

10<sup>th</sup> April 2021

Dear Licensing Sub Committee

I act for the applicant, Mango Beans (West Hendon) Ltd, in respect of their application for the grant of a premises licence. We have noted the representation in opposition to this application, which has caused the matter to be determined by the licensing sub-committee of Barnet Council on 13<sup>th</sup> April 2021.

I would like to take the opportunity to try to address the concerns raised.

This application received only one representation and this is from a local business. I do not know if this business owner also lives in the vicinity of the premises. However, the application needs to be judged on its own merits and within the realm of the four licensing objectives, not because it may be competition to the existing businesses.

As the representor has pointed out, this is a developing area. The property is situated on a bustling high street and the applicant is happy and excited to be reinstating a site which has been closed since 2004 and bringing it back for the benefit of the community.

The applicant, Mr Tunc's business depends upon providing a solid 24 hour operation for the local community; Mr Tunc has been a successful owner and operator for Off Licences for almost 20 years. He runs another very successful 24-hour supermarket in Brent, an area with similar socio economic issues as this location. Mr Tunc has extensive knowledge of the Licensing Act 2003, the Licensing Objectives and measures to ensure that his business does not negatively impact on the local area or the night time economy. Mr Tunc is no stranger to how to manage such venues responsibly and has no desire to be seen as irresponsible operator or for his business to impact negatively on the locality or residential neighbours.

Mr Tunc believes that at the heart of a good operation, is having a good working relationship with his neighbours and the responsible authorities. Mr Tunc has not had any issues with his other premises and is keen to maintain a good relationship as a responsible operator. He does not want to add to problems in the area while running his proposed 24 hour supermarket.

The application's operating schedule has been explicit in describing how Mr Tunc intends to promote the four licensing objectives and I advise that he has voluntarily agreed a set of extensive conditions suggested by the Licensing Police that further demonstrates his desire to operate a responsible venue. Importantly, the conditions put forward in the application and agreed with the Licensing Police will be an effective tool in promoting all of the Licensing Objectives and ensuring that the fears of the representor are unfounded.

It has been outlined in the representation that there are a few off-licences in this area, obviously this concern would be relevant under a CIZ which is not in force in this area and thus cannot be considered when determining this application. However, I would like to highlight that this is a different business model to those existing in the area, it will provide extended hours for the expanding local community to purchase their groceries in a safe and well run premises. Similarly, if there was a concern relating to antisocial behaviour in the area, the Licensing Police would have made a representation against the application. If granted, this premises would not attract more people to this area, it would simply give the people in the area a greater choice.

Our concern, is that the representation itself from a local Licence holder largely appears to not be having an issue to the proposed operation itself, whether it's the hours or just nature of the business. They neither have attempted to acknowledge the agreed conditions and how it may help to allay their concerns, some of the concerns are ones I would attribute to be more likely if the application was for a late night bar.

Yours Faithfully

Christopher Montanez  
Consultant