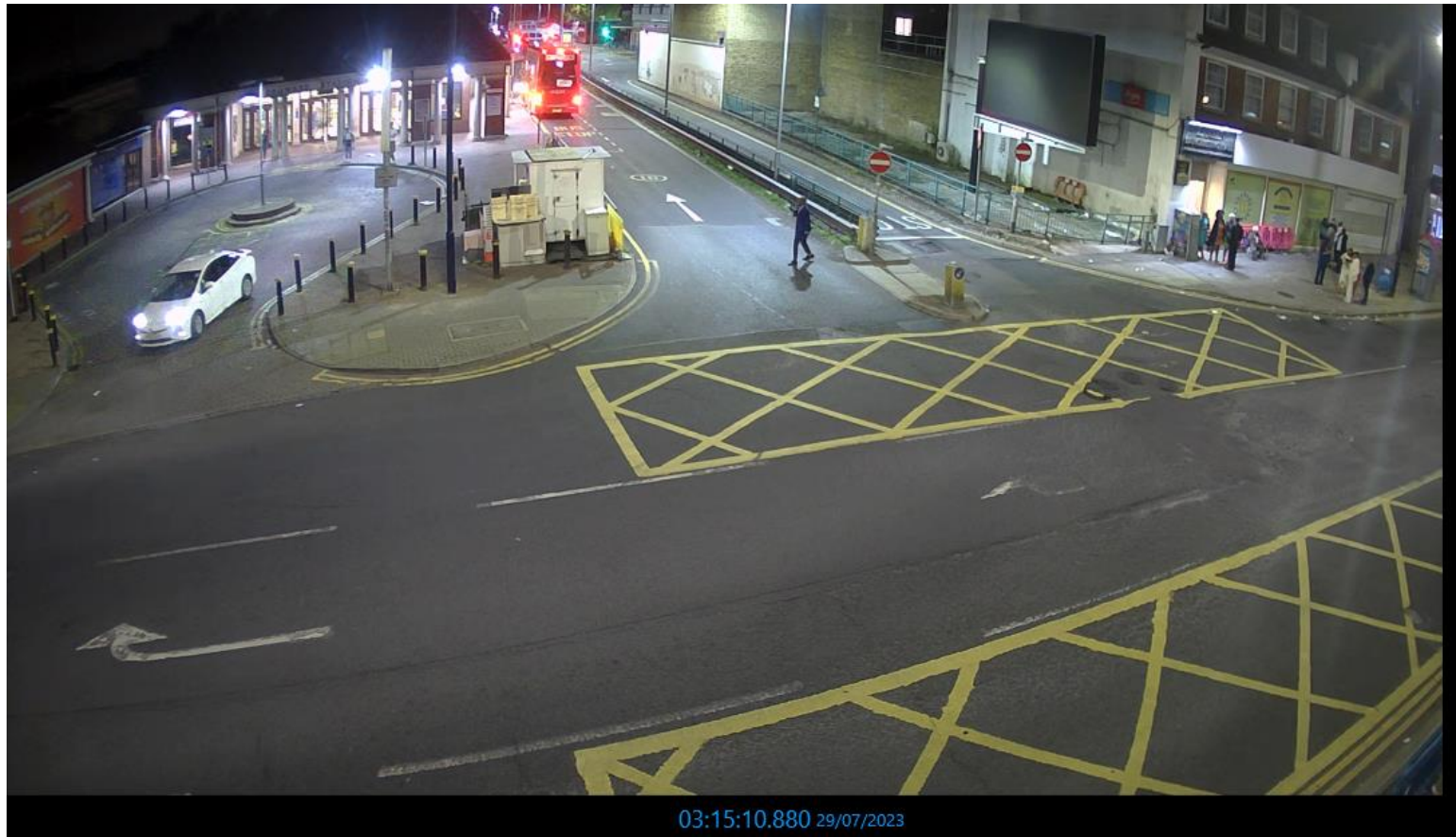
02:50:45.933 29/07/2023



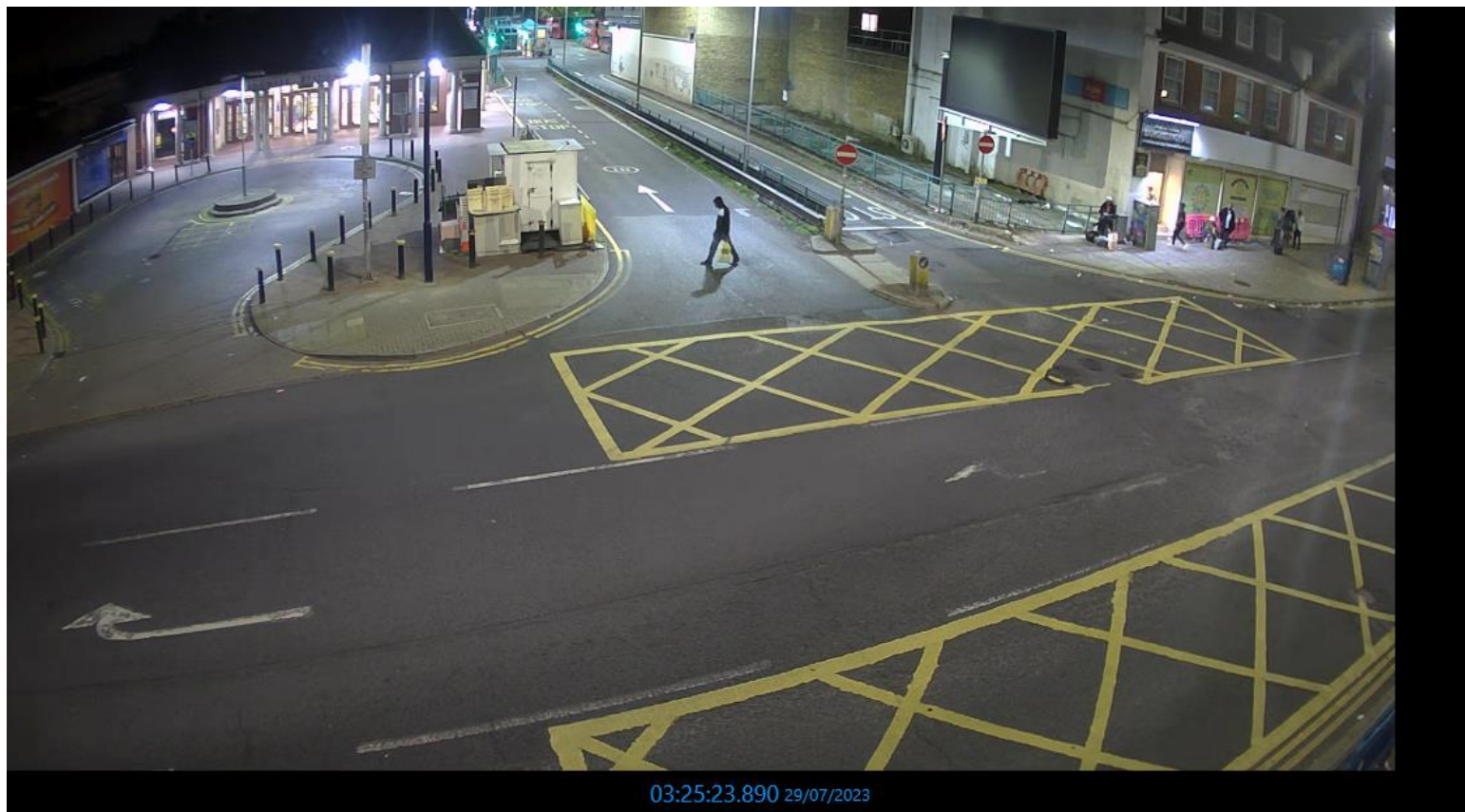
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03:15:10.880 29/07/2023



03:25:23.890 29/07/2023

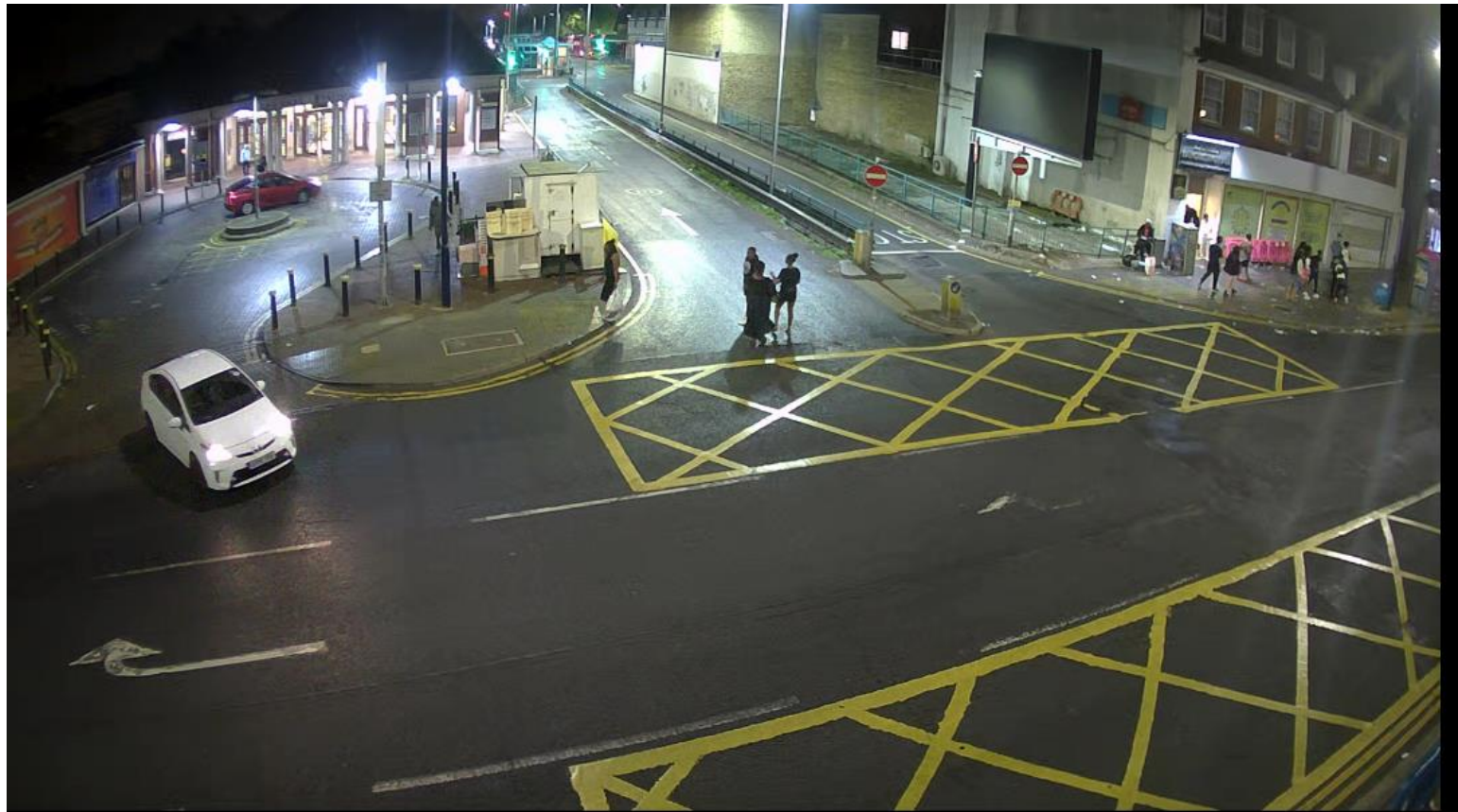


6

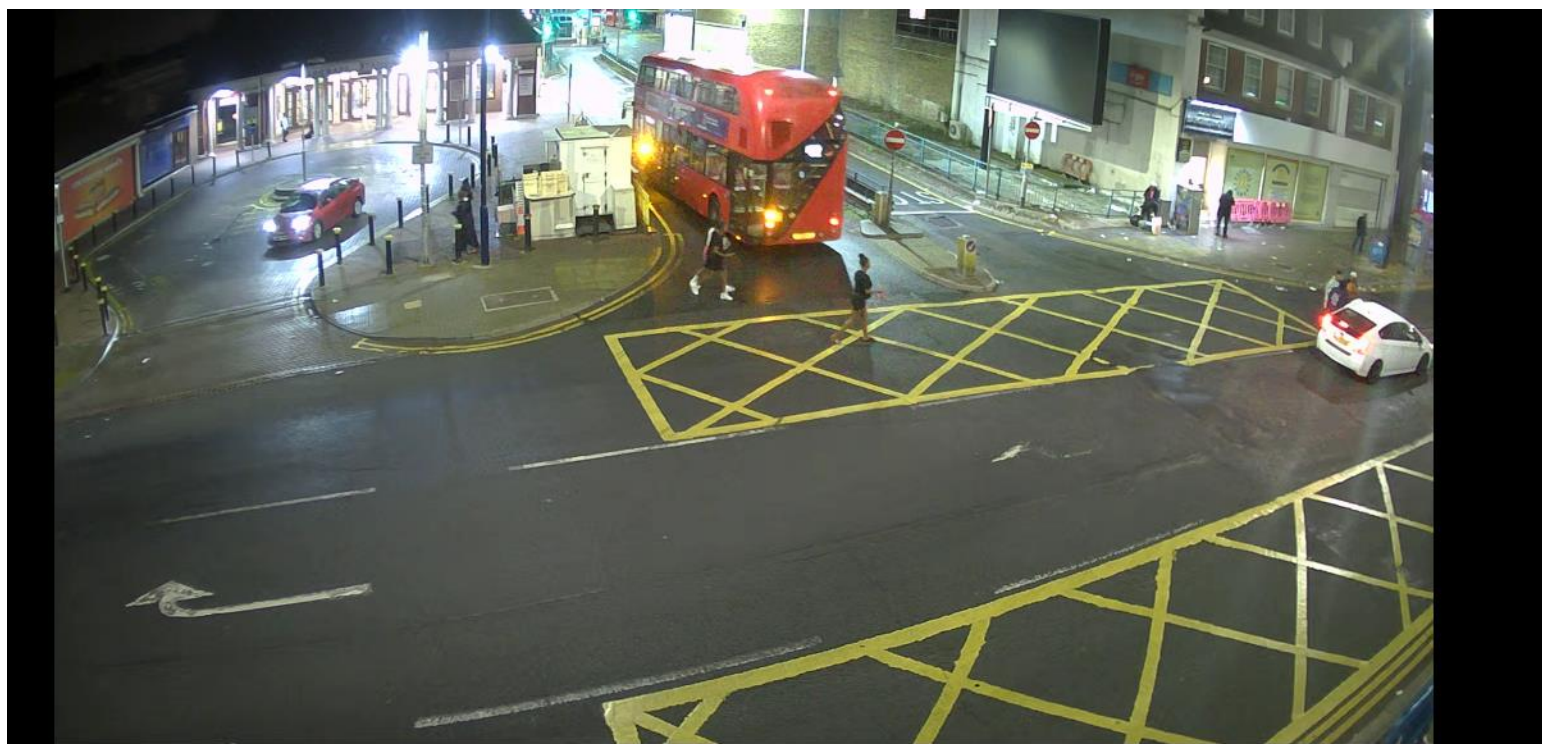
03:30:00.757 29/07/2023



03:38:32.887 29/07/2023

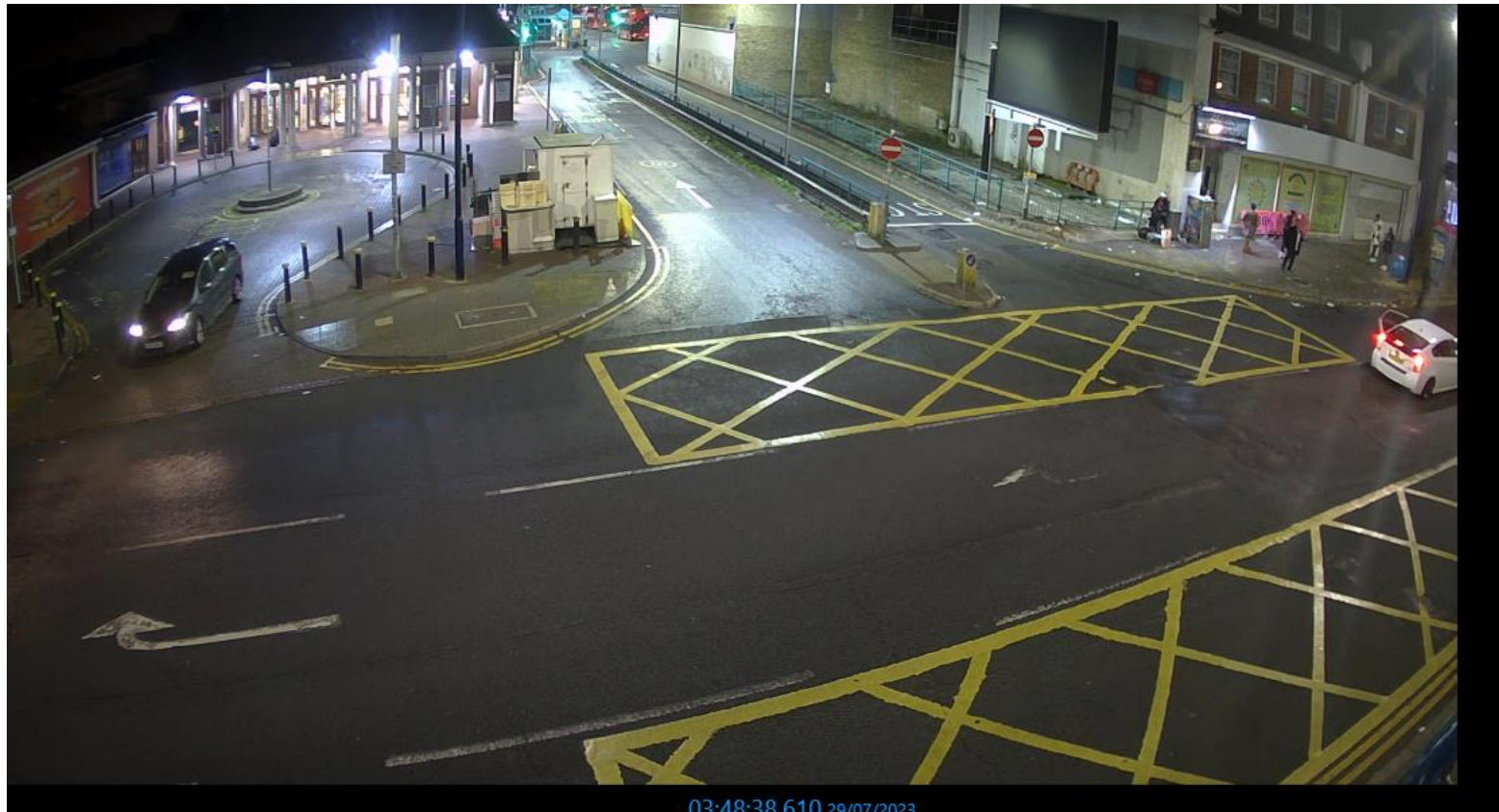


03:42:14.303 29/07/2023

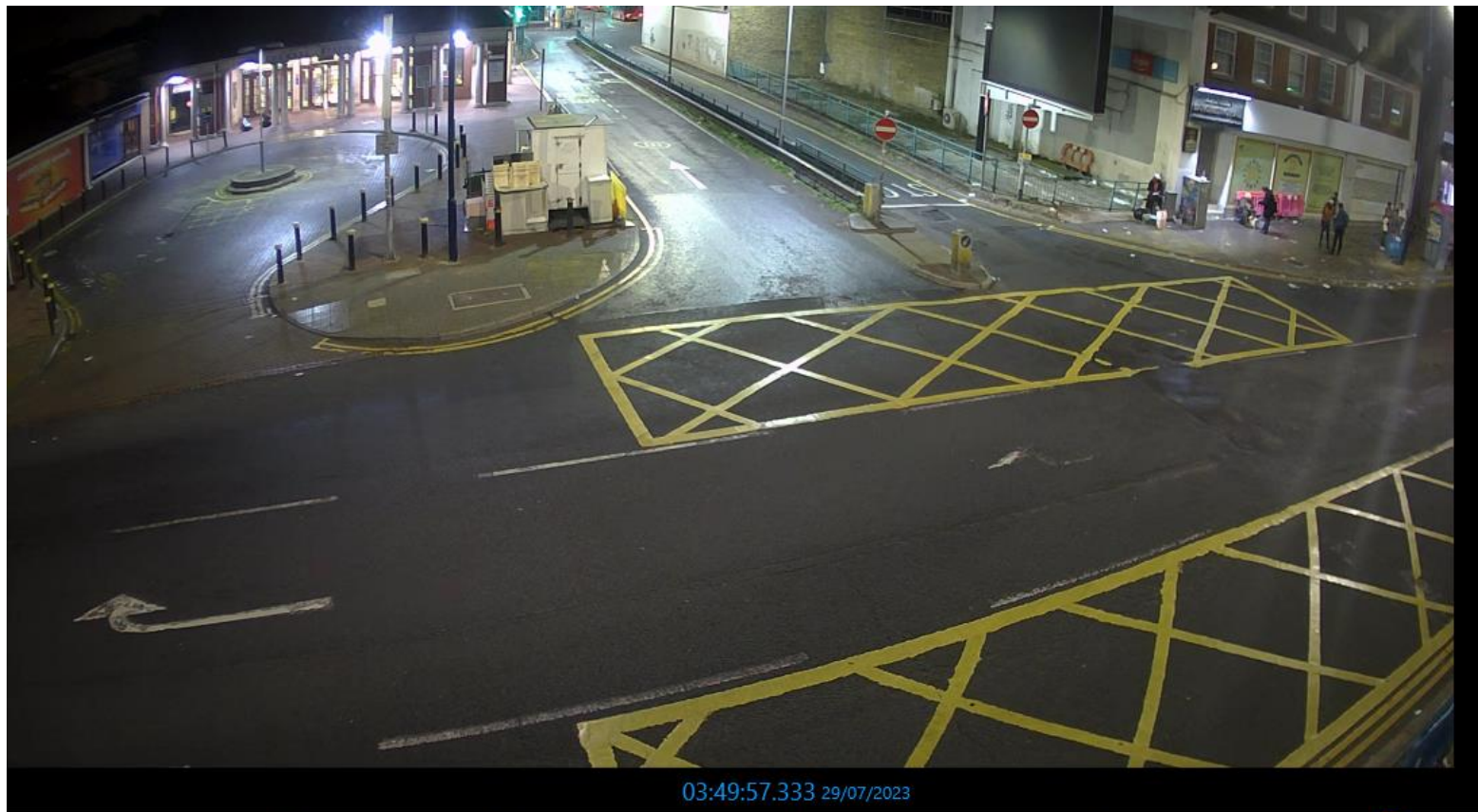


03:44:21.813 29/07/2023

6



03:48:38.610 29/07/2023



03:49:57.333 29/07/2023

# Noise Representation

Consumer and Public Protection Team -  
Assurance Group  
London Borough of Barnet  
2 Bristol Avenue, 5<sup>th</sup> Floor, Colindale,  
London, NW9 4EW

Emal Pardes  
2 Bristol Avenue  
Colindale  
NW9 4EW

Contact: Emal Pardes  
Telephone: 020 8359 7444  
Email: Emal.pardes@Barnet.gov.uk  
Date: Monday 19th February 2024  
Our reference:

Dear Licensing Team,

I am writing to formally represent Environmental Health & Public Protection-Nuisance (EPP) regarding the application by the Licensing Team to revoke the premises license for Charter House situated at 158 Station Road, Edgware, HA8 7AW. As a responsible authority operating under the Environmental Protection Act 1990 (EPA 1990), specifically within the Noise Service of Barnet Council's Consumer & Public Protection Department, we wish to express our support to the aforementioned submission, citing concerns related to the Prevention of Public Nuisance licensing objective.

Our support is rooted in evidence gathered from on-site observations and investigations conducted by officers on behalf of our authority and the details of these observations are summarised below:

- On the 7th of May 2023, at 01:20, an investigation into noise complaints affecting the property of XXXXXXXXXXXX, located in London HA8 XXX, was conducted. The investigation revealed noise emanating from Charter House, identified as a statutory nuisance within the complainant's residence.
- There were safety concerns from individuals who appeared to be intoxicated stood outside the premises, engaged in raised conversation, screaming and shouting and slurred speech and imbalanced stature thus preventing officer from approaching the venue directly. Nevertheless, observations were made from a safe distance, yielding valuable insights into the situation.
- A subsequent course of action was advised, resulting in the issuance of an abatement notice pursuant to Section 80 of the Environmental Protection Act 1990, aimed at promptly resolving the noise concern. Subsequent issuance of Abatement Notice under Section 80 of EPA 1990 & Officer's visit. This is due to noise arising from loud and intrusive music affecting residents within the block.

- A statutory noise nuisance refers to excessive or disruptive noise levels regulated by laws or regulations set by local or national authorities. It includes loud sounds such as amplified noise & speech, music and raised voices, that disturb individuals or communities living nearby. Authorities can issue notices, fines or penalties to address complaints and maintain quality of life.
- During the follow-up visit dated Friday 12<sup>th</sup> May 2023, Noise Officer Simon Bull engaged with Alex Maskan, representing Charter House, and served an abatement notice under EPA 1990 Section 80. Mr Maskan was advised on necessary measures to address noise complaints and enhance security to prevent future disturbances. The investigation confirmed the existence of a statutory nuisance due to excessive noise levels. Safety risks were identified concerning the presence of intoxicated individuals outside the premises. Recommendations for improving noise insulation measures were provided to mitigate future disturbances.

Despite efforts to address the noise issue, including the issuance of abatement notices, the problem persisted, indicating the need for continued monitoring and enforcement. Collaboration with relevant departments has been initiated to address underlying causes contributing to the ongoing disturbances.

In light of the evidence presented, we strongly support the submission to revoke the premises license for Charter House. Allowing this venue to continue would no doubt result in further complaints and distress to nearby residents.

Thank you for considering our representation.

Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

Emal Pardes  
Team Leader  
Consumer & Public Protection  
Assurance Group

# Police representation





**METROPOLITAN  
POLICE**

Licencing  
Barnet Council Licensing  
2 Bristol Avenue  
Colindale  
NW9 4EW

Barnet Licensing (NW BCU)  
Chatergate House, Harrow Police Station  
74 Northolt Road  
Harrow, London  
HA2 0DN  
[NWMailbox.LicensingBarnet@met.police.uk](mailto:NWMailbox.LicensingBarnet@met.police.uk)

**Your Ref:** LAPRE6/24/70380

**Case:** Review Application - Paiwand Events Community Interest, First Floor, 158 Station Road, Edgware, HA8 7AW

Barnet Council Licensing.

We write in connection with the review application (Paiwand Events Community Interest, First Floor, 158 Station Road Edgware HA8 7AW LAPRE6/24/70380)

We have been made aware that there have been a number of noise related incidents that have taken place in 2023 following events taking place at Zareen Suite (AKA Sky Lounge & Serenity Suit) following events operating under a Temporary Events Notice (TEN) or Late TEN.

The licence holder is 'Paiwand Events Community Interest' Information from companies house shows the current directors (as of 25<sup>th</sup> January 2024) are as follows;  
Abdul Sami Dinarkhail, Khaled Erfan, Omaid Maskan, Farid Navai and Raziya Zarrien. All have been shown as appointed prior to 2020.

The owners of 158 Station Road HA8 became increasingly dependent on the use of TEN's and Late TEN's between 2022 and 2023. Clients booking with them seek a venue that can accommodate events till around 4am. Generally speaking the events that go on for that duration tend to be promoted events which generate profit from ticket sales.

There have been a few occasions where applications had been rejected as they did not meet the required time scales or had been applied for by an individual who had exceeded their limit of applications they could make. On one occasion we had cause to speak to the owners as they had been asking the council and police to overlook the issue of submitting the application too late. On another occasion we received a call from the venue pleading that we permit a late TEN in April 2023 to which we had submitted an objection.

Due to the hours they were requesting for these events, we requested further information on their applications so that we could be assured they were being run responsibly. Those points were;

- Event will conclude at 4am
- Event will run in adherence with the premises licence conditions throughout
- Sales of alcohol would cease at 03:30 hrs (to allow for drink up time for guests to begin leaving in an orderly fashion from 4am)
- NO relevant entertainment (i.e. Nudity as they mistakenly filled in this section of the TEN application)
- To have full contact details of the client booking the venue and provide details of security that will be in place.

On 17<sup>th</sup> May 2023 police were notified that the venue had been served with a noise abatement notice (12<sup>th</sup> May 2023)

In July of 2023, following a meeting with the council licensing department, we made contact with a resident who was affected by the noise of people leaving the venue. On speaking to this resident on 10<sup>th</sup> July, he confirmed that he was willing to provide footage of what he had witnessed taking place outside 158 Station Road and that he was speaking on behalf of others that lived in his building as those other people were vulnerable. In an email he stated



*"Please see attached some videos that were taken over the last few weeks just to give you an insight of what is happening,*

*These were taken between 4-5am in the early hours! We have suffered screaming shouting urinating and dogs barking. It is unacceptable and affecting our mental health through lack of sleep.*

*We live in Centurion House which is opposite and houses many vulnerable young people from The Langdon Charity. They are very scared and have reported this themselves.*

*There is going to be a terrible accident as the premises are situated next to Edgware Bus station and this causes chaos with speeding vehicles and also blocking the night buses.*

*We have also noticed substance abuse recently and discarded balloons.*

*I hope this is going to be stopped now"*

On 5<sup>th</sup> July Shahram Moafaq made an application for a TEN covering 29<sup>th</sup> & 30<sup>th</sup> July stating that they would abide by the following points;

- Alcohol serve is strictly monitored.
- A team of 6 securities will be present for safety throughout of the events,
- Security company, K4 Security, (SIA Approved) [www.k4security.co.uk](http://www.k4security.co.uk), Person in charge (*named and telephone number provided*)
- Mobile: (*provided*)
- Address: (*provided*)
- The events to conclude at 04:00
- The event will be in adherence with the condition of our premises license.
- The sale of alcohol to stop at 03:30
- No tickets sold guest will enter by invitation list.

Due to the problems that had been reported Police submitted an objection to this notice. As part of our ongoing enquiries in to what had been happening at the premises police contacted the security company named on these applications to find out if they had been made aware of any issues and if their staff they had sent to the venue had reported anything back to them.

Police spoke with Murtaza at K4 Security on 12<sup>th</sup> July 2023. He was the Control Supervisor the time. He stated that they have had no contract for work since around June the year before. The name of the person who the applicant for the TEN states will be in charge of security on each night left the company around November of 2022. This evidence was presented at a hearing on 17<sup>th</sup> July where police sought to have an application for a temporary event notice rejected. No party from the venue appeared at that hearing and the notice was rejected.

Police were informed by email on 24<sup>th</sup> July that an event had taken place that weekend (22<sup>nd</sup>/23<sup>rd</sup>) The email stated "*Hope you are keeping well.*

*Just to let you know the above premises held another late night event on Saturday/ Sunday this weekend.*

*The noise from the event went on till around 5.15 am.*

*I thought they had now been stopped.*

*I have some video recording also.*

*Please let me know what is happening with these premises as it appears they do not care"*

Our records do not show that there was any licence in place to facilitate an event that would have been closing at that time.

We note the following incidents that have resulted in calls to police in 2023

14<sup>th</sup> Apr 2023 - (00:58 hrs)

*Report from a 3<sup>rd</sup> party (not at the venue) stating "MY BROTHER IS AT A PARTY AND THERE IS PEOPLE OUTSIDE WITH A GUN" brother is at a party at the venue.*

\*A police unit attends the venue. They state there is a gathering and they are very anti police. There is about 5-6 people outside and around 50-60 cars. A crime report was created, but there was no one seen by police with a weapon.

15<sup>th</sup> Apr 2023 - (01:43hrs)

*Call from staff at the venue stating that they have a party at the venue and they are refusing to leave.*

\*This was resulted as believed to be a malicious call as no one on scene claimed responsibility for making the call. Call was made from a mobile number used by Abdul Dinarkhail on previous TEN applications and CAD has his name as the initial caller. Officers on scene at the time would not have had that information to hand.

21<sup>st</sup> May 2023 - (16:05hrs)

*Call from staff at the venue requesting a unit to be nearby when the event ends that is taking place.*

\*Police had been given no prior notice about this (not a licensable event)

29<sup>th</sup> Jul 2023 - (00:50hrs)

*Call from a member of the public who stated "I have just come out of the tube station, and there are cars parked everywhere around Zareen Banqueting Hall. They are causing an obstruction and dangerously parked. They are parked in the bus stop and it is causing a nuisance"*

\* Police spent the next two hours outside monitoring the Banqueting Hall who had a 60<sup>th</sup> Birthday party event. Police were informed by the organiser that this is a ticketed event for 200 people however the officer's rough estimate of people coming out of the property was about 1000.

\*See statement attached by PC Harris

Police have spoken with Mr Erfan (one of current directors as of May 2018) a number of times last year. From my work mobile phone call logs I can see that we have spoken on the following dates; 30<sup>th</sup> January 2023, 13<sup>th</sup> April 2023, 18<sup>th</sup> April 2023, 21<sup>st</sup> July 2023, 31<sup>st</sup> July 2023, 4<sup>th</sup> August 2023 and 11<sup>th</sup> August 2023 They have been advised numerous times of the requirements of the licence and what measures need to be in place when hosting an event extending in to the early hours of the morning.

Around mid-August, when police spoke with Mr Erfan, he stated that they would not be hosting any more events that would cause the noise issues. From that point it seemed that this was the case as we were not getting reports of calls to police nor were we made aware of any further noise complaints.

On 24<sup>th</sup> January we contacted the resident that we had previous communication with to enquire if there had been any recent incidents as police had now been notified of this application for a licence review. He replied with

*"Things had been quiet however on Monday evening just gone I was forced to call 999 as an event that was being held there got out of hand and a mass brawl took place which then carried on into the street outside.*

*I would estimate around 200 plus people were in attendance and very quickly things started to escalate. Fortunately about 8/9 Cars turned up and things brought under control.*

*My wife has video which I can send you later on today.*

*Please forward an email address which we can send it to.*

*I thought I would mention that there was very little security that we could see"*

This incident was called in at 22:17pm. There were three calls made by members of the public. The caller stated that there was a wedding that was on the street and that people were fighting. They stated that it had been going on for 5 minutes and that cars and buses were being blocked and causing traffic. We have already seen the impact of this from previous videos submitted at the TEN hearing in July 2023. Police attended the scene and updated the call log with information that they estimated there were 50-50 people that were running off in various directions, some still fighting. There was a request for more officers and then they stated that people were beginning to disperse and getting in their cars. They updated that no one was making any allegations to them.

In summary, there seems to be a lack of awareness and/or ability to maintain an orderly egress to these events predominantly as the come to an end. The licence holder and third parties running the events appear to be completely separate entities with no shared interest for the venue itself or desire to protect the surrounding community from being disturbed as they leave. We have seen blatant dishonesty on TEN applications and, at times, a disregard for the permitted hours this venue should be operating.



**METROPOLITAN  
POLICE**

Police would support the licensing officer's request that this premises licence be revoked as we do not believe that the imposition of further conditions will prevent further issues from occurring.

Regards  
PC Wilcock  
1349NW  
Licensing Officer NW BCU

**STATEMENT OF WITNESS***(Criminal Procedure Rules, r. 16.2; Criminal Justice Act 1967, s. 9)*

URN

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Statement of: Constable Daniel Harris

Age if under 18: Over 18

Occupation: Police officer

This statement is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it, anything which I know to be false, or do not believe to be true.

Signature:


Date: 4<sup>th</sup> AUGUST 2023

This statement relates to when I attended ZAREEN BANQUETING HALL 158 Station Road HA8 on 29<sup>th</sup> JULY 2023. My name is DANIEL HARRIS and I am a POLICE OFFICER attached to COLINDALE POLICE STATION RESPONSE TEAM D.

In this statement I will be mentioning my colleague PC BLAIR 2528NW.

On 29<sup>th</sup> JULY 2023, I was on patrol in a marked police car crewed with PC BLAIR 2528NW. At approximately 01:15hrs I received a call via my personal radio to attend ZAREEN BANQUETING HALL 158 Station Road HA8 to reports of a shooting inside. A call had been made to 999 by a concerned person who had received a message from someone attending the banqueting hall stating that someone had been shot. I arrived at the ZAREEN around 15 minutes later. Upon arrival I noticed that STATION ROAD was full of parked cars that had been dumped in the middle of the road and where illegally parked. As I approached ZAREEN it was clear that there was a function going on inside and that the persons had parked there vehicles in the area. At the point of arrival I would say that approx. 300 persons where outside in the road and on the pavement. Many of these persons where not being monitored by persons in ZAREEN and many where under the influence of alcohol.

My colleague has then gone inside and confirmed no persons were injured. Due to the limited number of police resources available I decided to monitor the crowd which where good natured by my police vehicle. Approxmalty 600/700 people I believe came out of the venue all together and this took around 2/3 hours to clear causing disruption to Edgware bus station and surrounding roads. As the crowd numbers started to go lower a member of ZAREEN who was running the night has approached me and thanked me for coming. I asked what the event was and was informed that it was a 60<sup>th</sup> Birthday party for 200 persons and was ticketed. I said to the male that there was way over that number however he insisted it was 200 as that's all the venue could hold. I left the venue around 3:30hrs.

Whilst I was there several local members of the public came up to myself and PC BLAIR complaining of the noise and regular issues that ZAREEN causes.

Signature:



Signature Witnessed by:

Continuation of Statement of: Constable Daniel Harris

Witness Signature:



Signature Witnessed by:

# Members of the public Representations

**From:** BOTEZATU STELUTA xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx  
**Sent:** Monday, January 29, 2024 12:26 PM  
**To:** LicensingAdmin <[LicensingAdmin@barnet.gov.uk](mailto:LicensingAdmin@barnet.gov.uk)>  
**Subject:** Serenity Club Edgware

You don't often get email from [steluta\\_botezatu@yahoo.com](mailto:steluta_botezatu@yahoo.com). [Learn why this is important](#)

**\*\* Warning External Email \*\***

Dear all,

Regarding LAPRE6/24/70380

Can you please revoke the licence for Serenity Club in Edgware as they create a lot of nuisance and disturbance during the night?

This affects my family's mental health due to lack of sleep, and we feel unsafe every time when a gathering is held at this Club.

As previously e-mailed Barnet Council and raised my concern regarding the Noise emanating from this location

In the video below you can see/ hearing the music blasting from this location, the shouting of the people and the dog barking early in the morning, as well as they organised barbeque on the sidewalk blocking the entrance to my building.

As you can see, they function until 4 am without a permit.

23/10/2022

<https://drive.google.com/file/d/1m9ZY1-UQTWlxDwDy1vOuMqtPP6OKeOUT/view?usp=drivesdk>

15/07/2023

[https://drive.google.com/file/d/1IUkV0\\_3JKHd832PZXHoahF0vhJGTNI5c/view?usp=drivesdk](https://drive.google.com/file/d/1IUkV0_3JKHd832PZXHoahF0vhJGTNI5c/view?usp=drivesdk)

9/04/2023

[https://drive.google.com/file/d/1i0g\\_tMHjyttN4nKGGyAwLMNmQP7mh\\_t/view?usp=drivesdk](https://drive.google.com/file/d/1i0g_tMHjyttN4nKGGyAwLMNmQP7mh_t/view?usp=drivesdk)

5/05/2023- barbeque on the sidewalk blocking my building entrance, law enforcement was called to dispersed the people that attended to the club and decide to a range a BBQ on the sidewalk.

[https://drive.google.com/file/d/1YXoe\\_75WA0M7\\_8hZ5RHc1GZAhqOcMjMY/view?usp=drivesdk](https://drive.google.com/file/d/1YXoe_75WA0M7_8hZ5RHc1GZAhqOcMjMY/view?usp=drivesdk)

[https://drive.google.com/file/d/1TKmLPKxpL4mht1z7q6gv2VGjvB0g\\_jSz/view?usp=drivesdk](https://drive.google.com/file/d/1TKmLPKxpL4mht1z7q6gv2VGjvB0g_jSz/view?usp=drivesdk)

29/07/2023



[https://drive.google.com/file/d/1VAtDrtp-50\\_pdRRI6jraWipqx4jvuv7d/view?usp=drivesdk](https://drive.google.com/file/d/1VAtDrtp-50_pdRRI6jraWipqx4jvuv7d/view?usp=drivesdk)

01/08/2023

<https://drive.google.com/file/d/1eBkQRhV7vMPHsBsZ4wTQamUeXxBVvq5I/view?usp=drivesdk>

15/07/2023

<https://drive.google.com/file/d/1aHJePuacjymptFrx2LzdJA6Q2qGs4LY/view?usp=drivesdk>

Communication between myself and the club manager.

[https://drive.google.com/file/d/1Ld\\_A-XN26mSnu-21Za2\\_HkzRQA1eh7-1/view?usp=drivesdk](https://drive.google.com/file/d/1Ld_A-XN26mSnu-21Za2_HkzRQA1eh7-1/view?usp=drivesdk)

29/07/2023- police were involved as they were fighting in front of my building entrance.

[https://drive.google.com/file/d/1HV5Uk8JuQ01GSI1F17PhYJspfELFsle\\_/view?usp=drivesdk](https://drive.google.com/file/d/1HV5Uk8JuQ01GSI1F17PhYJspfELFsle_/view?usp=drivesdk)

22/01/2024

<https://drive.google.com/file/d/1LkwbJwfnZEPRFzTQ3rQuJlws1HENTH/vi>

22/01/2024

Hope this evidence will help you to decide on the revocation of the license and close this place down

Looking forward to hearing from you

Kind regards

Steluta Botezatu

On Tuesday, January 30, 2024, 9:43 am, Hammond, Elisabeth (LBB)

<[Elisabeth.Hammond@Barnet.gov.uk](mailto:Elisabeth.Hammond@Barnet.gov.uk)> wrote:

Good Morning

In order for your comments to be added as a valid representation to the review application, please could you provide me with your full home address details.

Thank you for sending your comments regarding the above premises. I can confirm that the licence will be determined by the Licensing Sub-Committee, at a soon to be arranged hearing and because you have submitted comments, you will be invited to attend the hearing and speak.

Are you able to send the videos as WhatsApp videos and attach them to the email?

**Regards,**

**Elisabeth Hammond**

## Licensing Officer

Regulatory Services

Assurance Group

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW  
Tel: 020 8359 5639 | Web: [barnet.gov.uk](http://barnet.gov.uk)

Good morning,

Thank you for your email.

My home address is xxx Station Road, xx Express Chambers, HA8xxx.

Not sure how to send the video to you as I can't attract any videos from my gallery.

If you provide an Whatsapp number I will be able to send it to you.

I have try to attached some videos below , please let me know whether you have access to them.

Thank you  
kind regards  
Steluta

VIDEO-2024-01-23-17-41-46.mp4

1MB\_VIDEO-2024-01-23-17-41-53.mp4\_9.6MB



Preview

PHOTO-2024-01-23-17-41-47.jpg

318.8kB

•

VIDEO-2024-01-23-17-46-09.mp4

1.8MB



**From:** BOTEZATU STELUTA <xxxxxxxxxxxxxxxxxxxx>  
**Sent:** Friday, February 2, 2024 3:58 PM  
**To:** Hammond, Elisabeth (LBB) <Elisabeth.Hammond@Barnet.gov.uk>  
**Subject:** Re: serenity

Good afternoon,

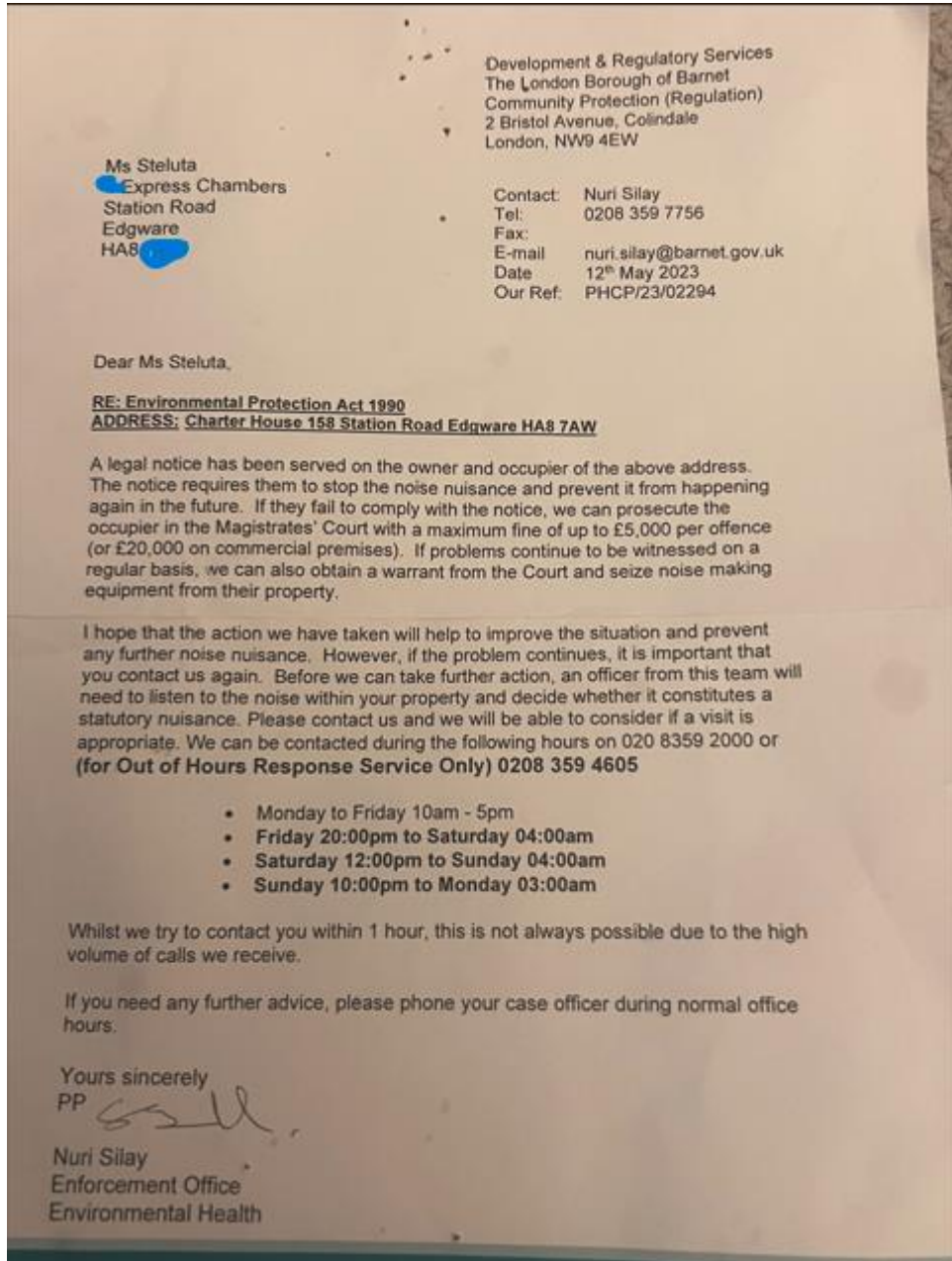
I'm not sure if the letters below will be helpful for this case, but please see the two letters I received from Barnet Enforcement regarding the noise breach, as well as a letter from a Planning officer regarding the breach of opening hours.

Thank you.

Looking forward to hearing from you.

Kind regards,

Steluta



Planning and Building Control  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW

Botezatu Steluta  
xx Express  
Chambers Station  
Road Edgware  
HA8 xxx

Contact: Jim Tottle-Nugent  
Tel:0208 359 7811  
Email: Jim.Tottle-Nugent@barnet.gov.uk  
Website: www.barnet.gov.uk  
Date: 31 August 2023  
Reference: ENF/1112/23

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Site:**

**Alleged breach of planning control: Charter House, 158 Station Road, Edgware, HA8 7AW  
Breach of Condition - Noise Nuisance**

Thank you for your enquiry concerning the above named property.

The matter you have raised will be investigated and you will be contacted on the outcome in due course. Please note cases involving a breach of planning control often take a considerable time to resolve. I attach details of the planning enforcement process overleaf.

If you require any further information at this stage, please contact the officer named above.

Yours faithfully,

**Jim Tottle-Nugent  
Planning Officer  
Planning Enforcement Team**

## **PLANNING ENFORCEMENT SERVICE**

***The Planning Enforcement Service's key role is to investigate breaches of planning control, to try and resolve such breaches through negotiation and where applicable to initiate legal action to secure compliance with planning legislation.***

Our service commitments are:

- To deal with all enquiries in a courteous, confidential and efficient manner.
- To acknowledge written requests within 5 working days.
- To carry out an initial site inspection according to the priority (as outlined below).
- To keep all parties informed at key stages of the process.
- To resolve 70% of cases within 8 weeks.
- To notify all parties when investigations have been completed.

### **What is Breach of Planning Control?**

For a breach of planning control to have occurred, the Council must first establish that development requiring permission has taken place. Not all development requires planning permission. Certain building works and some changes of use may be undertaken without planning permission.

The following are examples of activities which are not breaches of planning control and therefore enforcement action may not be taken under planning legislation:

- Parking of commercial vans on the highway in residential areas.
- Operating a business from a home where the residential use remains the primary use and there is no adverse impact on residential amenity.
- Parking a caravan within the residential boundary of a property providing that it is ancillary to the house.
- Clearing land of undergrowth, bushes and trees, providing they are not protected trees.
- Undertaking works that are permitted development, specific works that are exempted by legislation from the need to obtain planning permission.

### **What we do not do?**

- Deal with disputes to do with neighbours
- Investigate land ownership/boundary disputes
- Investigate complaints regarding smells, noise or pollution
- Investigate anonymous complaints

### **What happens when you report a possible breach of planning control?**

Your request will be acknowledged within 5 working days and allocated to one of our officers. Planning Law can be complicated and investigations into the alleged breach

of planning control may include a site inspection, detailed site history checks, land registry searches, liaison with other agencies and, at times, the taking of legal advice.

This can be a lengthy process and sometimes a number of weeks can pass before a complete response can be provided. Only in very exceptional circumstances can the Council stop work that is being undertaken.

### **What is considered before a decision is made on the action to be taken?**

Once it has been established that a breach of planning control has taken place the Council must assess the extent of the breach before deciding on the action to be taken. There are several options available to the Council:

- Where the development causes little or no harm the Council may take no further action.
- Many unauthorised development can be resolved by negotiation. Often this proves to be the quickest and most effective method.
- Where a development could be adequately controlled, the council may advise the submission of a retrospective planning application so that, if necessary, conditions can be applied if the application is approved.
- Where the matter cannot be resolved, the council may take formal enforcement action.

### **What does formal enforcement action involve?**

- This usually involves serving an Enforcement Notice, which will require certain steps to be taken within a specified period of time. The Notice can only require a return to the lawful position and specify works which are designed to remove the elements of harm. There is a right of appeal against the notice and when an appeal is made, the effect of the Notice is suspended until the appeal is determined. If no appeal is made or the Notice is upheld, prosecution can take place if the terms of the Notice are not complied with.

### **Which cases take priority?**

The London Borough of Barnet investigates in excess of 1600 reports of alleged planning breaches a year and operates the service under the following priorities:

1. Alleged damage to a listed building or a tree protected by a Tree Preservation Order (where once the damage occurs it can often be irreversible).
2. Alleged unauthorised works that are taking place at the time of complaint and involve significant public harm.
3. Alleged breaches that have an impact on more than the immediate neighbours.
4. Other alleged breaches will be allocated an appropriate priority according to the nature and impact of the works.



**From:** Mădălina Panfil <xxxxxxxxxxxxxxxxxxxxxxxx >  
**Sent:** Tuesday, February 6, 2024 5:53 PM  
**To:** Hammond, Elisabeth (LBB) <[Elisabeth.Hammond@Barnet.gov.uk](mailto:Elisabeth.Hammond@Barnet.gov.uk)>  
**Subject:** Serenity Club Edgware LAPRE6/24/70380

**\*\* Warning External Email \*\***

Dear Ms. Elisabeth Hammond,

I got your email address from my neighbor from flat number xx.

I hope this message finds you well. I am writing to express my concerns regarding the Serenity Suites located at 158 Station Road, Edgware HA8 7AW, as detailed in the email below.

My name is Madalina Panfil, and I live at xx Express Chambers, 158 Station Road, HA8 xxx. I wish to raise objections to the approval of the license for the above location. The noise and disturbance emanating from this establishment have highly impacted my mental health, caused by sleep deprivation. Additionally I suffer from psoriasis, and each gathering is happening at this location triggers very bad reactions for me.

During gatherings at this location, attendees often engage in loud shouting and screaming near the entrance, disturbing the peace of the night and making it challenging for my son and me to resume our sleep.

Additionally, participants frequently park their cars in the middle of the road, obstructing bus traffic from the nearby bus garage. This leads to bus drivers honking their horns to alert them, causing further disruption. On some occasions, arguments have escalated outside, necessitating police intervention to quell the disturbance.

I kindly request that you take my concerns into consideration when evaluating the extension of the license for this location.

Looking forward to hearing from you.

Sincerely,

mie., 7 feb. 2024, 09:21 Hammond, Elisabeth (LBB) <[Elisabeth.Hammond@barnet.gov.uk](mailto:Elisabeth.Hammond@barnet.gov.uk)> a scris:

Dear Madalina Panfil

Thank you for your email.

I would like to advise you that the application was submitted by the Council's Licensing department acting as a Responsible Authority to Review the premises licence, rather than the application being submitted by the premises to extend their licence.

If you would like your comments to be included within the report as support for the Review application, please could you confirm to me by responding to this email.

In addition, are you happy for the videos you have sent to be included within your comments, meaning that they will enter into the public domain and be viewable by the parties involved in the hearing, including the premises owners, Licensing Sub-Committee and other authorities such as the Police?

**Regards,**

**Elisabeth Hammond**

**Licensing Officer**

Assurance & Public Protection

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW  
Tel: 020 8359 5639 | Web: [barnet.gov.uk](http://barnet.gov.uk)

**From:** Mădălina Panfil <xxxxxxxxxxxxxxxxxxxxxxxxxxxx>  
**Sent:** Thursday, February 8, 2024 11:05 PM  
**To:** Hammond, Elisabeth (LBB) <[Elisabeth.Hammond@Barnet.gov.uk](mailto:Elisabeth.Hammond@Barnet.gov.uk)>  
**Subject:** Re: Serenity Club Edgware LAPRE6/24/70380

**\*\* Warning External Email \*\***

Good afternoon,

Thank you for your email. I agree to have my comments included in the report as support for the Review application. Additionally, I consent to the inclusion of the videos in my comments, understanding that they will become part of the public domain and be viewable by the relevant parties during the hearing.

Thank you!!!

Kind regards  
Madalina.

# Premises Licence Holder Representation

**From:** Abdul Sami Dinarkhail [REDACTED]  
**Sent:** Sunday, February 18, 2024 6:47 PM  
**To:** LicensingAdmin <[LicensingAdmin@barnet.gov.uk](mailto:LicensingAdmin@barnet.gov.uk)>  
**Cc:** Hammond, Elisabeth (LBB) <[Elisabeth.Hammond@Barnet.gov.uk](mailto:Elisabeth.Hammond@Barnet.gov.uk)>  
**Subject:** Re License review application

You don't often get email from [adinarkhail@yahoo.co.uk](mailto:adinarkhail@yahoo.co.uk). [Learn why this is important](#)

**\*\* Warning External Email \*\***

To whom it may concern,

Dear Sir/Madam,

We are writing in response to the review application submitted by Mr. Zekiel Cudjoe regarding the premises located at First Floor, 158 Station Road, Edgware, HA8 7AW.

First and foremost, we want to emphasize that we have consistently adhered to our licensing agreements and have never traded beyond our permitted hours. Our commitment to compliance with licensing regulations remains unwavering.

Furthermore, we have made significant adjustments to our operations, restricting our events exclusively to weddings and family functions. This strategic shift reflects our dedication to prioritizing the peace and well-being of the community.

Regarding the allegation of conducting events without the relevant licenses, we assert that we have always ensured that all necessary licenses are in place before hosting any gatherings or functions on our premises. Compliance with regulatory requirements is fundamental to our business practices.

In response to concerns about managing patron egress effectively, we have implemented additional measures to minimize any potential nuisance to the surrounding area. Our aim is to operate in harmony with our neighbours and the wider community.

While it is true that occasional club-type parties have been organized, we want to stress that these events are infrequent, occurring at most once every three months. We are committed to striking a balance between providing entertainment for our patrons and respecting the peace and tranquillity of our neighbourhood.

In conclusion, we respectfully request that our track record of compliance and our efforts to address any concerns raised be taken into account when reviewing our licensing status. We remain fully committed to upholding the licensing objectives and contributing positively to the community we serve.

Thank you for considering our response.

Your's Sincerely,

A.Sami Dinarkhail

**Guidance issued  
under Section 182  
Licensing Act 2003  
(December 2023)**

# 11. Reviews

## The review process

- 11.1 The proceedings set out in the 2003 Act for reviewing premises licences and club premises certificates represent a key protection for the community where problems associated with the licensing objectives occur after the grant or variation of a premises licence or club premises certificate.
- 11.2 At any stage, following the grant of a premises licence or club premises certificate, a responsible authority, or any other person, may ask the licensing authority to review the licence or certificate because of a matter arising at the premises in connection with any of the four licensing objectives.
- 11.3 An application for review may be made electronically, provided that the licensing authority agrees and the applicant submits a subsequent hard copy of the application, if the licensing authority requires one. The licensing authority may also agree in advance that the application need not be given in hard copy. However, these applications are outside the formal electronic application process and may not be submitted via GOV.UK or the licensing authority's electronic facility. The applicant must give notice of the review application to the responsible authorities and holder of the licence or certificate. The licensing authority is required to advertise a review application.
- 11.4 In addition, the licensing authority must review a licence if the premises to which it relates was made the subject of a closure order by the police based on nuisance or disorder and the magistrates' court has sent the authority the relevant notice of its determination, or if the police have made an application for summary review on the basis that premises are associated with serious crime and/or disorder.
- 11.5 Any responsible authority under the 2003 Act may apply for a review of a premises licence or club premises certificate. Therefore, the relevant licensing authority may apply for a review if it is concerned about licensed activities at premises and wants to intervene early without waiting for representations from other persons. However, it is not expected that licensing authorities should normally act as responsible authorities in applying for reviews on behalf of other persons, such as local residents or community groups. These individuals or groups are entitled to apply for a review for a licence or certificate in their own right if they have grounds to do so. It is also reasonable for licensing authorities to expect other responsible authorities to intervene where the basis for the intervention falls within the remit of that other authority. For example, the police should take appropriate steps where the basis for the review is concern about crime and disorder or the sexual exploitation of children. Likewise, where there are concerns about noise nuisance, it is reasonable to expect the local authority exercising environmental health functions for the area in which the premises are situated to make the application for review.
- 11.6 Where the relevant licensing authority does act as a responsible authority and applies for a review, it is important that a separation of responsibilities is still achieved in this process to ensure procedural fairness and eliminate conflicts of interest. As outlined previously in Chapter 9 of this Guidance, the distinct functions of acting as licensing authority and responsible authority should be exercised by different officials to ensure a separation of responsibilities. Further information on how licensing authorities should

achieve this separation of responsibilities can be found in Chapter 9, paragraphs 9.13 to 9.19 of this Guidance.

- 11.7 In every case, any application for a review must relate to particular premises in respect of which there is a premises licence or club premises certificate and must be relevant to the promotion of one or more of the licensing objectives. Following the grant or variation of a licence or certificate, a complaint regarding a general issue in the local area relating to the licensing objectives, such as a general (crime and disorder) situation in a town centre, should generally not be regarded as relevant unless it can be positively tied or linked by a causal connection to particular premises, which would allow for a proper review of the licence or certificate. For instance, a geographic cluster of complaints, including along transport routes related to an individual public house and its closing time, could give grounds for a review of an existing licence as well as direct incidents of crime and disorder around a particular public house.
- 11.8 Where a licensing authority receives a geographic cluster of complaints, consideration may be given as whether these issues are the result of the cumulative impact of licensed premises within the area concerned. In such circumstances, the licensing authority may be asked to consider whether it would be appropriate to publish a cumulative impact assessment. Further guidance on cumulative impact assessments can be found in Chapter 14 of this Guidance.
- 11.9 Responsible authorities and other persons may make representations in respect of an application to review a premises licence or club premises certificate. They must be relevant (i.e., relate to one or more of the licensing objectives) and, in the case of other persons, must not be frivolous or vexatious. Representations must be made in writing and may be amplified at the subsequent hearing or may stand in their own right. Additional representations which do not amount to an amplification of the original representation may not be made at the hearing. Representations may be made electronically, provided the licensing authority agrees and the applicant submits a subsequent hard copy, unless the licensing authority waives this requirement.
- 11.10 Where authorised persons and responsible authorities have concerns about problems identified at premises, it is good practice for them to give licence holders early warning of their concerns and the need for improvement, and where possible they should advise the licence or certificate holder of the steps they need to take to address those concerns. A failure by the holder to respond to such warnings is expected to lead to a decision to apply for a review. Co-operation at a local level in promoting the licensing objectives should be encouraged and reviews should not be used to undermine this co-operation.
- 11.11 If the application for a review has been made by a person other than a responsible authority (for example, a local resident, residents' association, local business or trade association), before taking action the licensing authority must first consider whether the complaint being made is relevant, frivolous, vexatious or repetitious. Further guidance on determining whether a representation is frivolous or vexatious can be found in Chapter 9 of this Guidance (paragraphs 9.4 to 9.10).

## **Repetitious grounds of review**

- 11.12 A repetitious ground is one that is identical or substantially similar to:

- a ground for review specified in an earlier application for review made in relation to the same premises licence or certificate which has already been determined; or
  - representations considered by the licensing authority when the premises licence or certificate was granted; or
  - representations which would have been made when the application for the premises licence was first made and which were excluded then by reason of the prior issue of a provisional statement; and, in addition to the above grounds, a reasonable interval has not elapsed since that earlier review or grant.
- 11.13 Licensing authorities are expected to be aware of the need to prevent attempts to review licences merely as a further means of challenging the grant of the licence following the failure of representations to persuade the licensing authority on an earlier occasion. It is for licensing authorities themselves to judge what should be regarded as a reasonable interval in these circumstances. However, it is recommended that more than one review originating from a person other than a responsible authority in relation to a particular premises should not be permitted within a 12 month period on similar grounds save in compelling circumstances or where it arises following a closure order or illegal working compliance order.
- 11.14 The exclusion of a complaint on the grounds that it is repetitious does not apply to responsible authorities which may make more than one application for a review of a licence or certificate within a 12 month period.
- 11.15 When a licensing authority receives an application for a review from a responsible authority or any other person, or in accordance with the closure procedures described in Part 8 of the 2003 Act (for example, closure orders), it must arrange a hearing. The arrangements for the hearing must follow the provisions set out in regulations. These regulations are published on the Government's legislation website ([www.legislation.gov.uk](http://www.legislation.gov.uk)). It is particularly important that the premises licence holder is made fully aware of any representations made in respect of the premises, any evidence supporting the representations and that the holder or the holder's legal representative has therefore been able to prepare a response.

## **Powers of a licensing authority on the determination of a review**

- 11.16 The 2003 Act provides a range of powers for the licensing authority which it may exercise on determining a review where it considers them appropriate for the promotion of the licensing objectives.
- 11.17 The licensing authority may decide that the review does not require it to take any further steps appropriate to promoting the licensing objectives. In addition, there is nothing to prevent a licensing authority issuing an informal warning to the licence holder and/or to recommend improvement within a particular period of time. It is expected that licensing authorities will regard such informal warnings as an important mechanism for ensuring that the licensing objectives are effectively promoted and that warnings should be issued in writing to the licence holder.
- 11.18 However, where responsible authorities such as the police or environmental health officers have already issued warnings requiring improvement – either orally or in writing – that have failed as part of their own stepped approach to address concerns, licensing authorities should not merely repeat that approach and should take this into account



when considering what further action is appropriate. Similarly, licensing authorities may take into account any civil immigration penalties which a licence holder has been required to pay for employing an illegal worker.

- 11.19 Where the licensing authority considers that action under its statutory powers is appropriate, it may take any of the following steps:
- modify the conditions of the premises licence (which includes adding new conditions or any alteration or omission of an existing condition), for example, by reducing the hours of opening or by requiring door supervisors at particular times;
  - exclude a licensable activity from the scope of the licence, for example, to exclude the performance of live music or playing of recorded music (where it is not within the incidental live and recorded music exemption)<sup>10</sup>;
  - remove the designated premises supervisor, for example, because they consider that the problems are the result of poor management;
  - suspend the licence for a period not exceeding three months;
  - revoke the licence.
- 11.20 In deciding which of these powers to invoke, it is expected that licensing authorities should so far as possible seek to establish the cause or causes of the concerns that the representations identify. The remedial action taken should generally be directed at these causes and should always be no more than an appropriate and proportionate response to address the causes of concern that instigated the review.
- 11.21 For example, licensing authorities should be alive to the possibility that the removal and replacement of the designated premises supervisor may be sufficient to remedy a problem where the cause of the identified problem directly relates to poor management decisions made by that individual.
- 11.22 Equally, it may emerge that poor management is a direct reflection of poor company practice or policy and the mere removal of the designated premises supervisor may be an inadequate response to the problems presented. Indeed, where subsequent review hearings are generated, it should be rare merely to remove a succession of designated premises supervisors as this would be a clear indication of deeper problems that impact upon the licensing objectives.
- 11.23 Licensing authorities should also note that modifications of conditions and exclusions of licensable activities may be imposed either permanently or for a temporary period of up to three months. Temporary changes or suspension of the licence for up to three months could impact on the business holding the licence financially and would only be expected to be pursued as an appropriate means of promoting the licensing objectives or preventing illegal working. So, for instance, a licence could be suspended for a weekend as a means of deterring the holder from allowing the problems that gave rise to the review to happen again. However, it will always be important that any detrimental financial impact that may result from a licensing authority's decision is appropriate and proportionate to the promotion of the licensing objectives and for the prevention of illegal working in licensed premises. But where premises are found to be trading irresponsibly, the licensing authority should not hesitate, where appropriate to do so, to take tough

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<sup>10</sup> See chapter 16 in relation to the licensing of live and recorded music.

action to tackle the problems at the premises and, where other measures are deemed insufficient, to revoke the licence.

## Reviews arising in connection with crime

- 11.24 A number of reviews may arise in connection with crime that is not directly connected with licensable activities. For example, reviews may arise because of drugs problems at the premises, money laundering by criminal gangs, the sale of contraband or stolen goods, the sale of firearms, or the sexual exploitation of children. Licensing authorities do not have the power to judge the criminality or otherwise of any issue. This is a matter for the courts. The licensing authority's role when determining such a review is not therefore to establish the guilt or innocence of any individual but to ensure the promotion of the crime prevention objective.
- 11.25 Reviews are part of the regulatory process introduced by the 2003 Act and they are not part of criminal law and procedure. There is, therefore, no reason why representations giving rise to a review of a premises licence need be delayed pending the outcome of any criminal proceedings. Some reviews will arise after the conviction in the criminal courts of certain individuals, but not all. In any case, it is for the licensing authority to determine whether the problems associated with the alleged crimes are taking place on the premises and affecting the promotion of the licensing objectives. Where a review follows a conviction, it would also not be for the licensing authority to attempt to go beyond any finding by the courts, which should be treated as a matter of undisputed evidence before them.
- 11.26 Where the licensing authority is conducting a review on the grounds that the premises have been used for criminal purposes, its role is solely to determine what steps should be taken in connection with the premises licence, for the promotion of the crime prevention objective. It is important to recognise that certain criminal activity or associated problems may be taking place or have taken place despite the best efforts of the licence holder and the staff working at the premises and despite full compliance with the conditions attached to the licence. In such circumstances, the licensing authority is still empowered to take any appropriate steps to remedy the problems. The licensing authority's duty is to take steps with a view to the promotion of the licensing objectives and the prevention of illegal working in the interests of the wider community and not those of the individual licence holder.
- 11.27 There is certain criminal activity that may arise in connection with licensed premises which should be treated particularly seriously. These are the use of the licensed premises:
- for the sale and distribution of drugs controlled under the Misuse of Drugs Act 1971 and the laundering of the proceeds of drugs crime;
  - for the sale and distribution of illegal firearms;
  - for the evasion of copyright in respect of pirated or unlicensed films and music, which does considerable damage to the industries affected;
  - for the illegal purchase and consumption of alcohol by minors which impacts on the health, educational attainment, employment prospects and propensity for crime of young people;
  - for prostitution or the sale of unlawful pornography;
  - by organised groups of paedophiles to groom children;
  - as the base for the organisation of criminal activity, particularly by gangs;

- for the organisation of racist activity or the promotion of racist attacks;
- for employing a person who is disqualified from that work by reason of their immigration status in the UK;
- for unlawful gambling; and
- for the sale or storage of smuggled tobacco and alcohol.

11.28 It is envisaged that licensing authorities, the police, the Home Office (Immigration Enforcement) and other law enforcement agencies, which are responsible authorities, will use the review procedures effectively to deter such activities and crime. Where reviews arise and the licensing authority determines that the crime prevention objective is being undermined through the premises being used to further crimes, it is expected that revocation of the licence – even in the first instance – should be seriously considered.

## **Review of a premises licence following closure order or illegal working compliance order**

11.29 Licensing authorities are subject to certain timescales, set out in the legislation, for the review of a premises licence following a closure order under section 80 of the Anti-social Behaviour, Crime and Policing Act 2014 or an illegal working compliance order under section 38 of and Schedule 6 to the Immigration Act 2016. The relevant time periods run concurrently and are as follows:

- when the licensing authority receives notice that a magistrates' court has made a closure order it has 28 days to determine the licence review – the determination must be made before the expiry of the 28th day after the day on which the notice is received;
- the hearing must be held within ten working days, the first of which is the day after the day the notice from the magistrates' court is received;
- notice of the hearing must be given no later than five working days before the first hearing day (there must be five clear working days between the giving of the notice and the start of the hearing).

## **Review of a premises licence following persistent sales of alcohol to children**

11.29 The Government recognises that the majority of licensed premises operate responsibly and undertake due diligence checks on those who appear to be under the age of 18 at the point of sale (or 21 and 25 where they operate a Challenge 21 or 25 scheme). Where these systems are in place, licensing authorities may wish to take a proportionate approach in cases where there have been two sales of alcohol within very quick succession of one another (e.g., where a new cashier has not followed policy and conformed with a store's age verification procedures). However, where persistent sales of alcohol to children have occurred at premises, and it is apparent that those managing the premises do not operate a responsible policy or have not exercised appropriate due diligence, responsible authorities should consider taking steps to ensure that a review of the licence is the norm in these circumstances. This is particularly the case where there has been a prosecution for the offence under section 147A or a closure notice has been given under section 169A of the 2003 Act. In determining the review, the licensing authority should consider revoking the licence if it considers this appropriate.

# Matters for Decision

# MATTERS FOR DECISION

## An application made under Section 51 of the Licensing Act 2003

Paiwand Events Community Interest, First Floor, 158 Station Road, Edgware, HA8 7AW

### Determination in accordance with Section 52(3) of the Licensing Act 2003.

S 52 (3);

“The authority must, having regard to the application and any relevant representations, take such of the steps mentioned in subsection (4) (if any) as it considers appropriate for the promotion of the licensing objectives.

4. The steps are-

- (a) to modify the conditions of the licence;
- (b) to exclude a licensable activity from the scope of the licence;
- (c) to remove the designated premises supervisor;
- (d) to suspend the licence for a period not exceeding three months;
- (e) to revoke the licence;

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.

5. Subsection (3) is subject to sections 19, 20 and 21 (requirement to include certain conditions in premises licences).

6. Where the authority takes a step mentioned in subsection (4) (a) or (b), it may provide that the modification or exclusion is to have effect for only such period (not exceeding three months) as it may specify”.

### Notification in accordance with Section 52 (10) of the Licensing Act 2003.

10. Where a licensing authority determines an application for review under this section it must notify the determination and its reasons for making it to-

- (a) the holder of the licence,
- (b) the applicant,
- (c) any person who made relevant representations, and
- (d) the chief officer of police for the police area (or each police area) in which the premises are situated.

11. A determination under this section does not have effect-

- (a) until the end of the period given for appealing against the decision, or
- (b) if the decision is appealed against, until the appeal is disposed of.

<b>Steps taken (if any)</b>	<b>Reason(s)</b>

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