



Licensing Authority  
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Your ref:

30/11/2023

**Subject: Application for a premises licence - D'Will Centre (Formerly Stone Glow Candles building ) Selina's Lane, Dagenham RM8 1QH**

Dear Licensing Team,

On behalf of the Commissioner for Police of the Metropolis I wish to make a representation against the application for a premises licence at D'Will Centre (Formerly Stone Glow Candles building) Selina's Lane, Dagenham RM8 1QH.

The application is made in order to obtain licensable activity provisions for ***sale of alcohol, late night refreshment (LNR) and regulated entertainment.***

The hours which have been requested are;

**Monday to Thursday - 08:00am to 01:00am the following morning**  
**Friday and Saturday - 08:00am to 05:00am the following morning**  
**Sunday - - 08:00am to 03:00am the following morning**

This is with the exception of LNR clearly commencing from 23:00pm each evening.

Police make these representations under the principle licensing objectives of;

- Prevention of Crime & Disorder
- Prevention of Public Nuisance

Police have concerns with this application due to the hours applied for, what events the venue is going to be used for, and how these events will be controlled.

The application is structured with vague and unsure comments.

Police have serious concerns about the hours applied for.

This application contains licensable hours from 08:00am daily, until 01:00, 05:00am or 03:00am terminal time. This includes supply of alcohol.

That is a serious duration of time for supply of alcohol and Police are not sure why it would be needed to supply alcohol to anyone at such an early hour as 08:00am and also why supply of alcohol would be needed up until 05:00am on the weekends.

With increased hours of supply of alcohol there is an obvious connection to increase of intoxication levels, which in turn, increases the chances of crime & disorder taking place.

Police do not have confidence that the applicant is capable of dealing with a licenced event involving various licensable activity, as there has been no demonstration within the application as to how the operation will be run and what mitigating factors will be in place.

The area on Selinas Lane has been subjected to multiple UME's in the past, either having taken place, or having been prevented by the issuing of closure notices by Police.

As much as Police appreciate the applicant has applied for a licence and is an opportunity for events to be run legally in this area. The concern is that this venue could be subjected to nightclub/rave style events unbeknown to the management as they are hiring out to third parties. If this licence is granted there is a possibility that rave style events could legally take place until 05:00am in this venue.

"Nightclub/ rave style events" has been mentioned, as it is not clear enough to Police what this licence will be used for. The application mentions weddings, birthdays and religious events. However, within the conditions, mentions security with drug detection dogs to ensure "a drug free environment".

That is the type of comment we expect to see on a music festival drug policy, not an event hosting weddings or religious events. Therefore Police are concerned about the types of events that will be hosted at the premises as there isn't enough clarity.

Police feel that the conditions submitted are not robust enough.

The "booking procedure" which is mentioned in the application, states that obtaining proof of personal details will be conducted. But there is no mention as to how they will be vetting people looking to hire the venue.

The late night licences which are currently on the borough, are operated by the management of those venues, and those management teams have control over the events they host at their venue, they are not then sublet or hired out to third parties.

There is a huge risk to allowing a third party to take control of a venue under their licence without proper procedures in place.

D'Will would as it seems, not have control over the events at their own venue.

Unfortunately the conditions supplied are not robust enough and some of them are not even enforceable and therefore not viable conditions, as seen below.

The CCTV condition states that "***Function CCTV camera that captures inside and outside the premises***", no further mention of CCTV on the licence.

***"SIA staff will be at certain events to ensure safety & order."*** This cannot be an enforceable condition, there has to be more specifics.

These conditions do not give Police enough information as to how events at this premises will be run. Therefore there is little confidence as to how well this premises would operate.

Police have noted the representation submitted by the Environmental Protection Officer, which states that this venue is located close to residential properties on Whalebone Lane South and Burlington Gardens.

This representation suggests that the structure and materials of the premises are not suitable to host amplified music, given its lack of sound insulation from the materials present. This would have a detrimental effect of the licensing objective of "Prevention of public nuisance".

With "regulated entertainment" requested and till such a late/early hour in the morning, even during working week days. It is suggest that these residents are likely to be disturbed given the ability of sound to travel, from an industrial area which will be inactive at these hours.

There was mention in the application of a parking attendant be required, which would suggest the venue are anticipating a large number of vehicles attending the venue for their events. The concern is that the risk of drink driving could be high especially as during the weekends at 05:00am there will be no public transport available.

There has been no mention of ideas such as dispersal policies or noise limiting devices which would give confidence that the applicant has thought about the potential consequences of such a late night licence.

There hasn't been any mention of simple conditions in relation to notices asking guests to respect local residents in relation to noise or littering, no mention of how glass wear will be managed, "Challenge 25" campaign, training logs, incident logs, authorisation for sale of alcohol, or SIA register, just to mention a few basic topics.

This are all basic conditions which are seen on standard operating schedules.

This application is for a late night licence on a daily basis, therefore Police would have expected to see a set of robust and enhanced conditions in this application.

There are concerns that the applicant either has a lack of understanding of the Licensing Act and what is expected of them as a responsible operator.

Within "seasonal variations" and "non-standard timings" sections have comments such as "there might be an extension in hour operating time" this is in addition to already requesting 05:00am terminal hour.

Police are unsure as to how or why the applicant could possibly require any more hours to run their business.

As it stands, this application is not fit to be produced into an operational licence.

The applicant has clearly not researched into what is required for a premises licence, or looked at the London Borough of Barking & Dagenham's statement of licensing policy, or the suggested conditions within the policy as there are a lot of conditions missing which Police would expect to see with a late night licence.

In addition to all of the above, this venue has no history or experience in running licenced events. The venue has previously applied for Temporary Event Notices in the past, which

have been objected to, one which the applicant at the time withdrew, and one TEN which this sub-committee rejected at a hearing.

With there being no experience in running a licenced event from this venue, the applicant has applied for what would be the latest operating hours on the borough. Which is not acceptable.

This licence application should not be granted as the hours are far too late for a venue with no experience in running licenced events.

The applicant has previously failed to convince Police and the sub-committee that they are capable of running licenced events, as they failed secure TEN's. They now failed to convince Police that the operations they wish to run will be run to a satisfactory standard, given the lack of information provided. Therefore it would not be suitable or sensible to grant them a premises licence with the latest operating hours on the borough.

This application should not be granted.

I object on the grounds of the above.

**Yours Sincerely,**

A handwritten signature in black ink, appearing to read 'Owen Dunn', with the alphanumeric code '3326EA' written in smaller text to the right of the signature.

**PC Owen DUNN 3326EA  
East Area Licensing Team**