

Report for: Licensing Sub-Committee 20th August 2026
Item number:
Title: Application for a New Premises Licence at , Unit 1 314 West Green Road, Tottenham, London N15 3AN
Authorised by: Daliah Barrett – Licensing Team Leader, Regulatory Services.
Ward(s) affected: West Green Ward
Report for Key / Non-Key Decision: Not applicable.

1. Describe the issue under consideration

1.1 The application:

The application has been submitted by Jollof House Ltd in respect of Jollof House, Unit 1, 314 West Green Road, Tottenham, London N15 3AN. A copy of the application is attached at **Appendix 1**.

The application seeks the grant of a new premises licence authorising the following licensable activity and hours:

Sale of Alcohol

Monday to Sunday: 09:00 hours to 23:00 hours for consumption ON the premises only.

Hours Open to the Public

Monday to Sunday: 07:00 hours to 23:00 hours.

The proposed Designated Premises Supervisor (DPS) is Mr Garnet Prah-Arthur, Personal Licence issued by Haringey.

1.2 Representations have been received from:

- Representation from – Met Police – Conditions have now been agreed and the representation is withdrawn. Appendix 2
- Representation from Noise & Nuisance RA -now agreed and withdrawn -App 3
- Ward councillor and residents. Appendix 4

2 Key policies and considerations – legal considerations

2.1 Hearings under the Licensing Act 2003 operate under the Licensing Act 2003 (Hearings) Regulations 2005.

2.2 New information – In accordance with Regulation 18 of the Licensing Act 2003 (Hearings) Regulations 2005, the authority may take into account documentary or other information produced by a party in support of their application, representations or notice either before the hearing or, with the consent of all parties, at the hearing.

- 2.3 Hearsay evidence – The Panel may accept hearsay evidence, and it will be a matter for the Panel to attach what weight to it that they consider appropriate. Hearsay evidence is evidence of something that a witness neither saw nor heard but has heard or read about.
- 2.4 The Secretary of State’s Guidance to the Licensing Act 2003 is provided for all parties involved in licensing. It is a key means for promoting best practice, ensuring consistent application of licensing powers and for promoting fairness, equal treatment and proportionality. Section 4 of the 2003 Act provides that, in carrying out its functions, a licensing authority must ‘have regard to’ guidance issued by the Secretary of State under section 182. The Guidance is therefore binding on all licensing authorities to that extent. However, the Guidance cannot anticipate every possible scenario or set of circumstances that may arise and, as long as licensing authorities have properly understood this Guidance, they may depart from it if they have good reason to do so and can provide full reasons. The Revised Guidance issued under section 182 by the Secretary of State in February 2026 states, at paragraph 1.18:

“When making licensing decisions, all licensing authorities should consider the need to promote growth and deliver economic benefits.”

Departure from the Guidance could give rise to an appeal or judicial review, and the reasons given will then be a key consideration for the courts when considering the lawfulness and merits of any decision taken.

- 2.5 National Licensing Policy Framework (‘on-trade’ premises only) – The section 182 Guidance is also now supplemented by the non-statutory National Licensing Policy Framework, which observes that licensing must support broader ambitions as well:
- investment in existing and new venues – providing a wide range of cultural and social experiences, from dining experiences to theatre and live music to family friendly experiences;
 - extended consumer choice – giving local communities and visitors greater freedom over where, when and how they enjoy leisure time;
 - regeneration – unlocking the potential of day and night-time economies, helping drive investment, employment and vibrancy in the places and communities that need it most;
 - better regulation – reducing unnecessary bureaucracy and enabling businesses to adapt quickly to changing consumer expectations.
- 2.6 The government wants to ensure that hospitality, leisure, cultural and night-life venues are supported to thrive in a safe way. The National Licensing Policy Framework therefore applies exclusively to on-trade premises – that is, premises authorised under the Licensing Act 2003 for on-sales of alcohol, regulated entertainment or late-night refreshment. This includes, but is not restricted to, pubs, bars, restaurants, cafés, and hotels as well as entertainment and cultural venues such as theatres, cinemas, concert halls, festivals and events.

3 Licensing policy

The objective of the licensing process is to allow for the carrying on of licensable activities whilst promoting and upholding the licensing objectives – the prevention of public nuisance, prevention of crime and disorder, public safety, and protection of children from harm. It is the Licensing Authority's wish to facilitate well run and managed premises with licence holders displaying sensitivity to the impact of the premises on local residents. In considering licence applications, where relevant representations are made, this Licensing Authority will consider the adequacy of measures proposed to deal with the potential for public nuisance and/or public disorder having regard to all the circumstances of the case.

- 3.1 Where relevant representations are made, this authority will demand stricter conditions regarding noise control in areas that have denser residential accommodation, but this will not limit opening hours without regard for the individual merits of any application. This authority will consider each application and work with the parties concerned to ensure that adequate noise control measures are in place. Any action taken to promote the licensing objectives will be appropriate and proportionate.
- 3.2 The Government has advised that conditions must be tailored to the individual type, location and characteristics of the premises and events concerned. Conditions cannot seek to manage the behaviour of customers once they are beyond the direct management of the licence holder and their staff. The Council's Licensing Policy expects applicants to address the licensing objectives and discuss how to do this with the relevant responsible authorities.

4. Background

- 4.1 The premises is situated in a terrace of retail units on the ground floor and residential properties above. The premises is described within the application as a restaurant furnished for dining, containing a bar area, cooking facilities and extraction systems. The applicant intends to serve alcohol to customers dining on the premises.

4.2 Overview of representations from local residents

Representations received from local residents indicate that there is general support for the introduction of a new business within the West Green Ward area. Residents have welcomed the investment in the locality and the addition of a new hospitality business. Notwithstanding this support, residents have raised concerns regarding the potential impact of the premises on the licensing objectives, particularly the prevention of public nuisance and the prevention of crime and disorder.

The concerns can be summarised as follows:

- The premises is situated beneath residential accommodation. Residents are concerned that the proposed operation and sale of alcohol until 23:00 hours may result in noise disturbance from customers arriving, departing or congregating outside the premises during the evening period
- Residents have referred to issues associated with a previous occupier of the premises, who reportedly utilised an alcove area adjacent to the premises for outdoor seating. It is stated that this area does not form part of the public highway and is within the ownership boundary of the housing association. Residents have requested

that the applicant and landlord are aware that this area should not be used for customer seating or associated activities without the appropriate permissions.

- Concerns have been raised regarding existing parking pressures generated by nearby licensed premises and the anticipated opening of further hospitality venues in the vicinity. Residents consider that the grant of a premises licence may increase demand for parking within the local area.
- Residents have noted that highway measures have previously been introduced by the Council's Highways Service to address instances of pavement parking associated with activity from nearby commercial premises.
- Residents have also stated that land adjacent to the premises was previously affected by significant anti-social behaviour. Representations indicate that residents, partner agencies and other stakeholders worked collectively to improve the area through environmental improvements, including the creation and maintenance of a community garden. Concerns have been expressed that increased customer activity associated with the premises could adversely affect those improvements and contribute to a recurrence of anti-social behaviour.

The concerns outlined above are matters for the Licensing Sub-Committee to consider when determining whether the application, and any conditions attached to a licence, are appropriate and proportionate for the promotion of the licensing objectives.

5. Recommendation

5.1 A licensing authority must carry out its functions under this Act ("licensing functions") with a view to promoting the licensing objectives:

- the prevention of crime and disorder;
- public safety;
- the prevention of public nuisance; and
- the protection of children from harm.

5.2 In considering the matter, the Sub-Committee 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. In reaching the decision, regard must also be had to relevant provisions of the national guidance and the Council's licensing policy statement. Having regard to the representations, the Sub-Committee must take any of the steps set out below that it considers appropriate for the promotion of the licensing objectives:

- Grant the application as requested;
- Grant the application whilst imposing additional conditions and/or altering in any way the proposed operating schedule;
- Exclude any licensable activities to which the application relates;
- Reject the whole or part of the application.

Members of the Licensing Sub-Committee are asked to note that they may not modify the conditions or reject the whole or part of the application merely because it considers it desirable to do so. It must be appropriate in order to promote the licensing objectives. All licensing determinations should be considered on the individual merits of the application. The Panel'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. Findings on any issues of fact should be on the balance of probability. The Panel is asked to determine the application.

5.3 Powers of a licensing authority

5.4 The decision should be made having regard to the Secretary of State's guidance and the Council's Statement of Licensing Policy under the Licensing Act 2003. Where the decision departs from either the Guidance or the Policy, clear and cogent reasons must be given. Members should be aware that if such a departure is made the risk of appeal / challenge is increased.

5.5 The licensing authority's determination of this application is subject to a 21-day appeal period or, if the decision is appealed, the date the appeal is determined and/or disposed of.

6. Other considerations

6.1 **Section 17 of the Crime and Disorder Act 1998** states:

"Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area."

6.2 Human Rights

While all Convention Rights must be considered, those which are of particular relevance to the application are:

- Article 8 – Right to respect for private and family life;
- Article 1 of the First Protocol – Protection of Property;
- Article 6(1) – Right to a fair hearing;
- Article 10 – Freedom of Expression.

7. Use of Appendices

- Appendix 1 – Application for a New Premises Licence and Event Management Plan;
- Appendix 2 – Representation from Police ;
- Appendix 3 – Representation from Noise RA
- Appendix 4 - Representation from Other Parties.

Background papers

Background documents (available for public inspection): The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. If you would like a copy, please contact the Licensing Team.

- Haringey Statement of Licensing Policy;
- Guidance issued under section 182 of the Licensing Act 2003;
- National Licensing Policy Framework for the hospitality and leisure sectors (November 2025);
- Licensing Act 2003 (Hearings) Regulations 2005;
- Any further documentary submissions by any party to the hearing.