

**Residential representations - Jollof House, Unit 1, 314 West Green Road,
Tottenham, London N15 3AN**

From: XXXXXX

Sent: 28 July 2026 18:16

To: Licensing <Licensing@haringey.gov.uk>

Cc: XXXXXX

Subject: Representation Regarding: Jollof House Ltd 314 West Green Road N15 3AN

Dear Haringey Licensing Team,

**Representation Regarding: Jollof House Ltd 314 West Green Road. London. N15
3AN.**

My fiancée and I are residents of XXXXXX and we are making a representation in respect of the application of Jollof House Ltd for a new premises license under the licensing Act 2002 at 314 West Green Road.

The commercial unit at 314 West Green Road is part of the Strawbridge Court residential flats development that sits below and adjacent to private residences built approximately 11 years ago (See photos attached).

The previous use of the space was as a coffee shop with a lease in place from the freeholder Notting Hill Genesis (NHG) that only allowed reheating of food in a microwave and not the actual cooking of it, so currently there is no commercial kitchen in place that a restaurant/takeaway would be able to use and this would have to be installed along with appropriate extraction equipment and a new lease provided by NHG that allows the cooking of food.

With the above in mind we make the following representations:

Public Safety:

On 22nd July 2026 residents had a meeting with NHG, who informed us that the building had failed its Fire Risk Appraisal of the External Wall (FRAEW) with a medium rating with remedial works required and an EWS1 rating of B2, where combustible materials are present in the external wall system, an adequate standard of safety is not achieved, and significant remedial or interim measures are required (See photo of NHG meeting slide presentation)

With that recent news coming to light, the London Fire brigade need to be made aware, so they can take this into consideration and reassess the fire safety measures for the commercial unit. Given Jollof house would be installing a commercial kitchen presumably gas fired with cooking fumes being extracted into a residential common area under the current extractor location. As residents we do not think it sensible or safe to expose ourselves to a new potential fire risk with the current unsafe building conditions as highlighted above.

Prevention of Public Nuisance:

1- The current commercial unit extraction system is not appropriate, as the exit point for the extraction system is into a residential common area near to the residential pedestrian access gate which has a low ceiling and in close vicinity to a number of flats

(See photos attached, the extractor sits above the commercial unit emergency exit door). Given the cooking of food that will take place (which was not previously allowed under the existing lease), with its associated fumes and smells and noise, the exit point for the extractor should be relocated to a wall that is external to the development on Caversham Road, with proper consideration given to a system that does not impact residents and takes fumes away from nearby flats and windows, for example a steel chimney system or such like.

2- The commercial refuse bin is currently situated in a residential common area close to flats both adjacent and above the refuse bin. This will mean added noise from bottle emptying and refuse causing a disturbance to nearby residents and also the smell of food waste particularly during warmer months.

The commercial refuse bin needs to be relocated to an area away from residents flats and sensible restrictions need to be placed on when rubbish can be disposed of into the commercial bins, given the proposed premises opening hours of 9:00am to 11:00pm, given many residents will be in bed asleep at such a late hour.

The other knock on issue is how and what time Veolia commercial refuse collection team enter the premises to empty the commercial bin, previously we had regular problems of Veolia entering the residential common area via the pedestrian gate on West Green Road at 3am/4am making a large amount of noise and causing unnecessary disturbance to residents. This cannot be allowed to happen again. I would suggest that the new occupier should wheel out their bin onto West Green Road for emptying or if access is required by Veolia that this does not happen before 7am in the morning or after 8pm at night, and is via the car park gate entrance on Langham Road, as is the case with the residential bin collections, who enter via the car park gate on Langham road.

Kind Regards

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Current position



- Building Standards Institute (BSI) 2022 introduction of PAS9980
- Fire Risk Appraisal of the External Wall (FRAEW)
- Systematic methodology for fire risk appraisal in multi-storey buildings, where an external wall may pose a fire risk.
- FRAEW vs EWS1
- EWS1: an assessment of the materials within an external wall that reassures lenders and valuers that a building is safe
- FRAEW completed in February 2026 with a Medium rating with works are required
- No change to the "Stay Put" evacuation strategy
- B2 EWS1 rating which is unfavourable
- For transactions
 - Letter of comfort
 - Landlord certificate does not apply
 - 8.1m and 4 storeys
 - Applies to over 11m and or 5 storeys
 - [More information on government website](#)
- Bespoke lender queries support

From: XXXXXX

Sent: 29 July 2026 22:07

To: Licensing <Licensing@haringey.gov.uk>

Subject: Licensing application comments - Jollof House - West Green Road

Hello,

re: Licensing application - Jollof House - Unit 1, 314 West Green Road, Tottenham, London N15 3AN

My name is XXXXXX and I live at XXXXXX. I live directly above the commercial unit stated above and wish to add some comments regarding its licensing application as below.

1. Hours of operation and noise disturbance

The application proposes opening hours until 11pm every day of the week. As a resident whose flat sits directly above the unit, I am concerned this will cause significant noise disturbance, particularly during the summer months when windows need to be open for ventilation. In practice, customers leaving after an 11pm closing time are likely to continue generating noise until close to midnight. This area is already busy and noisy, and extending hours in this way will probably add to this..

I would ask the licensing authority to consider reduced hours, particularly on weekdays (Sunday–Thursday), for example closing at 9pm with later hours reserved for Friday and Saturday.

2. Impact of building works on communal areas

I understand the lease for this commercial unit prohibits cooking food on the premises. If the applicant intends to install air conditioning, kitchen extraction, or similar equipment to support food preparation, this is likely to affect communal areas of the building. I would ask that any planning or building consents required for such installations be confirmed, and that the impact on residents from associated noise or vibration be assessed.

3. Waste, refuse, and additional permissions

Can i ask for clarification on the following:

- Whether additional refuse collection arrangements have been made to accommodate food waste from this business, given existing facilities were not designed for a food-service use.
- Whether the applicant has also applied for a licence covering the playing of music (recorded or live).
- Whether the applicant has applied for outdoor seating. I note the previous tenant in this unit attempted to introduce outdoor seating, which was not permitted, and would ask that the same restriction apply here.

Thanks,

XXXXXX

From: XXXXXX

Sent: 31 July 2026 10:36

To: Licensing <Licensing@haringey.gov.uk>

Subject: 314 West Green Road N15 3AN - objection to Jollof House Ltd application

RE: 314 West Green Road N15 3AN

Hello there,

I strongly object to the application by Jollof House Ltd for a licence for the Supply of Alcohol for On-Premises consumption, Mon-Sun (09.00-23.00) at 314 West Green Road N15 3AN, which formerly was a café called Mi Gusto.

This unit forms the ground floor corner of our three-storey residential building, Strawbridge Court, comprising around 40 flats. To have a place for drinkers introduced into our home situation like this would be seriously detrimental to our daily lives. This is a high crime area, with many examples of anti-social behaviour in the immediate neighbourhood. This will only encourage people to gather right at our door, and also to hang around on the street making noise and potentially causing trouble after it closes.

Thank you, and please confirm receipt of this email.

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From: XXXXXX

Sent: 29 July 2026 21:55

To: Licensing <Licensing@haringey.gov.uk>

Subject: Representation jollof house 314 west green road · MD Representation — Jollof House, Unit 1, 314 West Green Road, N15 3AN

To: Licensing Team, Haringey Council

Date: 29/07/2026

Representation under section 18 of the Licensing Act 2003 Premises: Jollof House, Unit 1, 314 West Green Road, Tottenham, London N15 3AN (West Green ward)

Application: New premises licence — sale of alcohol for consumption on the premises, Monday to Sunday 09:00 to 23:00; hours open to the public 07:00 to 23:00

Dear Sir or Madam,

I make the following representations in relation to the above application, notice of which was displayed at the premises with a closing date of 31 July 2026. I live at XXXXXX, approximately less than 100 meters from the premises, immediately adjoining the premises].

I do not object to a licensed restaurant operating at this address. My objection is confined to three features of the application: **the 09:00 commencement of alcohol sales, the 23:00 terminal hour seven nights a week with no drinking-up period, and the absence of any control on the consumption of alcohol in the open air.** The relevant licensing objectives are **the protection of children from harm and the prevention of public nuisance**, with a subsidiary point on **public safety**.

Section 4 sets out the conditions I ask the Sub-Committee to impose. I ask that it be treated as the substance of my representation.

1. Protection of children from harm

1.1 This premises is approximately 80 metres from the gate of a primary school.

West Green Primary School, Woodlands Park Road N15 3RH, is the nearest school and lies about 80 metres from the application site. Within approximately 0.3 miles there are three further primary schools — St John Vianney Primary School (Stanley Road, approx. 360m), Harris Primary Academy Philip Lane (approx. 370m) and Chestnuts Primary School (La Rose Lane, approx. 420m) — and Park View School, a secondary school, on West Green Road itself at approximately 170 metres.

1.2 The bus stop immediately adjacent to the premises is named after the nearest primary school and is used by unaccompanied children. The stop [West Green Primary School (Stop B)] is served by three routes — the 41, 67, and 230. At school arrival and home time, children queue on the footway directly outside the application premises. Those children have no alternative: it is the stop for their school.

1.3 Alcohol sales from 09:00 to 23:00 span the entire school day, including the whole of the afternoon collection period. I recognise that 09:00 falls shortly after the morning gate closes. My point is not confined to the morning. Under the hours applied for, alcohol would be available continuously through the school day and throughout collection at approximately 15:15 to 15:45, when children pass this frontage and wait at this bus stop in numbers.

1.4 The statutory guidance treats proximity to schools as a material consideration. The Guidance issued under section 182 of the Licensing Act 2003 confirms that the protection of children from harm extends to moral and psychological harm and not only physical harm, and directs that consideration be given to the proximity of premises to schools so that applicants take appropriate steps to ensure material relating to their premises is not displayed at times when children are likely to be nearby. That guidance is directly engaged at a site 80 metres from a primary school gate.

1.5 The presence of a secondary school at approximately 170 metres engages the underage sales risk. Where the objective has been considered elsewhere, the paradigm case identified in the guidance is licensed premises adjacent to a sixth form college — that is, premises where the immediate passing population includes young people at or approaching the legal purchase age. I ask that this be reflected in robust age-verification conditions rather than left to the mandatory condition alone.

1.6 Haringey's own policy sets the expectation. The Council's Statement of Licensing Policy records the expectation that applicants will be required to demonstrate a robust policy to ensure the protection of children from harm objective is fully considered. Nothing in the application as advertised addresses the fact that this frontage is 80 metres from a primary school and adjoins that school's bus stop.

I ask that alcohol sales not commence before 11:00, and that conditions be imposed on external drinking, external advertising and age verification as set out at section 4.

2. Prevention of public nuisance

2.1 The premises is a ground-floor unit within a residential building. The application is for "Unit 1", and there are self-contained flats directly above the premises and immediately adjoining at Caversham House. Habitable rooms — bedrooms and living rooms — are within less than a meter of the proposed licensed area and face the frontage.

2.2 Background noise here is low, which makes new noise disproportionately intrusive. From early evening this is a quiet residential stretch. Where ambient noise is low, customer voices, chairs, bottles, doors and dispersal are clearly audible inside neighbouring flats at levels that would go unnoticed on a busier commercial frontage. The question for the Sub-Committee is not the absolute noise level but its effect on residents at this location.

2.3 Alcohol sales end at 23:00 and the premises closes at 23:00. There is no drinking-up period. The effect is that every customer is served up to the moment of closing and the entire premises then empties onto a residential pavement at once, seven nights a week including Sunday through Thursday. A staggered dispersal is materially less disruptive than a simultaneous one. This can be remedied at no real cost to the applicant by ending alcohol sales before closing time.

2.4 The external area is my central concern. There is space adjacent to the frontage at 10m by 10m — dimensions on the side of the premises capable of taking tables and chairs. The application is for consumption "on the premises", and "the premises" is defined by the plan submitted with the application. **If that plan includes any external forecourt or seating area, the application as made would authorise the consumption of alcohol in the open air, directly beneath bedroom windows, until 23:00 every night of the week.** I object to that, and I ask for it to be controlled by condition whether or not the plan currently includes such an area.

2.5 The pattern of open-air drinking on West Green Road is already a matter of record before this Council. The Special Licensing Sub-Committee papers of 12 December 2024 record resident evidence concerning this road of groups shouting and singing late at night, of fighting, and of urination and vomiting in the street, with the aggravating feature of residential accommodation both in the side roads and above the shops. I make no allegation about this applicant, who has not yet traded. I say the risk is locational, and that it is properly managed by conditions at the point of grant rather than by a review after residents have lost a year of sleep.

2.6 Context. The Licensing Committee report of 28 July 2025 records that both Public Health and the Police Licensing Team considered that a cumulative impact policy should be examined for parts of High Road N17 and West Green Road, with evidence to be gathered during 2026. For accuracy I record that this recommendation concerned **off-licences**, that no cumulative impact assessment is in force, and that no presumption of refusal arises. I raise it only as context for the exercise of discretion on hours.

2.7 Ancillary matters. I am also concerned about refuse and glass being emptied into outside bins late at night or early morning; deliveries outside normal hours; extraction and plant noise; and customers smoking and talking on the footway.

I ask that alcohol sales cease at 22:00 Sunday to Thursday and 22:30 Friday and Saturday, with the premises closed and cleared 30 minutes later.

3. Public safety — footway obstruction

3.1 The footway outside the premises is approximately 10 metres wide and carries a bus stop serving three routes with a waiting queue, including schoolchildren. If customers stand outside, or if tables and chairs are placed on the footway, pedestrians are displaced into the bus queue or into the carriageway of a busy main road. Those displaced include parents with buggies, wheelchair users and unaccompanied children.

3.2 I understand tables and chairs on the highway require a separate pavement licence, and I will make representations on any such application. I raise it here because the effect on the licensing objectives is the same however the seating comes to be authorised.

4. Conditions sought

Hours

1. No sale of alcohol before 11:00 on any day.
2. Alcohol sales shall cease at 22:00 Sunday to Thursday and 22:30 Friday and Saturday. The premises shall be closed to the public and cleared of customers 30 minutes thereafter.

Character of the operation 3. The supply of alcohol shall be by waiter or waitress service to customers seated at tables, and shall be ancillary to the taking of a table meal. Substantial food shall be available at all times alcohol is available. 4. There shall be no vertical drinking. 5. No alcohol shall be supplied for consumption off the premises.

External areas 6. No alcohol shall be consumed in any external area, or on the footway adjacent to the premises, at any time. *Alternative, if the Sub-Committee is not minded to prohibit outright:* any external area shall be cleared of customers, tables and chairs by 20:00 daily and shall not be used for the consumption of alcohol thereafter; no drinks shall be taken outside in glass containers; and the maximum number of covers in any external area shall not exceed 7. Staff shall actively discourage customers from congregating outside the premises or at the adjacent bus stop.

Noise and dispersal (*drafted as general amenity conditions — see note on section 177A*) 8. The licence holder shall take all reasonable steps to prevent noise from the premises and from customers using the premises causing a disturbance to occupiers of nearby residential property. 9. All external doors and windows shall be kept closed after 20:00, save for immediate access and egress. 10. A written dispersal policy shall be maintained at the premises and produced to a police officer or authorised officer on request. 11. Clear notices shall be displayed at all exits asking customers to leave quietly and to respect the amenity of residents. 12. No deliveries to the premises, and no disposal or collection of refuse, bottles or glass, between 20:00 and 08:00. 13. The frontage and adjacent footway shall be inspected and cleared of litter at the close of business each day.

Children 14. No advertising or promotional material relating to alcohol shall be visible from outside the premises between 08:00 and 09:30, or between 14:45 and 16:30, on days when local schools are in session. 15. The Challenge 25 scheme shall operate at all times. A refusals register shall be maintained and produced on request. Records of staff age-verification training shall be kept and produced on request.

Management 16. CCTV to Metropolitan Police specification covering all entrances, the till area and any external area, recordings retained for 31 days and made available to police or authorised officers on request. 17. A direct telephone number for the duty manager shall be provided in writing to the occupiers of the flats above and immediately adjoining the premises, and shall be answered at all times the premises is open.

I should be grateful for written confirmation of receipt and for notice of the date of any Licensing Sub-Committee hearing. **I wish to attend and to speak.**

I do object to my name being disclosed to the applicant. I ask that my home address be withheld from the published committee papers and from the applicant, as I live in close proximity to the premises.

Yours faithfully,

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From: XXXXXX

Sent: 31 July 2026 11:07

To: Licensing <Licensing@haringey.gov.uk>

Subject: Objection: Jollof House, 314 West Green Road, Tottenham, London N15 3AN

RE: Jollof House, 314 West Green Road, N15 3AN

I'm writing to object to the application by Jollof House Ltd for a licence for the Supply of Alcohol for On-Premises consumption, Mon-Sun (09.00-23.00) at 314 West Green Road N15 3AN.

The proposed restaurant/takeaway with alcohol licence is in a space formerly occupied by a quiet daytime cafe where according to the previous licence not even cooking was allowed. This is a residential building of around 40 flats, and having a place for drinkers introduced in our home situation like this would be seriously detrimental to our daily lives. This is a high crime area, with many examples of anti-social behaviour in the immediate neighbourhood, which regularly disturb residents' sleep. The provision of alcohol from 9am until as late as 11pm, 7 days a week, will only encourage people to gather right at our door, and also to hang around on the street making noise and potentially causing trouble after the restaurant closes.

Can you please confirm receipt of this email? Thank you.

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From: XXXXXX

Sent: 31 July 2026 13:15

To: Licensing <Licensing@haringey.gov.uk>

Subject: Representation x Jollof House at Unit 1, 314 West Green Road, N15 3AN

Dear Licensing Team,

I am writing to make a representation regarding the premises licence application for Jollof House at Unit 1, 314 West Green Road, N15 3AN.

I would like to note to the Committee and the applicant that I am pleased to welcome a new business to what has otherwise been an empty unit.

However, I have concerns that the applicant is seeking permission to sell alcohol from 9:00am until 11:00pm, seven days a week, from a commercial unit contained within a primarily residential building.

I believe this risks undermining the following licensing objectives:

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

My concerns are expanded upon below.

Prevention of public nuisance

The sale of alcohol until 11:00pm every night could increase noise and disturbance for residents. This could arise from customers arriving and leaving, standing outside, smoking, talking, waiting for taxis and dispersing at closing time, as well as from deliveries, waste collection and bottle disposal. This is particularly concerning late at night, when residents and children are trying to sleep.

Prevention of crime and disorder

The availability of alcohol across extended hours may increase the risk of alcohol-related antisocial behaviour, littering, damage and late-night loitering around the shared residential entrance.

Protection of children from harm

Children should not be exposed to avoidable late-evening noise, alcohol-related disturbance or cigarette smoke beneath their bedroom windows, particularly on school and nursery nights. Suitable safeguards should also be required to prevent the sale of alcohol to anyone underage.

Public safety

There are heightened public-safety concerns because the building does not currently

have an EWS1 form and residents have been informed that it has failed relevant fire-safety compliance checks. The freeholder has advised residents that it will be at least one year before a project manager can be appointed to begin addressing these issues.

The introduction of a commercial kitchen, particularly one using open flames, gas appliances or deep-fat frying equipment, may increase the fire risk within this primarily residential building. I therefore ask that the existing fire-safety concerns and the proposed cooking arrangements are properly assessed before the licence is granted.

I understand that there is a balance to be struck between protecting residents and giving a new business a reasonable opportunity to succeed. The following requested mitigations are intended to be proportionate rather than punitive:

- Alcohol sales limited to 12 noon–9:00pm Sunday to Thursday and 11:00am–10:00pm Friday and Saturday.
- No consumption of alcohol directly outside the premises or beneath residential windows.
- Smokers to be directed away from the shared residential entrance and residential windows.
- Clear arrangements for the quiet and orderly dispersal of customers.
- No bottle disposal, waste collection or deliveries between 10:00pm and 8:00am.
- CCTV covering the entrance and any external area used by customers.
- Alcohol to be sold only to customers purchasing a substantial meal and for consumption with that meal, ensuring that the premises operates primarily as a restaurant rather than a bar.
- A Challenge 25 policy, supported by staff training and a refusals register.
- No cooking involving open flames, gas appliances or deep-fat fryers unless a suitable fire-risk assessment, completed by a competent fire-safety professional, specifically confirms that the equipment can be operated safely and all recommended safety measures have been implemented.

Thank you for your time and consideration.

Kind regards,

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