



HILLINGDON
LONDON



NOTICE OF HEARING

Licensing Sub-Committee

Date: THURSDAY, 16 JANUARY 2020

Time: 10.00 AM

Venue: COMMITTEE ROOM 5 - CIVIC CENTRE, HIGH STREET, UXBRIDGE

Meeting Details: Members of the Public and Media are welcome to attend. This meeting may also be broadcast live.

If this is a public hearing, the agenda is available online at www.hillingdon.gov.uk or you can use a smart phone camera and scan the code below:



Councillors on the Sub-Committee:

Roy Chamdal (Chairman)

Lynne Allen

Teji Barnes

IMPORTANT INFORMATION

On receipt of this notice, you **MUST** notify the Committee Clerk (contact details below) by the following date:

Monday 13 January 2019

If you don't notify you may lose your right to speak at the hearing. When notifying you must confirm:

- 1) Whether you intend to attend or to be represented by someone at the hearing;
- 2) If you consider a hearing to be unnecessary and;
- 3) Whether to request that another person attends (other than your representative) as a witness

Published: 23 December 2019

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Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

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Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist. When present in the room, silent mode should be enabled for all mobile devices.

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Emergency procedures

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Agenda

CHAIRMAN'S ANNOUNCEMENTS

Hearing Protocol

- 1 Apologies for Absence
- 2 Declarations of interest in matters coming before this meeting
- 3 To confirm that the items of business marked Part I will be considered in Public and items marked Part II will be considered in Private
- 4 Matters that have been notified in advance or urgent

Part I - Members, Public and Press

	Title of Report / Address of application	Ward	Time	Page
5	Application for the Grant of a Premises Licence: Cow Byre Tea Rooms / Bistro, Bury Street, Ruislip, HA4 7SU	Eastcote & East Ruislip	10:00am	3 - 50

Order of proceedings – application under the Licensing Act 2003

The Chairman of the Sub-Committee will open the hearing by introducing the Councillors, explaining the purpose of the proceedings and the general procedure. The Chairman will then check that there are no additions or alterations to the list of those appearing at the hearing.

Introduction by the Regulatory Services/Licensing Officer



The Applicant / Licence Holder



Responsible Authorities (if present)



Other Parties (residents etc...)



DISCUSSION LED BY THE SUB-COMMITTEE

The Chairman will lead the discussion. This will be a chance for all parties to provide comments on any submissions that have been made to the Sub-Committee.



Closing remarks from each party



Sub-Committee deliberates



Chairman announces the decision

The Council's Regulatory Services/Licensing Officer will introduce the report and will outline the matter before the Sub-Committee, giving any relevant background information. The Sub-Committee may ask questions of the officer.

The Applicant, licence holder or the person representing him/her will be invited to address the Sub-Committee. They will be allowed sufficient time to present his/her case. The Sub-Committee may ask questions.

Responsible Authorities will be invited to address the Sub-Committee and will be allowed sufficient time. The Sub-Committee may ask questions of the Responsible Authorities.

Other parties will be invited to address the Sub-Committee. Where there are a number of parties making similar representations the Chairman will expect the parties to nominate a spokesperson to make the representations and all will be allowed sufficient time. The Sub-Committee may ask questions of the Other Parties.

The Chairman will invite the Responsible Authorities and Other Parties to make brief closing remarks on the application. The Applicant / licence holder makes the final closing remarks.

The Sub-Committee will remain in the room to deliberate and make their decision, with only the Legal Advisor and the Clerk to the Sub-Committee remaining. All others present will be asked to leave the room. If the meeting is being broadcast, any filming will be stopped for this part.

Parties may return to the room when invited to do so and the Chairman will announce the decision. The Chairman will remind the Applicant / licence holder that the decision will be sent to them in writing. There can be no further questions or statements.

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APPLICATION FOR THE GRANT OF A PREMISES LICENCE: COW BYRE TEA ROOMS / BISTRO

Committee	Licensing Sub-Committee
Officer Contact	Jhini Mukherjee, Licensing Service
Papers with report	Appendix 1 - Application for the grant of a new premises licence Appendix 2 - Representation from Susan Toms on behalf of Ruislip, Northwood & Eastcote Local History Society Appendix 3 - Representation from Lesley Crowcroft on behalf of Eastcote Conservation Panel Appendix 4 - Map of the area Appendix 5 - Photos of the surrounding area and the interior of the premises
Ward name	Eastcote and East Ruislip

1.0 SUMMARY

To consider an application for a premises licence, as seen in **Appendix 1**, in respect of Cow Byre Tea Rooms / Bistro, Bury Street, Ruislip, HA4 7SU, which has attracted representations from Ruislip, Northwood & Eastcote Local History Society and Eastcote Conservation Panel.

2.0 RECOMMENDATION

To grant the licence consistent with the operating schedule conditions.

3.0 APPLICATION

The new premises licence application has been submitted by Mrs Anita Morar and Mr Dilip Morar to enable them to sell a selection of alcoholic drinks to their clientele on some evenings of the week. The premises is an established tea room which is not operating at the present time. According to the description provided by the applicant on their Application Form which is appended in Appendix 1, "the Cow Byre will make its best efforts to create a unique place where customers can socialise with each other in a comfortable and relaxing environment, while enjoying a coffee, tea, cold drink along with pastries, small salads and sandwiches initially. We will also hope to offer (if approved) spirits, wines and prosecco for the evening clientele."

The application submitted is for a licence to sell alcohol on Thursday, Friday and Saturday evenings from 17.00 hours till 23.00 hours. The applicant also wants to showcase the musical talents of a local guitarist by way of live entertainment on those same evenings, i.e., Thursday, Friday and Saturday from 19.00 hours till 23.00 hours. Both the sale and supply of alcohol and provision of live music will be held indoors.

3.1 Type of application applied for

New Premises Licence application under Licensing Act 2003

3.2 Description of the premises

The premises is a tea room located inside the historic Manor Farm complex, just off Ruislip High Street. The owners of the premises are planning to re-open the tea room in April 2020 and to add

more value to their business they are proposing to open on some evenings of the week offering a place where customers can drink socially. Behind the characterful building, the restaurant area inside can accommodate up to a maximum of 30 covers and all the licensable activities will be held indoors.

3.3 Licensable Activities

<u>Activity</u>		<u>Proposed for new premises licence</u>
Sale of alcohol	Consumption on the premises only	x
Provision of live music	Indoors only	x

3.4 Opening Hours and proposed hours for licensable activity

	Opening hours of the premises	Proposed hours for sale by retail of alcohol	Provision of live music
Monday	09:00 - 17:00		
Tuesday	09:00 - 17:00		
Wednesday	09:00 - 17:00		
Thursday	09:00 - 23:00	17.00 - 23.00	19.00 - 23.00
Friday	09:00 - 23:00	17.00 - 23.00	19.00 - 23.00
Saturday	09:00 - 23:00	17.00 - 23.00	19.00 - 23.00
Sunday	09:00 - 17:00		

3.5 Other licensed premises on Green Lane between Waitrose and Misty Moon

Premises	Activities Authorised	Times Authorised
Great Barn, Manor Farm Complex Bury Street, Ruislip HA4 7SU	Sale by retail of alcohol; Provision of regulated entertainment.	<p><u>The sale by retail of alcohol</u></p> <p>On Fridays and Saturdays from 12.00 hours to 23.00 hours. On Sundays from 10.00 hours to 16.00 hours.</p> <p><u>The provision of regulated entertainment</u></p> <p>From 09.00 hours to 00.00 hours every day.</p>

<p>Winston Churchill Hall (including grounds) Manor Farm Site Pinn Way, Ruislip, HA4 7QL</p>	<p>Sale by retail of alcohol; Provision of regulated entertainment.</p>	<p><u>The sale by retail of alcohol</u> Between 18.00 hours and 23.00 hours each day.</p> <p><u>The provision of regulated entertainment</u> Between 09.00 hours and 00.00 hours each day.</p> <p>All licensable activities New Year's Eve between 09.00 hours and 02.00 hours the following day.</p>
<p>Ruislip Bowls Club Manor Farm Bury Street, Ruislip HA4 7SU</p>	<p>Provision of films; Provision of Indoor sporting events; Provision of live music; Provision of recorded music; The sale by retail by or on behalf of a club to a guest of a member of the club for consumption on the premises where the sale takes place.</p>	<p><u>Provision of films</u> and</p> <p><u>Provision of Indoor sporting events:</u> From 10:00 hours until 22:30 hours every day.</p> <p><u>Provision of live music:</u> From 18:30 hours until 22:30 hours every day.</p> <p><u>Provision of recorded music</u> and</p> <p><u>The sale by retail by or on behalf of a club to a guest of a member of the club for consumption on the premises where the sale takes place:</u> From 10:00 hours until 23:00 hours every day.</p>
<p>Mill Bowling Club Manor Farm Bowling Green Bury Street, Ruislip, HA4 7SU</p>	<p>The sale by retail by or on behalf of a club to a guest of a member of the club for consumption of alcohol on the premises where the sale takes place.</p>	<p><u>The sale by retail by or on behalf of a club to a guest of a member of the club for consumption on the premises where the sale takes place:</u> Monday to Friday - 13:00 hours until 23:00 hours. Saturday to Sunday - 11.00 hours until 23.00 hours.</p>

3.6 Operating Schedule and Conditions

Section 18 of the Application Form (Appendix 1) is the operating schedule which demonstrates the steps the applicant proposes to take in order to promote the licensing objectives.

4.0 **CONSULTATION**

4.1 Closing date for representations

16 December 2019

4.2 Public Notice published in local newspaper

27 November 2019 - Uxbridge Gazette

5.0 REPRESENTATIONS

5.1 We have received two representations which are tabularised below:

Interested Parties	Ground for Representation	Appendix
Representation from Susan Toms on behalf of Ruislip, Northwood & Eastcote Local History Society	Prevention of Crime and Disorder, Prevention of Public Nuisance	Appendix 2
Representation from Lesley Crowcroft on behalf of Eastcote Conservation Panel	Prevention of Crime and Disorder, Prevention of Public Nuisance	Appendix 3

6.0 BACKGROUND INFORMATION

6.1 Designated Premises Supervisor (DPS)

The proposed DPS is Mr Dilip Morar.

6.2 Map of the area and photos of the premises and the surrounding area are attached as **Appendices 4 and 5**.

6.3 There was one recorded Members' Enquires for this premises from 1 December 2018 relating to the closure of the cafe after the previous tenant left.

7.0 OFFICER'S OBSERVATIONS

7.1 This is an application from an independent tea room situated in the 22-acre Manor Farm complex. This was a well-established tea room until November 2018 when the cafe stopped operating as the previous tenant vacated the place. The applicants are the new tenants who want to provide a fuller experience to visitors to the site.

7.2 The representations received mainly raise the following issues:

- a) **The prevention of crime and disorder** - Both the representations addresses the crime and disorder objective as there are concerns over the sale of alcohol leading to a rise in antisocial behaviour and other crimes such as vandalism to the area. The main view of the objectors is that the concealed location of the place will attract more anti-social behaviour to the area. S. 182 of the Home Office's published guidance refers to the Police as being the main source of advice on crime and disorder. The Metropolitan Police are statutory consultees for any new premises licence application and they have not raised any objection to this. Furthermore, our Council's Licensing Policy and the Guidance, both indicate, that the hours that shops could generally be allowed to sell alcohol was to reflect the trading hours unless there was a good reason to restrict this. The applicants have proposed certain conditions in the operating schedule to demonstrate the steps which they will take to uphold this licensing objective which the licensing department is satisfied with.
- b) **The prevention of public nuisance** - Both the representations also refer to the public nuisance objective. The main concerns raised were directly connected to the possibility of a noise nuisance occurring from the proposed hours of sale of alcohol and provision of live music. The operating schedule addresses the steps the applicants will take to address this concern. In accordance with the Council's Licensing Policy, arbitrary restrictions that would undermine the principle of flexibility are always avoided by the licensing department and each case is judged on its individual merits. There is no fixed

restriction on terminal hours for any particular areas of the borough and the hours proposed for some evenings by the applicants are considered to be not too excessive for the area.

8.0 Relevant sections of S.182 Guidance

Determining actions that are appropriate for the promotion of the licensing objectives

At paragraph 9.42 it states that "Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be".

At paragraph 9.43 it states that "The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve".

At paragraph 9.44 it states that "Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that the condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is 76 | Revised Guidance issued under section 182 of the Licensing Act 2003 imperative that the authority ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the objectives and nothing outside those parameters. As with the consideration of licence variations, the licensing authority should consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business. Further advice on determining what is appropriate when imposing conditions on a licence or certificate is provided in Chapter 10. The licensing authority is expected to come to its determination based on an assessment of the evidence on both the risks and benefits either for or against making the determination".

Proportionality

At paragraph 10.10 it states that "The 2003 Act requires that licensing conditions should be tailored to the size, type, location and characteristics and activities taking place at the premises concerned. Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided. For example, conditions should not be used to implement a general policy in a given area such as the use of CCTV, polycarbonate drinking vessels or identity scanners where they would not be appropriate to the specific premises. Conditions that are considered appropriate for the prevention of illegal working in premises licensed to sell alcohol or late night refreshment might include requiring a premises licence holder to undertake right to work checks on all staff employed at the licensed premises or requiring that a copy of any document checked as part of a right to work check is retained at the licensed premises. Licensing authorities and other responsible authorities should be alive to the indirect costs that can arise because of conditions. These could be a deterrent to holding events that are valuable to the community or for the funding of good and important causes. Licensing authorities should therefore ensure that any conditions they impose are only those which are appropriate for the promotion of the licensing objectives".

Hours of trading

At paragraph 10.13 it states "The Government acknowledges that different licensing strategies may be appropriate for the promotion of the licensing objectives in different areas. The 2003 Act gives the licensing authority power to make decisions about the hours during which premises can conduct

licensable activities as part of the implementation of its licensing policy statement. Licensing authorities are best placed to make decisions about appropriate opening hours in their areas based on their local knowledge and in consultation with responsible authorities. However, licensing authorities must always consider each application and must not impose predetermined licensed opening hours, without giving individual consideration to the merits of each application"

At paragraph 10.15 it states "Shops, stores and supermarkets should normally be free to provide sales of alcohol for consumption off the premises at any times when the retail outlet is open for shopping unless there are good reasons, based on the licensing objectives, for restricting those hours".

Licensing hours

At paragraph 14.51 it states "With regard to licensing hours, the Government acknowledges that different licensing approaches may be appropriate for the promotion of the licensing objectives in different areas. The 2003 Act gives the licensing authority power to make decisions regarding licensed opening hours as part of the implementation of its licensing policy statement and licensing authorities are best placed to make such decisions based on their local knowledge and in consultation with other responsible authorities. However, licensing authorities must always consider each application and must not impose predetermined licensed opening hours, without giving individual consideration to the merits of each application".

At paragraph 14.52 it states "Statements of licensing policy should set out the licensing authority's approach regarding licensed opening hours and the strategy it considers appropriate for the promotion of the licensing objectives in its area. The statement of licensing policy should emphasise the consideration which will be given to the individual merits of an application. The Government recognises that licensed premises make an important contribution to our local communities, and has given councils a range of tools to effectively manage the different pressures that licensed premises can bring. In determining appropriate strategies around licensed opening hours, licensing authorities cannot seek to restrict the activities of licensed premises where it is not appropriate for the promotion of the licensing objectives to do so".

The need for licensed premises

At paragraph 14.19 it states "There can be confusion about the difference between the "need" for premises and the "cumulative impact" of premises on the licensing objectives, for example, on crime and disorder. "Need" concerns the commercial demand for another pub or restaurant or hotel and is a matter for the planning authority and for the market. This is not a matter for a licensing authority in discharging its licensing functions or for its statement of Revised Guidance issued under section 182 of the Licensing Act 2003 I 109 licensing policy".

9.0 Relevant sections of the Licensing Policy

Licensing Hours

At Paragraph 21.1 it states that "Prior to the introduction of the Licensing Act 2003, it was believed that fixed and artificially early closing times (established under the Licensing Act 1964) were one of the key causes of rapid binge drinking prior to closing times and one of the causes of disorder and disturbance when large number of customers were required to leave the premises simultaneously".

At Paragraph 21.2 it states that "The aim through promotion of the licensing objectives should be to reduce the potential for concentrations and achieve a slower dispersal of people from licensed premises through flexible opening times".

At Paragraph 21.3 it states that "Arbitrary restrictions that would undermine the principle of flexibility will therefore be avoided. The four licensing objectives will be paramount at all times and the Council will always consider the individual merits of each case".

At Paragraph 21.4 it states that "In accordance with guidance there is no fixed restriction on terminal hours for any particular areas of the borough. Such a restriction could cause the migration of patrons from one area to another and create the circumstances that the legislation is attempting to avoid. Each application will be dealt with on its merits. It is for the applicants to detail in their Operating Schedule exactly what times they intend to open and close the premises and what measures they will take to ensure that they do not cause nuisance or disturbance to their neighbours in the vicinity. The later the terminal hour applied for, the greater will be the need to address the issues of disturbance and nuisance".

At Paragraph 21.5 it states that "Shops, stores and supermarkets licensed to sell alcohol will normally be allowed to do so for the full duration of their trading hours. Restrictions may be applied, for example where representations are made indicating the particular premises or patrons of the premises are linked to disorder and or disturbance".

Licence Conditions

At Paragraph 17.1 it states that " Conditions on premises licences and club certificates are determined by:

- a) The measures put forward on the Operating Schedule
- b) Mandatory conditions within the Act
- c) Measures decided at a hearing by the Licensing Sub Committee"

At Paragraph 17.2 it states that "Any conditions attached to licences following relevant representations will focus on matters within the control of the Premises Licence Holder or Club Management Committees. They will address matters which have a direct impact on those living, working or engaged in normal activities in the vicinity, as well as patrons of the licensed premises. They will not be used as a means of attempting to attach responsibility to Premises Licence Holders or Club Management Committees for matters outside their reasonable control, such as anti-social behaviour once away from the premises or licensable activity".

At Paragraph 17.3 it states that "The Licensing Authority will not impose standard conditions upon every licence issued, however it may have regard to model conditions produced by the Government and/or the Institute of Licensing and it may choose to impose these in appropriate circumstances".

10.0 LEGAL CONSIDERATIONS

LEGAL COMMENTS

10.1 When considering an application for a grant of a new Premises Licence, the Sub-Committee shall carry out its functions with a view to taking steps it considers appropriate for promoting the licensing objectives. The licensing objectives are:

- Prevention of crime and disorder
- Public Safety
- Prevention of public nuisance
- Protection of children from harm

10.2 Members should note that each objective is of equal importance. There are no other licencing objectives and the four objectives are paramount considerations at all times.

- 10.3 An application for a new premises licence may be made pursuant to s.16 and s.17 of the Act, and with regard to the Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005/42 and the licensing Act 2003 (Fees) Regulations 2005/79.
- 10.4 The Sub-Committee must ensure that all licensing decisions:
- Have a direct relationship to the promotion of one or more of the four licensing objectives
 - Have regard to the Council's statement of licensing policy
 - Have regard to the Secretary of State guidance
 - Must not be subject to a blanket policy to the extent that it is applied so rigidly that an exercise of discretion in each individual case is precluded
- 10.5 Where relevant representations are made, the Licensing Authority must hold a hearing to determine the application, unless all are agreed that such a hearing is unnecessary s.18(3)(a) Licensing Act 2003.
- 10.6 Relevant representations are those that relate to the effect of the granting of the application on the promotion of the licensing objectives made by an interested party or responsible authority that have not been withdrawn and are not, in the opinion of the relevant licencing authority, frivolous or vexatious s.18(7) Licensing Act 2003.
- 10.7 The Sub-Committee can only consider matters within the application that have been raised through representations from interested parties and responsible authorities. Interested parties must live within the vicinity of the premises. All applications will be decided on a case by case basis.
- 10.8 Following a hearing, the Sub-Committee must consider all relevant representations, and having taken into account the promotion of the licensing objectives, under s.18(3)(b) and (4) Licensing Act 2003, a decision can be taken:-
- i. To grant the licence, subject to the mandatory conditions and conditions consistent with the operating schedule;
 - ii. To impose additional relevant conditions to such an extent as is considered necessary for the promotion of the licensing objectives;
 - iii. To exclude any of the licensable activities to which the application relates;
 - iv. To amend the times for all or some of the licensable activities;
 - v. To refuse to specify a person in the licence as the premises supervisor;
 - vi. To reject the application.
- 10.9 Conditions will not be necessary if they duplicate a current statutory requirement. The licencing Authority may therefore only impose such conditions that are necessary to promote the licensing objectives arising out of the consideration of the representations.
- 10.10 If the Sub-Committee determines that it is necessary to modify the conditions, or to refuse the application for a Premises Licence application, it must give reasons for its decision.
- 10.11 The Council in its capacity as Licensing Authority has a duty to have regard to its public sector equality duty under s.149 of the Equality Act 2010. In summary s.149 provides that a Public Authority must, in the exercise of its functions, have due regard to the need to:
- i. Eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - iii. Foster good relations between persons who share relevant protected characteristics and persons who do not.

- 10.12 Section 149(7) of the Equality Act 2010 defines nine relevant protected characteristics examples are; race, sex, age, disability, gender reassignment and religious beliefs.
- 10.13 Officers have provided the Sub-Committee with recommendations related to this application. Subject to the above-mentioned factors having been properly considered, the Sub-Committee may depart from the recommendations if there are good reasons for doing so. The Sub-Committee is advised that such departures could give rise to an appeal or judicial review.
- 10.14 Interested parties, Responsible Authorities and the Applicant have the right to appeal the decision of the Licensing Sub-Committee to the Magistrates' Court within a period of 21 days beginning with the day on which the applicant was notified by the Licensing Authority of the decision to be appealed against.

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Appendix 1 - Application for the grant of a new premises licence



Hillingdon
Application for a premises licence
Licensing Act 2003

For help contact
applicationsprocessingteam@hillingsdon.gov.uk
Telephone: 01895 558170

* required information

Section 1 of 21

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

Not Currently In Use

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

Your reference

LWCB2019

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

Anita

* Family name

Morar

* 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

United Kingdom

Section 2 of 21

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

Address OS map reference Description

Postal Address Of Premises

Building number or name

Cow Byre Tea Rooms/ Bistro

Street

Bury Street

District

City or town

Ruislip

County or administrative area

Postcode

HA4 7SU

Country

United Kingdom

Further Details

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 21

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

Section 4 of 21

INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details 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.

First name

Family name

Is the applicant 18 years of age or older?

- Yes No

Continued from previous page...

Current Residential 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

Street

District

City or town

administrative area

Postcode

Country

Applicant 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

Telephone number

Other telephone number

* Date of birth

* Nationality

[Documents that demonstrate entitlement to work in the UK](#)

Right to work share code

[Right to work share code if not submitting scanned documents](#)

Second Applicant Name

Is the name the same as (or similar to) the details 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

First name

Family name

Is the applicant 18 years of age or older?

Yes No

Continued from previous page...

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

Little Willows at The Cow Byre will make its best efforts to create a unique place where customers can socialize with each other in a comfortable and relaxing environment, while enjoying a coffee, tea, cold drink along with pastries, small salads and sandwiches initially. We will also hope to offer (if approved) spirits, wines and prosecco for the evening clientele. We will also be submitting plans to open up the back area - knocking through a wall - and make an outside seating area.

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Section 6 of 21

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes No

Section 7 of 21

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes No

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes No

Section 10 of 21

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes No

Standard Days And Timings

Continued from previous page...

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the performance of live music take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not
exclusively) whether or not music will be amplified or unamplified.

We have a local musician (guitar playing) who would love the opportunity to showcase his musical talents. This will happen
within the Cow Byre Tea Rooms/ Bistro.

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

n/a

Continued from previous page...

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

n/a

Section 11 of 21

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes No

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

- Yes No

Section 13 of 21

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes No

Section 14 of 21

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes No

Section 15 of 21

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

TUESDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

WEDNESDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="17:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="17:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="17:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

We don't foresee any reasons to stay open longer than shown.

Continued from previous page...

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Date of birth

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 21

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

n/a

Continued from previous page...

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Continued from previous page...

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

We don't foresee any reasons to stay open longer than shown.

Section 18 of 21

LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

1. The Cow Byre bistro has a duty to the local community and shall continue to protect the staff and customers from danger and harm.
2. The Cow Byre bistro shall work in partnership with all the responsible authorities to ensure the promotion of the four licensing objectives.

b) The prevention of crime and disorder

1. The Cow Byre Bistro shall work in partnership with the local police to prevent crime & disorder.
2. CCTV is already installed on the premises.
3. At the Cow Byre, management & staff will have safety & security at the forefront. Any cash will be kept in a safe which will be installed as per Police recommendation.
4. A log of crime and disorder will be kept in the premises and incidents will be reported to the Police where appropriate.
(a) Staff will be instructed to report any apparently intoxicated drivers using the premises to the Police.
5. A CCTV system shall be operated and maintained having regards to advice received from the Police licensing officer. The minimum requirement shall be that:
 - a) A staff member shall be available to operate the system within a reasonable time at the request of an authorised officer of the Police or Licensing Authority.
 - b) Images shall be retained for a minimum of 28 days and stored, copied and supplied in accordance with the requirements of the Data Protection Act or other relevant primary legislation.
 - c) If the CCTV system is inoperative, all reasonable measures shall be taken to render it fully operational as soon as practicable.
 - d) The CCTV shall operate at all times that the public are on the premises and licensable activities are taking place.

c) Public safety

1. This bistro must have safety systems in place to protect the safety of customers and staff at all times. These systems are regularly reviewed and updated where appropriate. In line with current legislation, the bistro will routinely be inspected by the local Environmental Health Officer and work with them and the local Fire Service to ensure compliance, as far as reasonably practicable, with relevant Health and Safety Legislation. This bistro is subject to inspections from their own safety and security staff, to ensure the systems are being maintained.
2. This bistro shall work in partnership with the local Fire Service and Environmental Health Officer to ensure public safety.
3. There will be at least one member of the management team scheduled at all times who will hold a current HSE certified first aid qualification. Wet floor signs shall be used where appropriate and non slip flooring is in place. Fire logs, accident book and reports along with a First Aid box is maintained on the premises for the safety of both employees and customers. Security lighting is installed within the restaurant and emergency exits are kept clear at all times.
4. Safe access to and egress from the premises will be maintained through appropriate outdoor lighting along with

Continued from previous page...

appropriate security lighting within the premises.

d) The prevention of public nuisance

1. We will collect any Little Willows packaging and other litter within a certain radius of the Bistro. Staff will be happy to act on recommendations from the Environmental Health Officer.
2. There must also be measures in place to limit noise. The doors can be closed and shall try to encourage customers to be considerate to the neighbours and limit noise both when ordering their food and on leaving the local area.
3. External litter bins must be in situ and new signage shall be installed to request that customers respect the needs of local residents and leave the area quietly.
4. Deliveries of stock shall not be undertaken between the hours of 21:00 and 06:00.
5. Any ambient music played within the premises will be at such a level as to be inaudible to the surrounding area.
6. Signage shall be installed on site encouraging customers to keep noise to a minimum and to dispose of litter appropriately

e) The protection of children from harm

1. Little Willows take children's safety extremely seriously and shall continue to employ the same practices to ensure that they are protected from harm at all times when visiting the bistro.
2. All the staff will attend comprehensive safety training.

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

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NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

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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. Premises' licence fees are determined by the non-domestic rateable value of the premises. To find out a premises' non-domestic rateable value, go to the Valuation Office Agency website at http://www.voa.gov.uk/business_rates/index.htm. For full details, refer to the 'Fees for Applications' webpage: <http://www.hillingdon.gov.uk/media.jsp?mediaid=22879&filetype=pdf>

* Fee amount (£)

DECLARATION

* I/we understand 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.

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

[Add another signatory](#)

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/premises-licence/hillingdon/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.

Continued from previous page...

IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

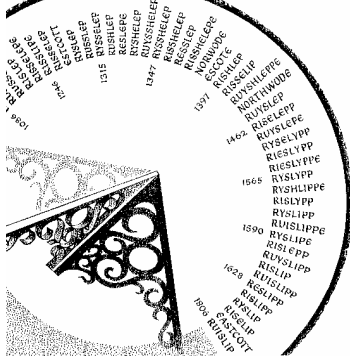
IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

OFFICE USE ONLY

Applicant reference number	<input type="text" value="LWCB2019"/>
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](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [Next >](#)

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RUISLIP, NORTHWOOD AND EASTCOTE Local History Society

From the Secretary: Susan Toms

19 November 2019

Dear Jhini Mukherjee,

I am writing to express the concerns of the Society about the proposed licence application for the Cow Byre Tea Rooms in Ruislip.

The Tea Rooms are located on the Manor Farm site, which is one of the most important historical sites in the Borough. There are many nationally listed buildings on the site including the late 13th century Great Barn, the Library and the Manor Farm House, both of which date from the 16th century. The Cow Byre itself is not listed since it was rebuilt in 1980 after a fire. The whole site was extensively restored in 2007/2008 with Heritage Lottery money to ensure its survival for future generations.

In our opinion granting a licence for these premises would pave the way for anti-social behaviour and public noise nuisance which would disturb nearby residential properties. The site would become more vulnerable to vandalism especially as it is hidden away from the main road and not overlooked by passing people. There are so many unique buildings on the site that should be protected and not put at risk by inappropriate use of some of them. Ruislip High Street is so close with a wide choice of licensed restaurants that there seems little need to duplicate a similar premises on a totally unsuitable site.

The Society has no objection to the premises reopening as tearooms during the day as a way of encouraging more visitors especially families to the site. But we are opposed to this application which will be detrimental to such a major historical site.

Yours sincerely,
Susan Toms

Representation Form from Interested Parties

(Please read notes on reverse before completing)

18 DEC 2019

Your details (See notes 2 & 3);

Your Name	SUSAN TOMS
Your residential address	
Your email address	
Your phone number	
The name of the body or organisation you represent	RUISLIP, NORTHWOOD & ETHILCOLE LOCAL HISTORY SOCIETY

About the premises;

Name of the premises you are making a representation about	COW STRE TEA ROOMS
Address of the premises you are making a representation about	BURY STREET, RUISLIP, HA4 7SU

The Licensing Objectives (See note 4);

Licensing Objective	Reasons for your representation and any supporting evidence
<p>Please tick;</p> <p><input checked="" type="checkbox"/> Prevention of Crime/Disorder</p> <p><input checked="" type="checkbox"/> Prevention of Public Nuisance</p> <p><input type="checkbox"/> Protection of Children From Harm</p> <p><input type="checkbox"/> Public Safety</p>	<p><input checked="" type="checkbox"/> The Society fears that granting a licence will increase the likelihood of vandalism and antisocial behaviour on a site which is secluded, not well lit and has little footfall during the evening. The site has several grade II listed buildings which are vulnerable to damage. They were all restored in 2007/08 with Heritage Lottery money and any repairs will be a strain on the Council's finances. This is one of the most important historical sites in the Borough which needs protection from an inappropriate use of one of the buildings.</p>

The outcome you are seeking from the Licensing Authority (See note 6);

Reject the application

Signed:

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Date:

12/12/19

Notes:

- 1) All representations must be submitted before the conclusion of the 28 day consultation period. This will be advertised on the public notices and also on the Councils website.
- 2) Persons who may make representation include; persons who reside near to the premises to which the application relates and who are likely to be affected by licensable activities; residents associations who are representing residents who reside near to the application premises; Ward Councillors representing their constituents; any person who lives or works in the area and has concerns about the application premises.
- 3) Please note that representations cannot be anonymous. Copies of all representations will be published in any Committee papers and will be sent to all persons involved with the hearing including the applicant. If you have concerns about the use of your information and would like to discuss this further, please contact one of our Licensing Officers for a discussion, on the contact details below.
- 4) In order to be considered 'relevant', the representation must relate to one or more of the 'Licensing Objectives'. These objectives are;
 - a) Prevention of Crime/Disorder - This relates to any criminal activity, disorder or anti-social behaviour related to the application premises.
 - b) Prevention of Public Nuisance - This relates to noise nuisance and vibration, litter, noxious smells, light pollution.
 - c) Protection of Children from harm - This relates to the protection of children whilst on the application premises.
 - d) Public Safety - This relates to the physical condition of the premises and the safety features provided for members of the public such as; fire safety, health & safety.
- 5) Upon submitting a representation, it is expected that you will attend the Licensing Sub-Committee hearing to deliver your representation verbally and answer any queries that the Committee may have. If you are unable to attend, your written representation will be considered.
- 6) You may wish to suggest an outcome to the Licensing Sub-Committee ie. grant the application with extra conditions; grant the application with fewer hours/activities; reject the application. Please note that the Licensing Sub-Committee will only make reasonable and proportionate decisions based upon the evidence they are presented with, and in line with the laws and regulations governing Licensing Hearings.
- 7) You may continue on separate sheets of paper if necessary and you may also attach any evidence which supports your representation.

- 8) Please submit all completed forms to:

**The Licensing Officer
Regulatory Services
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge, UB8 1UW**

licensing@hillingdon.gov.uk

Tel - 01895 277433

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www.hillingdon.gov.uk/licensing

(b) Prevention of Public Nuisance

The Society also feels that granting a licence for live music from 7-11pm. every night presents a public noise nuisance for nearby residents. I understand that the Great Barn has to keep the doors closed, when live events are held to prevent disturbance to residents. A similar stipulation would have to apply to the Cow Byre.



Appendix 3 - Representation from Lesley Crowcroft on behalf of Eastcote Conservation Panel

Cow Byre Tea rooms

1 message

Eastcote Conservation Panel.

Dear Jhini,

I write in support of the Ruislip, Northwood, Eastcote Local History Society, their submission is attached for easy reference.

The Cow Byre sits within a very historic site, the address given on the application form only states Bury Street, Manor Farm should really be included in the address.

Hillingdon Council are the owners of this site, does the applicants lease allow the sale of alcohol on the premises?

The Panel has two concerns, one, noise from music possibly played outside. Outside seating is proposed in the application.

Currently any form of entertainment in the Great Barn, situated opposite the Cow Byre, has the requirement that the doors are kept closed during the entertainment to prevent disturbance to the residents.

Should a licence be granted, this condition should be applied.

The second and main concern is the location, this area is very quiet and secluded, well away from the High Street, with very little footfall during the evenings. It would be a target for the troublesome members of the community. Increasing crime and disorder.

With the risk of damage to the Grade II listed building within Manor Farm.

This is not a suitable venue for a Bistro with the sale of alcohol. Use as a Tea Room brings no objection.

Lesley Crowcroft

Chairman, Eastcote Conservation Panel.

Cow Byre licence application 2019 LHS.doc
121K

Representation Form from Interested Parties

(Please read notes on reverse before completing)

Your details (See notes 2 & 3);

Your Name	Lesley Crowcroft
Your residential address	
Your email address	
Your phone number	
The name of the body or organisation you represent	Eastcote Conservation Panel

About the premises;

Name of the premises you are making a representation about	Cow Byre Tea Rooms
Address of the premises you are making a representation about	Manor Farm Ruislip London Borough of Hillingdon

The Licensing Objectives (See note 4);

Licensing Objective	Reasons for your representation and any supporting evidence
<p><i>Please tick;</i></p> <p><input checked="" type="checkbox"/> Prevention of Crime/Disorder</p> <p><input checked="" type="checkbox"/> Prevention of Public Nuisance</p> <p><input type="checkbox"/> Protection of Children From Harm</p> <p><input type="checkbox"/> Public Safety</p>	<p>The Cow Byre Tea Rooms forms part of the historic Manor Farm Site. Although not a listed building the adjacent barns are Grade II listed, as is the nearby Farm House. This is one of the most historic sites within the LB of Hillingdon. The position of the Cow Byre within the complex is secluded away from the view of passing pedestrians. The introduction of a venue selling alcohol will attract clientele who will be likely to act in a manner detrimental to the area. Patrons could be easily attacked in such a secluded space. Those using the Barn will feel threatened if rowdy crowds are present at the proposed Bistro.</p> <p>Damage to the surrounding historic buildings is likely. These building were restored with a Heritage Lottery Fund grant. All users of Manor Farm should be able to do so feeling safe and protected.</p> <p>The introduction of live music will cause problems for surrounding neighbours. Currently any users of the Barn who have musical entertainment have to keep all doors closed during performance to prevent annoyance to neighbours. To have music outside is not acceptable. The concern is that although acoustic guitar music is stated this could easily morph into a more intrusive form of entertainment.</p>

The outcome you are seeking from the Licensing Authority (See note 6);

The outcome sought is the refusal of a licence to sell alcoholic beverages. It is possible to open during the evening but patrons be asked to bring their own alcohol if required. Some local restaurants already have this method of operating in place. This would prevent the attendance of those just looking for alcoholic drinks. Also take away the temptation for the premises to be broken into for the alcoholic store.

For live music a condition that the music can only be performed indoors with doors

and windows closed to prevent noise nuisance to neighbours.

Signed:Lesley Crowcroft..... Date: 15th December 2019.....

Notes:

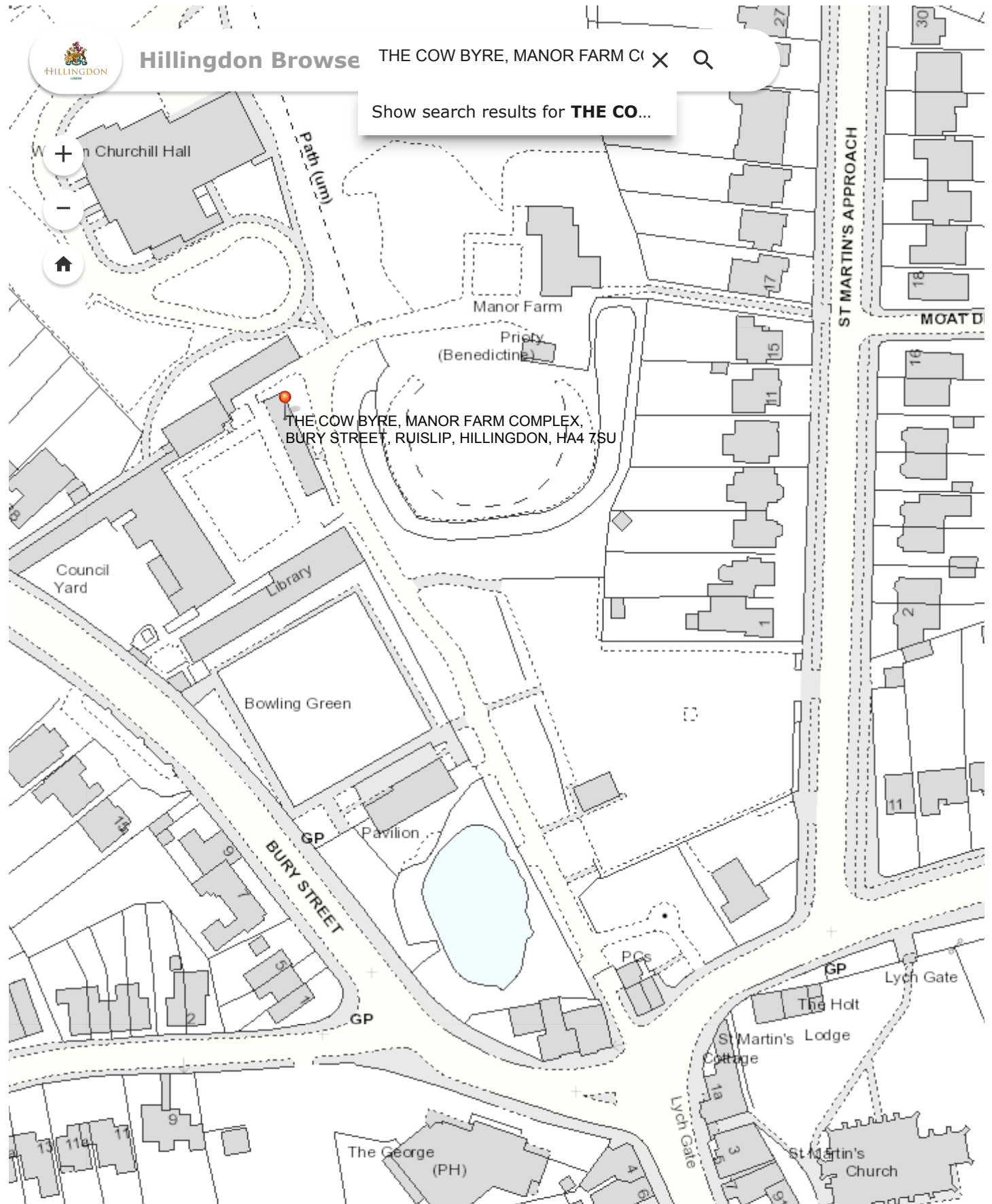
- 1) All representations must be submitted before the conclusion of the 28 day consultation period. This will be advertised on the public notices and also on the Councils website.
- 2) Persons who may make representation include; persons who reside near to the premises to which the application relates and who are likely to be affected by licensable activities; residents associations who are representing residents who reside near to the application premises; Ward Councillors representing their constituents; any person who lives or works in the area and has concerns about the application premises.
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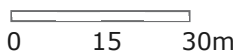
licensing@hillington.gov.uk

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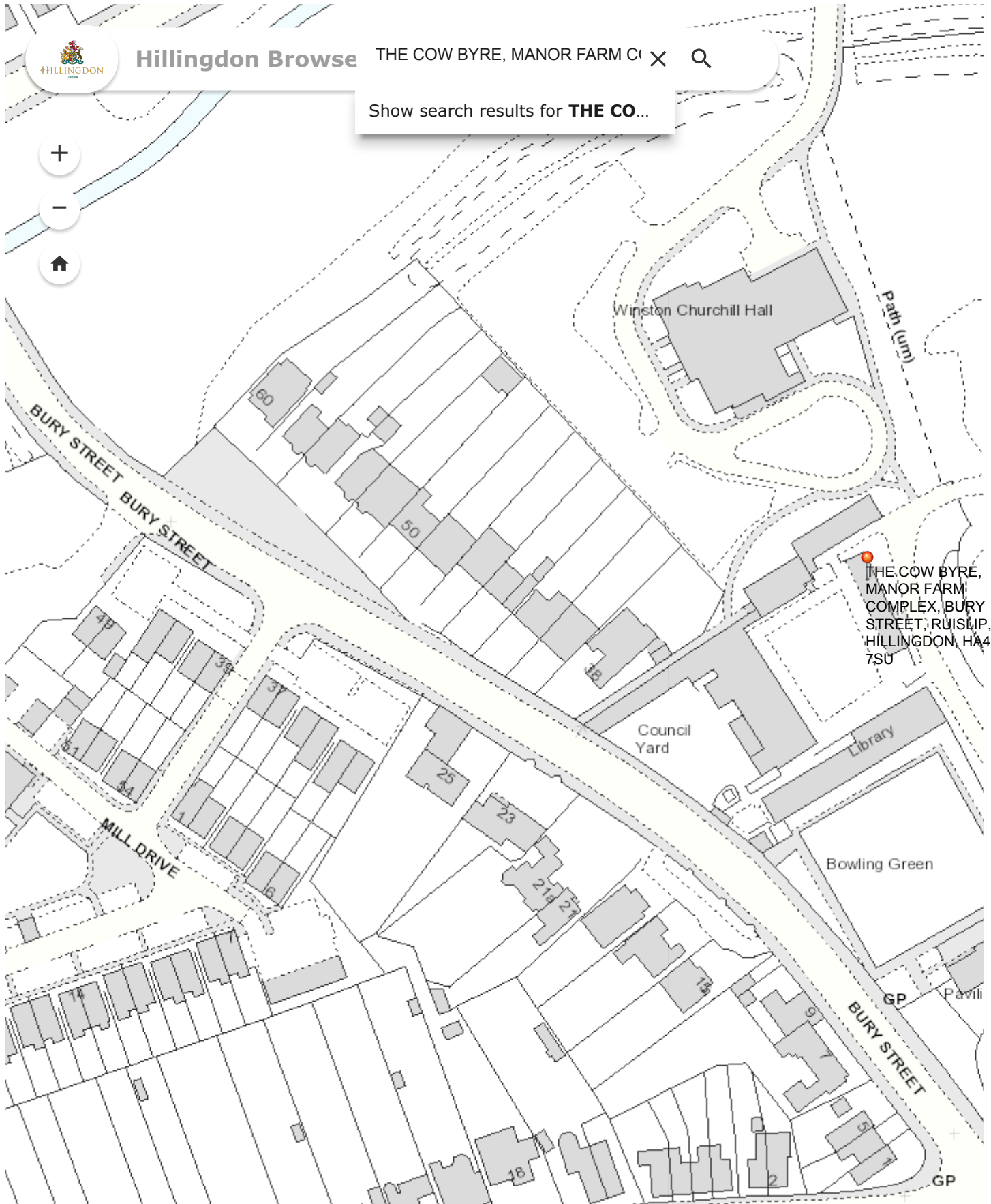


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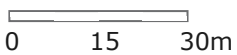


Show search results for THE CO...



THE COW BYRE, MANOR FARM COMPLEX, BURY STREET, RUISLIP, HILLINGDON, HA4 7SU

509139 187871 Meters



Appendix 5 - Photos of the surrounding area and the interior of the premises









London Borough of Hillingdon
LICENSING ACT 2003

Date: 18 November 2019

Notice is given that (insert full names of the applicant);

Mr Dilip Morar & Mrs Anita Morar

has applied to the London Borough of Hillingdon for a Premises Licence / Club Premises Certificate for (enter the licensable activities, sale of alcohol; regulated entertainment; late night refreshment):- Sale of alcohol

For the following premises (insert name and address of premises in CAPITAL letters);
COW BYRE MANOR FARMS
RUISLIP HA4 7SU

Note: It is an offence to knowingly or recklessly make a false statement in connection with an application with a maximum fine on conviction of £5,000

Details of the application can be viewed on the council's website www.hillingdon.gov.uk or by contacting the Council on 01895 277433.

Anyone wishing to make representations in respect of the application must notify the Licensing Service, Civic Centre, Uxbridge, UB8 1UW in writing by (ENTER DATE);

..... 16 December 2019.....

Note: Copies of representations are sent to the applicant and the original letters are kept on file, which is open to scrutiny by members of the public, press and/or the broadcasting media. Persons making representations in respect of the grant of a provisional statement must be prepared to attend in person at a hearing before a committee of the Council.

This notice must be completed and, on the same day on which the application is made, must be exhibited on a conspicuous part of the premises where it can easily be seen and read by persons in the street. The notice must be kept exhibited for not less than 28 days.



HILLINGDON
LONDON





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