

Report for: Licensing Sub-Committee 7 September 2026
Item number: 7
Title: Application for the Grant of a New Premises Licence under the Licensing Act 2003 Milcana Café Annexe, 50 Park Lane, Tottenham, London N17 0JS

Authorised by: Daliah Barrett – Licensing Team Leader, Regulatory Services.
Ward(s) affected: Northumberland Park.
Report for Key / Non-Key Decision: Not applicable.

1. Describe the issue under consideration

1.1 The application:

This report relates to an application for the grant of a new Premises Licence under the Licensing Act 2003 in respect of, 50 Park Lane, Tottenham, London N17 0JS. The application has been made by Jiom Menghis Woldemichael through their licensing agent. The application is attached at **Appendix 1**

The applicant describes the premises as an Ethiopian and Eritrean café shop annexe to the existing premises at 52 Park Lane. Members should note that the applicant already holds a Premises Licence for the adjoining premises at 52 Park Lane, Tottenham, N17, which recently benefited from an extension of licensed hours. A copy of that licence has been provided for Members' information and is attached at **Appendix 2**.

The application seeks authorisation for the sale of alcohol for consumption on the premises only for the 'annexe'.

Sale of Alcohol (On Sales Only)

Monday to Sunday: 10:30 to 23:00 hours.

Opening Hours

Monday to Sunday: 10:30 to 23:00 hours.

The applicant has confirmed that alcohol sales will be for consumption **on the premises only**.

Each application must be considered on its merits, taking into account the evidence presented at the hearing, the representations received, the Council's Statement of Licensing Policy and the Section 182 Guidance issued under the Licensing Act 2003.

2. Context and Key Issues

Under the Licensing Act 2003, the Licensing Authority must carry out its functions with a

view to promoting the four licensing objectives:

- The Prevention of Crime and Disorder
- Public Safety
- The Prevention of Public Nuisance
- The Protection of Children from Harm

Members are required to consider the application in light of these objectives and determine whether the grant of the licence is appropriate.

2.1 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.

2.2 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.

2.3 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.

2.4 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 Geographical Description of the Area and Description of the Building

The premises is situated at **50 Park Lane, Tottenham, London N17 0JS** and forms part of a terrace of retail units located directly opposite the Tottenham Hotspur Stadium. The parade contains a mixture of commercial uses with residential accommodation situated above a number of the retail units.

4.2 Operating Schedule

In support of the application, the applicant has proposed a number of measures intended to promote the licensing objectives, including:

Prevention of Crime and Disorder

- Installation and maintenance of a CCTV system covering internal and external areas.
- Retention of CCTV recordings for a minimum of 31 days.
- Maintenance of an incident and refusals register.
- Staff training in responsible alcohol sales.
- Challenge 25 age-verification policy.

Public Safety

- Provision and maintenance of fire safety equipment.
- Public liability insurance.
- First aid provision on the premises.
- Compliance with health and safety legislation.

Prevention of Public Nuisance

- "Respect Our Neighbours" policy.
- Measures to discourage customers from congregating outside.
- Waste management arrangements.
- Restricting deliveries to between 10:00 and 16:00 hours.
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Protection of Children from Harm

- Challenge 25 policy.
- Staff training relating to age-restricted sales.
- Refusals register maintained at the premises.
- Accepted forms of identification to include passports and photo driving licences.

4.3 Representations Received

During the consultation period representations were received from local residents objecting to the application.

The representations raise concerns regarding the operation of the applicant's existing licensed premises at 52 Park Lane, including allegations of customer noise, late-night disturbance, nuisance associated with patrons congregating outside the premises, and the impact of these activities on nearby residents occupying residential accommodation above and adjacent to the retail parade.

Residents have expressed concerns that the grant of a further premises licence at the adjoining unit may intensify the existing activities and increase the potential for public nuisance in the locality.

Copies of all representations have been circulated to Members and the parties.

Appendix 3 – Representation from Met Police

Appendix 4 – Representation from Residents.

4.4 Planning Position

The Licensing Authority sought advice from the Council's Planning Service regarding the proposed operation of the premises.

Planning officers have advised that they have reviewed the submitted application documents together with the planning history of the site and have raised no objection to the grant of the premises licence.

Planning officers further advise that a coffee shop serving alcohol would generally fall within **Use Class E**, provided that the sale of alcohol remains ancillary to the primary café or restaurant use of the premises.

However, Planning have advised that should the nature of the operation evolve such that the sale and consumption of alcohol becomes the principal attraction and main element of the business, this could constitute a material change of use which may require planning permission.

The Planning Service has therefore highlighted the importance of the premises continuing to operate primarily as a café/retail unit and not as a social club, entertainment venue or drinking establishment.

5. Powers of a Licensing Authority

The Licensing Sub Committee must determine the application having regard to:

- The Licensing Act 2003;
- The Section 182 Guidance issued by the Secretary of State;
- The Council's Statement of Licensing Policy.

The Licensing Authority may:

- Grant the licence as applied for;
- Grant the licence subject to additional conditions that are appropriate and proportionate for the promotion of the licensing objectives;
- Reject all or part of the application where justified by the evidence presented.

5.1 Determination of the Application

In determining this application, Members must consider:

- The application and operating schedule;
- All relevant representations received;
- The promotion of the four licensing objectives;
- The Section 182 Guidance;
- The Council's Statement of Licensing Policy.

5.2 Other Considerations

5.3 Crime and Disorder

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. Human Rights

The following Convention Rights are particularly relevant:

- 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 Premises Licence

Appendix 2 - Existing Premises Licence for 52 Park Lane.

Appendix 3 – Met Police Representation

Appendix 4 - Representation from residents