

Croydon Council
 Croydon
 T: 02087605466
 E: licensing@croydon.gov.uk

Ref: DSFX1727882032045

New Premises Licence

Premises Details

Premises Address *

Units 5 -7

THE NORBURY TRADING ESTATE CRAIGNISH
 AVENUE NORBURY LONDON CROYDON SW16 4RW

Telephone number at premises (if any)

Non-domestic value of premises. *

£ 163000

Applicant Details

I/we apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 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.

Please state whether you are applying for a premises licence as:

a person other than an individual -as a limited company/
 limited liability partnership

Applicant Details

If you are applying as a person described in one of the above please confirm: *

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

Other Applicant (Non Individual)

Name *

BKUK Group Limited

Registered Address *

BKUK GROUP Limited

5 New Street Square

Town/City *

London

County

Other Applicant (Non Individual)

Postcode *	EC4A 3TW
Registered Number (where applicable)	10980808
Description of applicant (for example partnership, company, unincorporated association, etc) *	Limited Company
Telephone Number	
Email *	[REDACTED]

Operating Schedule

When do you want the premises licence to start? *	30/10/2024
If you wish the licence to be valid only for a limited period, when do you want it to end?	
Please give a general description of the premises. *	Burger King is known for serving high-quality, great-tasting, and affordable food. Founded in 1954, Burger King is the second largest fast food hamburger chain in the world. The commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined the brand for more than 50 successful years.
If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.	

Operating Schedule

What licensable activities do you intend to carry on from the premises? * (Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2) *

<input type="checkbox"/>	Plays
<input type="checkbox"/>	Films
<input type="checkbox"/>	Indoor Sporting Events

Operating Schedule

- Boxing or Wrestling
- Live Music
- Recorded Music
- Performances of Dance
- Anything of a similar description falling under Music or Dance
- Provision of late night refreshment
- Supply of Alcohol

Late Night Refreshment Standard Times

Standard days and timings, where you intend to use the premises for late night refreshment.(please read guidance note 7) *
Please enter times in 24hr format (HH:MM)

Day *

Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (please read guidance note 3) *

Please provide further details.(please read guidance note 4)

State any seasonal variations for the provision of late night refreshment.(please read guidance note 5)

Please state any non-standard timings, where you intend to use the premises for late night refreshmentat different times from the Standard days and times listed?(please read guidance note 6)

Adult Entertainment

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

N.A

Opening Hours Standard Times

Standard days and timings, where the premises are open to the public. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *

Every Day

00:00

23:59

Opening Hours

State any seasonal variations. (please read guidance note 5)

N.A

Please state any Non-standard timings, where you intend the premises to be open to the public at different times from the Standard days and times listed? (please read guidance note 6)

N.A

Licensing Objectives

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

a) General - all four licensing objectives (b, c, d and e) (please read guidance note 10) *

Please see the attached condition list.

b) The prevention of crime and disorder *

Please see the attached condition list.

c) Public safety *

Please see the attached condition list.

d) The prevention of public nuisance *

Please see the attached condition list.

e) The protection of children from harm *

Please see the attached condition list.

Declarations

Declarations

Declaration Type *

Sole Applicant - Individual or Other

Declarations

I have uploaded a copy of the plan of the premises. I have uploaded a copy of the consent form completed by the individual I wish to be designated premises supervisor, if applicable. I understand I must now advertise my application. I understand that if I do not comply with the above requirements my application will be rejected. Applicable to all individual applicants, including those in partnership which is not a limited liability partnership, but not companies or limited liability partnerships I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15)

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

Signature/Declaration of applicant or applicant's solicitor or other duly authorised agent (see Guidance Note 11 & 12). If signing/applying on behalf of the applicant, please state your name and in what capacity you are authorised to sign/apply. When submitting an on-line application form the 'Declaration made' checkbox must be selected.

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15).

Full Name *

Poppleston Allen Solicitors

Date *

02/10/2024

Capacity *

Applicant's Solicitor

Declaration made

Do you wish to provide alternative correspondence details? *

Yes

Alternative Correspondence

Alternative Correspondence

Please provide Contact Name and postal address for correspondence associated with this application.

Title	Mr
First name	Poppleston Allen
Surname	Poppleston Allen
Street address *	37 Stoney Street
	The Lace Market
	Nottingham
Town/City *	Nottingham
County	Nottinghamshire
Postcode *	NG1 1LS
Telephone Number	01159349180
Email *	poppleston.allen@poppleston.co.uk

Email confirmation

On submission an email confirmation will be sent using the details below

Forename	Poppleston Allen
Surname /Company Name	Poppleston Allen
Email *	poppleston.allen@poppleston.co.uk
Telephone	01159349180

Burger King – Premises Licence Conditions.

1. A CCTV system shall be installed at the premises.
 - a. CCTV shall be maintained in good order and recordings shall be retained for at least 31 days.
 - b. The correct time and date will be generated onto both the recording and the real-time image screen
 - c. The footage will be made available for inspection by authorised officers of the Licensing Authority and the Police upon request.
 - d. There shall be signs displayed in the customer area to advise that CCTV is in operation.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
3. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
4. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
5. An incident log shall be kept at the premises and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system, searching equipment or scanning equipment
 - (g) any visit by a relevant authority or emergency service.
6. The Premises Licence Holder or nominated person shall ensure that all relevant members of staff receive training in their responsibilities under the Licensing Act 2003. Such training shall be documented, and records made available upon request from the Police or an authorised officer of the Licensing Authority.
7. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity.

8. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.

Delivery drivers shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the license premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway.

Members of the general public (excluding staff and delivery drivers) will not be allowed access to the premises in order to buy or collect food or drink at any time.

Representations 1

I am writing in respect of the application by the BKU group for the following:

The proposed licensable activities and their hours are: The provision of Late-Night Refreshment from 23:00 until 05:00 Mondays to Sundays. The opening hours of the premises will be 24 hours Mondays to Sundays.

We object to this application on the following grounds:

- the trading estate is right next to residential streets with family homes, including those inhabited by elderly residents, a home for adults with disabilities and a nursing home.
- there have already been huge issues with moped delivery drivers parked on this street at all hours, smoking weed and talking loudly on their phones
- local food outlets which are only open till the normal hours already have significant problems with people who are drunk or on drugs being violent and aggressive
- the Burger King is on the corner of the residential street where many people have to walk to get home at night
- there is no parking available as the streets are already full to overflowing with residents' cars. Craignish Avenue is a no go area for cars trying to get to and from the high street at the best of times as it does not have enough passing spaces
- we have severe problems with rubbish and rats in this area - allowing a take away to open all night will increase this problem as sadly not all customers take their rubbish home with them

All these contexts mean that Burger King operating all night will increase anti social behaviour, create an unsafe environment for pedestrians especially women at night, increase waste, noise problems and traffic problems. We therefore request that this application be denied.

Yours faithfully

Representations 2

I write on behalf of the Scots Estate Norbury Residents' Association (SERA).

This is a very vaguely worded application. The applicant has ticked the box for 'provision of late night refreshment' and quotes use times of 23.00 till 5am everyday for both indoors and outdoors but provides little other information about the services they propose to carry out.

Considering the long-standing and well-documented problems the trading estate kitchens are causing local residents (rats at the rear, courier drivers driving recklessly and the smell of stale oil emitting from the premises), we are minded to object anyway but we would like more information relating to the application. Is the intention for customers to eat inside the premises and outside? If eating outside, how will noise be restricted? Or is the plan for the restaurant to be drive through only? Or take away/delivery only? If not limited to these, how will customers safely enter the premises, considering access is currently essentially via vehicles, mainly motor bikes?

As the deadline for representations is midnight tomorrow, and it is unlikely that the above issues will be clarified by then, please consider this an objection by SERA and, time-permitting, we will submit some more detailed representations tomorrow.

=====

Further to my email yesterday, here are some more representations.

Enforcement of the smell of stale oil appears to have been non-existent, despite many resident complaints. It would be better to refuse the application until the matter is sorted.

Residents have regularly reported seeing rats scuttling around units 5-7 when looking through the fence from Norbury Hall Park. I've seen them myself and, speaking to a member of the Veolia team who use the store in the park (adjacent to the trading

estate), he has also seen them. Rubbish regularly accumulates in the yard and between the fences (see photo taken today). Today, the shutters were also not fully down which means rats could easily access the kitchen (see photo). In addition, fire doors from the estate leading to Craignish Avenue are sometimes propped open (see photo taken a couple of weeks ago) which, as well as allowing rats to enter can cause noise nuisance .

Entering the estate, the pedestrian walkway is narrow, with no physical protection for pedestrians from vehicles. Motorcycles regularly drive on the walkway (see photo taken today showing a motorcycle doing exactly that).

I understand that the neighbourhood police team has asked its licensing team to object. The former is fully aware of the issues of reckless driving from the courier motorcyclists e.g. riding on the pavement, cutting up other road users and emerging from the estate without stopping or looking . In fact members of the Safer Neighbourhood Team Ward Panel agreed at its last meeting to have dealing with this issue as one of its top 3 priorities.

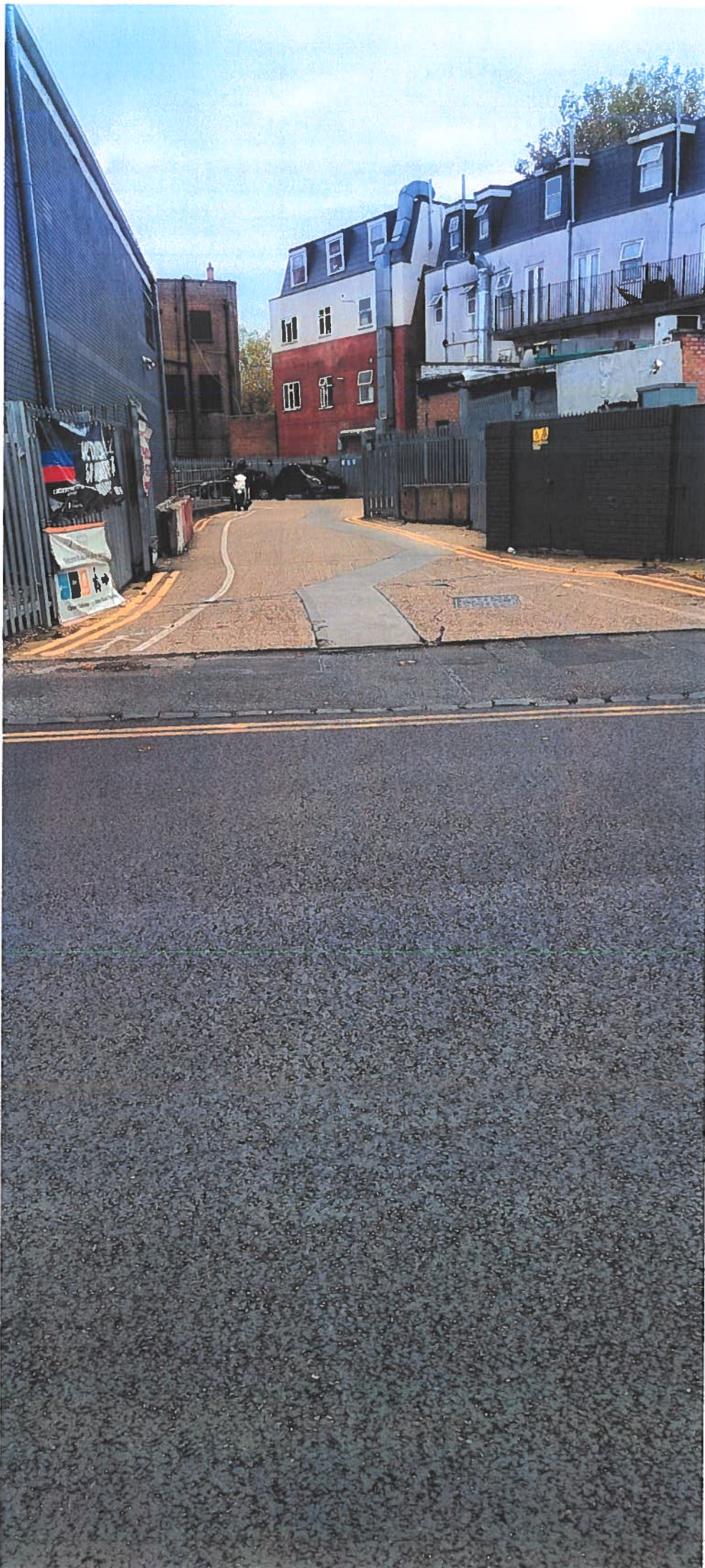
The estate should at least have a proper give way sign.

Below are some additional representations received from SERA members:

Member 1 "I would like them to provide better facilities for drivers to allow better access to WiFi for them to take orders inside the estate so they are not taking up parking spaces for residents."

Member 2 "Unfortunately, there are just too many kitchens in the Norbury trading estate and on the High Street that are trading until the late hours and have the provision of Deliveroo and Uber delivery. Residents on Craignish are already experiencing several issues already highlighted; including traffic, increased rubbish, vermin wondering about and dangerous scooter drivers. I am concerned that with the addition of another fast food chain this will only exacerbate the problem. The council needs to do more to hold the owners/businesses to account. For instance, considering provision of where drivers can wait and pick up orders within the trading estate itself. In my opinion, there's more than enough space and this would free up parking for local residents, as well as freeing up the roads."

A3



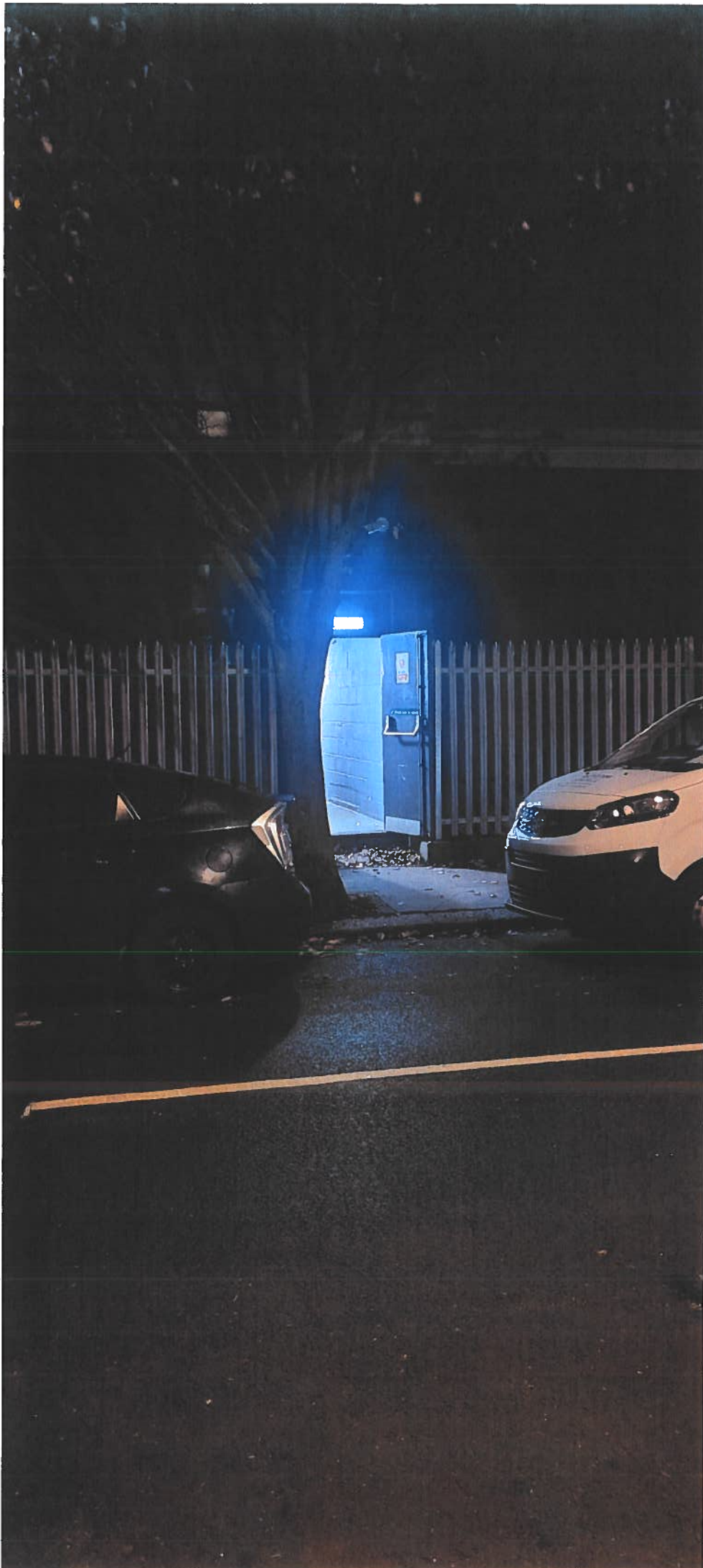
A3



A3



A-3



Representations 3

Cllr Griffiths and I would like to make a representation on the above application.

We have concerns that the application has not been appropriately filled in as it is unclear reading whether the business would be operating like a delivery/take away shop only or whether it would host customers. This is because some of the conditions infer that there will be customers inside the premises. If that is the case, we stringly object to the business operating a fast food restaurant until 5am in a heavily residential area.

If it is a delivery only outlet, no information is provided as to traffic management and minimisation of impact of delivly moped drivers in Craignish Ave, which is already problematic in terms of traffic, parking and noise and would be worsened by the popularity of a premises like Burger King.

It seems like the application was not undertaken seriously and just used generic information from other applications - a thorough job needs to be done to better be able to assess the impact of such licensing on that site.

Regards,

Cllr Ben-Hassel & Cllr Griffiths

c/o Town Hall
Katherine Street
Croydon
CR0 1NX

13 November 2024

Ref: 016519/00283

Doc Ref: 544447

BKUK Group Limited
2 Foubert's Place
London
W1F 7PA

Dear Sirs

**Burger King, Units 5, 6 and 7, Norbury Trading Estate, Craignish Avenue, London
Premises Licence Application.**

We act on behalf of the operator of Burger King, BKUK Group Ltd, and write in response to your representation to our client's application for a new Premises Licence.

My client is committed to working in partnership with you and would welcome the opportunity to discuss your concerns, clarify the application sought and explain the relevant measures to be put in place at the venue should the application be granted, along with the additional measures and conditions agreed with the Responsible Authorities.

By way of background, as you may know, Burger King operates over 200 sites across the UK. The style of operation is serving high-quality and affordable food. Founded in 1954 Burger King is the second-largest food hamburger chain in the world, with a commitment to premium ingredients, signature recipes and family-friendly dining experience.

The purpose of the application is to allow the premises to operate as a delivery kitchen service as it does presently from 11 pm only until 02:00 Sun – Thurs and 03:00 Friday - Saturday. This will allow the premises to facilitate individuals (such as shift workers) who would like to order a meal for home delivery later in the evening.

My client appreciates the concerns about the extension of the premises opening hours for home delivery within the locality. Given the style of operation and conditions offered within the application, we are confident that the operation will not result in a significant increase in nuisance, crime or disorder or have an adverse impact upon the promotion of the licensing objectives within the locality.

I have attached to this letter the full details of all conditions offered within the application. We have spoken with the Local Police unit in relation to concerns in relation to the application and surrounding areas. As a result of these conversations, we have added the following conditions to the application:

List of partners and associates available on request

Address: 37 Stoney Street, The Lace Market, Nottingham NG1 1LS | T: 0115 953 8500 | F: 0115 953 8501 | W: popall.co.uk

Authorised and Regulated by the Solicitors Regulation Authority (SRA no. 78244)

PopplestonAllen

- Delivery drivers shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway.
- Members of the general public (excluding staff and delivery drivers) will not be allowed access to the premises in order to buy or collect food or drink at any time.

Additionally, the BKUK Group are speaking to the landlord of the trading estate to ensure there is better lighting at the entrance and for a parking zone to be created in the estate itself to minimise disturbance to those nearby.

If you would like to speak with me to discuss the application further, then I would be happy to discuss this with you. Should you feel reassured by the information provided and are happy to withdraw your representation (confirming this to the Councils Licensing Team) so we can avoid a hearing as to this matter, then please be assured that my client would be happy to continue to liaise with you as to any issues or concerns you may have

Yours faithfully

Poppleston Allen

0115 934 9180



List of partners and associates available on request

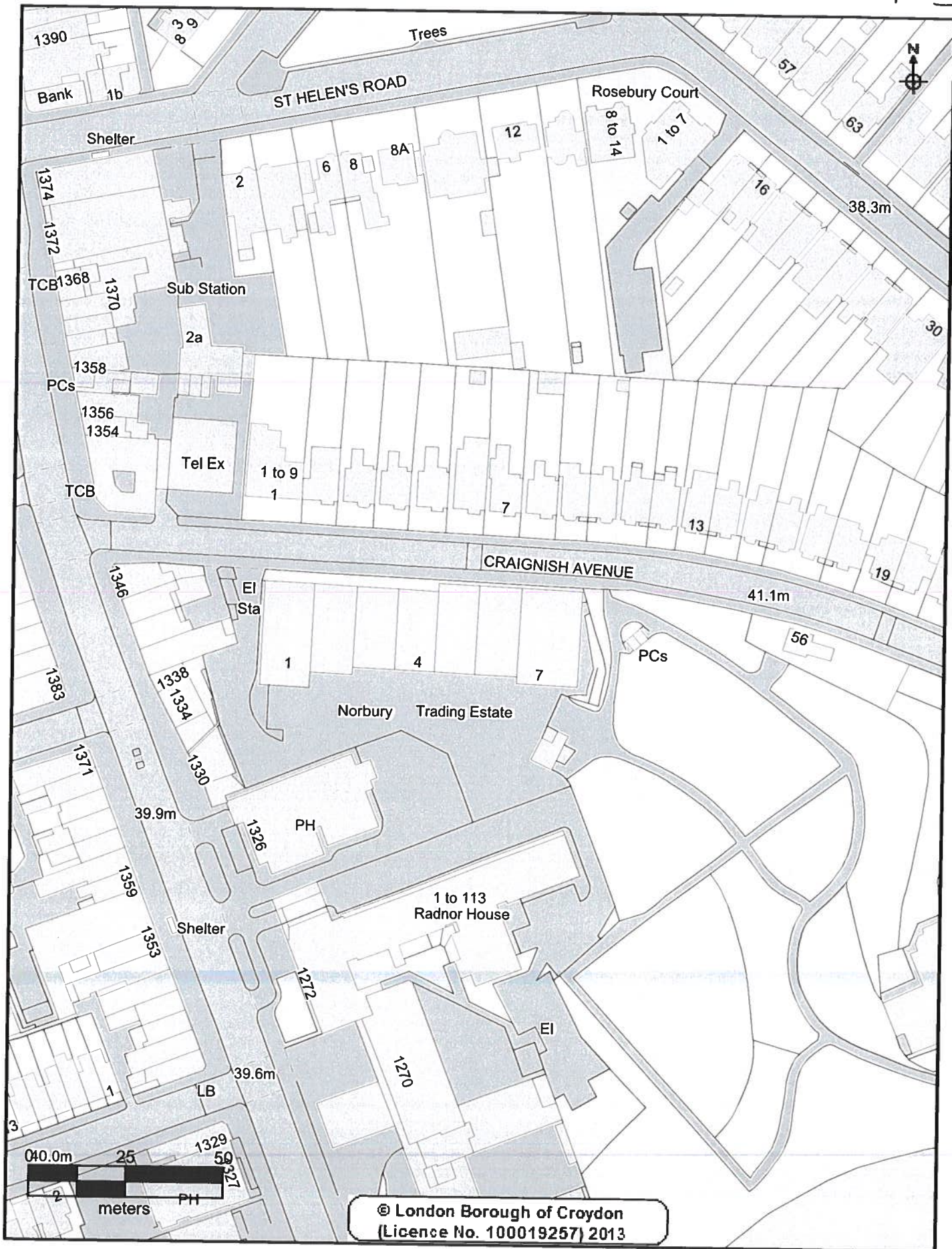
Address: 37 Stoney Street, The Lace Market, Nottingham NG1 1LS | T: 0115 953 8500 | F: 0115 953 8501 | W: popall.co.uk

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Burger King, Norbury Trading Estate – Premises Licence Conditions.

1. A CCTV system shall be installed at the premises.
 - a. CCTV shall be maintained in good order and recordings shall be retained for at least 31 days.
 - b. The correct time and date will be generated onto both the recording and the real-time image screen
 - c. The footage will be made available for inspection by authorised officers of the Licensing Authority and the Police upon request.
 - d. There shall be signs displayed in the customer area to advise that CCTV is in operation.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
3. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
4. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
5. An incident log shall be kept at the premises and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system, searching equipment or scanning equipment
 - (g) any visit by a relevant authority or emergency service.
6. The Premises Licence Holder or nominated person shall ensure that all relevant members of staff receive training in their responsibilities under the Licensing Act 2003. Such training shall be documented, and records made available upon request from the Police or an authorised officer of the Licensing Authority.
7. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity.

8. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
9. The sales of hot food & drink are to be via drive-thru facility only from 23:00.
10. Delivery drivers shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the license premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway.
11. Members of the general public (excluding staff and delivery drivers) will not be allowed access to the premises in order to buy or collect food or drink at any time.



CROYDON
www.croydon.gov.uk

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London Borough Croydon

Scale 1:1250

19-Nov-2024



X = NORBURY TRADING ESTATE