

Residential representation List 2 - Jollof House, Unit 1, 314 West Green Road, Tottenham, London N15 3AN

From: Cllr Seema Chandwani <Seema.Chandwani@haringey.gov.uk>

Sent: 11 July 2026 19:40

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

Cc: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>; timothy.hughes@met.police.uk

Subject: Comments: Jollof House, 314 West Green Rd

Police Copied In

Dear Licensing

Please see below as comments following feedback from local residents.

It's welcomed that another business is making West Green Ward their home. Residents are excited by this addition to our local area.

However they have raised the following concerns:

- Above this premises is residential housing. Residents are concerned by potential noise from the property if they are open until 11pm - 12am at night.

- The previous occupants (Gusto) got into a 'clash' with residents when they used the alcove for outdoor seating. This alcove is not public highway but in the property boundary of the housing association.

Therefore residents want to ensure the tenants and land owners (Notting Hill) are aware this outdoor area cannot be used.

- Residents are concerned that there are already some late night premises in the vicinity causing parking problems (The Imperial, Nicky) and there is a new restaurant (The Sparrow) and pub (Green House) due to open shortly.

They note The Banc have kindly made parking arrangements (hiring of Philip Lane Primary) following previous issues but such demands are not being requested of the other establishments.

This premises will add to the parking pressure

- They wish for it to be noted that the Highways Team have had to put in measures to prevent pavement parking from some of these premises.

- Lastly they wish for it to be noted, the area next to these premises were subject to high level ASB a few years ago and collective action was taken to design out crime, including a resident maintained community garden.

They fear this may be undone.

My view as ward councillor is the residents are unaware of the new occupants and are fearing the worst.

Therefore it maybe beneficial if the new occupants invite local residents to meet them onsite to understand the business intentions further and for the business to offer reassurance.

I am happy to broker this meeting.

Kind Regards

Seema

Seema Chandwani
Labour Councillor for West Green Ward

Haringey Council
Cabinet and Leader's Office
Level 2 Alexandra House
Wood Green
London
N22 8HQ

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From: XXXXXX

Sent: 31 July 2026 16:38

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

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

Importance: High

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.

Mitigations

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 8:00pm 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.
- * Confirmation that waste will be disposed by a licensed commercial waste operator, and commercial waste will not be left in communal areas or directly outside the residential entrance at any time.
- * Confirmation that any outside seating will require a separate street trading license, which has not been applied for at this time.
- * Confirmation that staff will not be allowed to enter through the residential car park or entrance.
- * Confirmation that No staff smoking outside the premises or in the residential area.
- * Confirmation that deliveries will not take place through the residential area, car park or entrances.

Thank you for your time and consideration.

Kind regards,

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From: XXXXXX

Sent: 31 July 2026 18:47

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

Subject: 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.

Additionally, if the business is offering delivery take away services, I have concerns about the noise from motorbikes that tend to be used for deliveries.

The previous business was a daytime cafe and this feels more suitable for a residential building like ours.

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 and delivery services.
- * 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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From: XXXXXX

Sent: 31 July 2026 21:25

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

Subject: Licence Application for Jollof House

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:

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My concerns are expanded upon below.

Prevention of public nuisance

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Prevention of crime and disorder

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Protection of children from harm

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Public safety

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- * No bottle disposal, waste collection or deliveries between 8:00pm and 8:00am.
- * CCTV covering the entrance and any external area used by customers.
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- * Confirmation that waste will be disposed by a licensed commercial waste operator, and commercial waste will not be left in communal areas or directly outside the residential entrance at any time.
- * Confirmation that any outside seating will require a separate street trading license, which has not been applied for at this time.

Thank you for your time and consideration.

Kind regards,

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From: XXXXXX

Sent: 31 July 2026 15:36

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

Subject: 308 West Green Road

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.

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Prevention of crime and disorder

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Protection of children from harm

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Public safety

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Thank you for your time and consideration.

Kind regards,
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From: XXXXXX

Sent: 31 July 2026 20:43

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

Subject: ***Petition*** regarding premises licence application for Jollof House at Unit 1, 314 West Green Road, N15 3AN.

Dear Licensing Team,

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Thank you for your time and consideration.

Kind regards,

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Sent from [Outlook for Android](#)