



City of Westminster

Committee Agenda

Title: **Licensing Sub-Committee (1)**

Meeting Date: **Friday 16th June, 2017**

Time: **10.00 am**

Venue: **Room 23.1 - 23rd Floor, Portland House, Bressenden Place, Westminster, London SW1E 5RS**

Members: **Councillors:**

Angela Harvey (Chairman)
Tim Mitchell
Murad Gassanly

Members of the public are welcome to attend the meeting and listen to the discussion Part 1 of the Agenda.

Admission to the public gallery is via a visitor's pass which is available from the main ground floor reception at Portland House from 9.30am. If you have a disability and require any special assistance please contact the Committee Officer (details listed below) in advance of the meeting.



An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact the Committee Officer, Jonathan Deacon.

**Email: jdeacon@westminster.gov.uk Tel: 020 7641 2783
Corporate Website: www.westminster.gov.uk**

Note for Members: Members are reminded that Officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. With regard to item 2, guidance on declarations of interests is included in the Code of Governance; if Members and Officers have any particular questions they should contact the Director of Law in advance of the meeting please.

AGENDA

PART 1 (IN PUBLIC)

1. MEMBERSHIP

To report any changes to the membership.

2. DECLARATIONS OF INTEREST

To receive declarations by Members and Officers of any personal or prejudicial interests in matters on this agenda.

Licensing Applications for Determination

1. ROSA'S VICTORIA, 25 GILLINGHAM STREET, SW1

(Pages 1 - 32)

App No	Ward/ Cumulative Impact Area	Site Name and Address	Application	Licensing Reference Number
1.	Warwick Ward / not in cumulative impact area	Rosa's Victoria, 25 Gillingham Street, SW1	Variation of Premises Licence	17/03852/LIPV

2. ROYAL STANDARD COCKTAIL BAR & RESTAURANT, 8 SALE PLACE, W2

(Pages 33 - 54)

App No	Ward/ Cumulative Impact Area	Site Name and Address	Application	Licensing Reference Number
2.	Hyde Park Ward / not in cumulative	Royal Standard Cocktail Bar &	Variation of Premises Licence	17/03544/LIPV

	impact area	Restaurant , 8 Sale Place, W2		
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3. SOHO MIXER, UNIT 5 JUBILEE HOUSE, RAMILLIES STREET, W1

(Pages 55 - 86)

App No	Ward/ Cumulative Impact Area	Site Name and Address	Application	Licensing Reference Number
3.	West End Ward / West End Cumulative Impact Area	Soho Mixer, Unit 5 Jubilee House, Ramillies Street, W1	New Premises Licence	17/03847/LIPN

4. THE GEORGE, 55 GREAT PORTLAND STREET, W1

(Pages 87 - 116)

App No	Ward/ Cumulative Impact Area	Site Name and Address	Application	Licensing Reference Number
4.	West End Ward / not in cumulative impact area	The George, 55 Great Portland Street, W1	New Premises Licence	17/02755/LIPN

5. URBAN TEA ROOMS ST JAMES'S, 2A ST JAMES'S MARKET, SW1

(Pages 117 - 136)

App No	Ward/ Cumulative Impact Area	Site Name and Address	Application	Licensing Reference Number
5.	St James's Ward /	Urban Tea Rooms St	New Premises	17/03551/LIPN

	West End Cumulative Impact Area	James's, 2A St James's Market, SW1	Licence	
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Charlie Parker
Chief Executive
9 June 2017

In considering applications for premises licences under the Licensing Act 2003, the sub-committee is advised of the following:

POLICY CONSIDERATIONS

The City of Westminster statement of licensing policy applies to all applications where relevant representations have been made. The Licensing Sub-Committee is required to have regard to the City of Westminster statement of Licensing Policy and the guidance issued by the Secretary of state under Section 182 of the Licensing Act 2003.

GUIDANCE CONSIDERATIONS

The Licensing Authority is required to have regard to any guidance issued by the Secretary of State under the Licensing Act 2003.

CORE HOURS WHEN CUSTOMERS ARE PERMITTED TO BE ON THE PREMISES (As set out in the Council's Statement of Licensing Policy 2011)

- For premises for the supply of alcohol for consumption on the premises:

Friday and Saturday: 10:00 to midnight

Sundays immediately prior to Bank Holidays: Midday to midnight

Other Sundays: Midday to 22:30

Monday to Thursday: 10:00 to 23:30.

- For premises for the supply of alcohol for consumption off the premises:

Monday to Saturday: 08:00 to 23:00

Sundays: 10:00 to 22:30.

- For premises for the provision of other licensable activities:

Friday and Saturday: 09.00 to midnight

Sundays immediately prior to Bank Holidays: 09.00 to midnight

Other Sundays: 09.00 to 22.30

Monday to Thursday: 09.00 to 23.30.

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City of Westminster

Agenda Item 1 Licensing Sub-Committee Report

Item No:	
Date:	16 th June 2017
Licensing Ref No:	17/03852/LIPV - Premises Licence Variation
Title of Report:	Rosa's Victoria 25 Gillingham Street London SW1V 1HN
Report of:	Director of Public Protection and Licensing
Wards involved:	Warwick
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Yolanda Wade Senior Licensing Officer
Contact details	Telephone: 020 7641 1884 Email: ywade@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	12 April 2017		
Applicant:	Rosa's London Ltd		
Premises:	Rosa's Victoria		
Premises address:	25 Gillingham Street London SW1V 1HN	Ward:	Warwick
		Cumulative Impact Area:	No
Premises description:	The premises currently operate as a restaurant with a ground floor and basement area.		
Variation description:	<p>According to the application the applicant is seek to</p> <p>(i)Amend condition 16 to read - Outside tables and chairs shall be rendered unusable by 22:30 each day (current requirement is 21:30).</p> <p>(ii)Amend condition 30 to read - There shall be no external consumption of drinks after 22:00 (current requirement is 20:30)</p>		
Premises licence history:	The premises benefits from a premises licence (Appendix 3)		
Applicant submissions:	None		

1-B Current and proposed licensable activities, areas and hours						
Late night refreshment						
Indoors, outdoors or both		Current :			Proposed:	
		Indoors			No Change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	23:30	No Change	No Change	Basement, Ground Floor	No Change
Tuesday	23:00	23:30	No Change	No Change	Basement Ground Floor	No Change
Wednesday	23:00	23:30	No Change	No Change	Basement Ground Floor	No Change
Thursday	23:00	23:30	No Change	No Change	Basement Ground Floor	No Change
Friday	23:00	23:30	No Change	No Change	Basement Ground Floor	No Change
Saturday	23:00	23:30	No Change	No Change	Basement Ground Floor	No Change

Sunday						
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Sale by Retail of Alcohol						
On or off sales		Current :			Proposed:	
		On and off			No Change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:00	No Change	No Change	Basement Ground Floor	No Change
Tuesday	10:00	23:00	No Change	No Change	Basement Ground Floor	No Change
Wednesday	10:00	23:00	No Change	No Change	Basement Ground Floor	No Change
Thursday	10:00	23:00	No Change	No Change	Basement Ground Floor	No Change
Friday	10:00	23:00	No Change	No Change	Basement Ground Floor	No Change
Saturday	10:00	23:00	No Change	No Change	Basement Ground Floor	No Change
Sunday	10:00	22:30	No Change	No Change	Basement Ground Floor	No Change
Seasonal variations/ Non-standard timings:	Current:			Proposed:		
	N/A			N/A		
	N/A			N/A		

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	08:00	23:30	No Change	No Change	Basement Ground Floor	No Change
Tuesday	08:00	23:30	No Change	No Change	Basement Ground Floor	No Change
Wednesday	08:00	23:30	No Change	No Change	Basement Ground Floor	No Change
Thursday	08:00	23:30	No Change	No Change	Basement Ground Floor	No Change
Friday	08:00	23:30	No Change	No Change	Basement Ground Floor	No Change
Saturday	08:00	23:30	No	No	Basement	No Change

			Change	Change	Ground Floor	
Sunday	08:00	23:00	No Change	No Change	Basement Ground Floor	No Change
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	N/A				N/A	
	N/A				N/A	

1-C Conditions being varied, added or removed		
Condition	Proposed variation	
Condition 16: Outside tables and chairs shall be rendered unusable by 21.00 each day.	Proposed amendment to read: Outside tables and chairs shall be rendered unusable by 22:30 each day.	
Condition 30: There shall be no external consumption of drinks after 2030.	Proposed amendment to read There shall be no external consumption of drinks after 22:00.	
Adult entertainment:	Current position:	Proposed position:
	N/A	N/A

2. Representations

2-A Responsible Authorities	
Responsible Authority:	The Environmental Health Service
Representative:	Maxwell Owusu Koduah
Received:	26 th April 2017
<p>I refer to the application to vary a Premises Licence.</p> <p>The applicant is seeking to:</p> <ol style="list-style-type: none"> 1. Amend condition 16 of premises licence number 16/05305/LIPRW to read "Outside tables and chairs shall be rendered unusable by 22:30 each day" 2. Amend condition 30 of premises licence number 16/05305/LIPRW to read "There shall be no external consumption of drinks after 22:00 hours" <p>I wish to make the following representation</p> <ol style="list-style-type: none"> 1. Extending the use of tables and chairs in the outside area by 1 hour 30 minutes will have the likely effect of causing an increase in Public Nuisance within the area 2. Extending the terminal time for external consumption of drinks by 1 hour 30 	

minutes will have the likely effect of causing an increase in Public Nuisance and impact on public safety within the area

The applicant has provided a condition in support of the application which is being considered but do not fully address the concerns of Environmental Health.

The applicant is asked to contact the undersigned to arrange a site visit to assess premises to ensure the premises is satisfactory and following this, additional conditions may be recommended by Environmental Health to support the licensing objectives Prevention of Public Nuisance and Public Safety.

Responsible Authority:	The Licensing Authority
Representative:	Mr Steve Rowe
Received:	10 th May 2017

I write in relation to the application submitted for variation of the Premises Licence for the above premises.

As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011 the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the Licensing Objectives:

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

As it stands the application does contravene Westminster's Statement of Licensing Policies HRS1, and RNT1.

Policy HRS1 states at paragraph 2.3.2: "It is the intention to generally grant licences... where the hours when customers are permitted to be on the premises are within the 'core hours' as set out in Policy HRS1. This is not a policy to refuse applications for longer hours than the core hours and consideration will in all cases be given to the individual merits of an application. Where a proposal is made to operate outside these core hours each application will be considered on its merits against the criteria as set out in paragraph (ii) (of Policy HRS1)".

The applicant seeks to:

- Amend condition 16 of the current premises licence to read "Outside tables and chairs shall be rendered unusable by 22:30 each day"
- Amend condition 30 of the current premises licence to read "There shall be no external consumption of drinks after 22:00 hours"

The premises currently have to make tables and chairs rendered unusable by 21:30 and external drinks have to be consumed by 20:30.

The application has received a representation from the Environmental Health Service and residents.

The Licensing Authority will conduct further investigations into whether the granting of this application will have an adverse impact on the Licensing Objectives.

Please therefore accept this as a formal representation, further details will be provided in due course including a discussion relating to conditions.

2-B Other Persons			
Name:		Dr Adnan Al-Kaisy	
Address and/or Residents Association:		23 Gillingham Street, London, SW1V 1HN	
Status:	Resident	In support or opposed:	Opposed
Received:	10 th May 2017		
<p>3:24 PM on 10 May 2017 This is outrageous. It has only been two years since the first application to have tables and chairs outside the premises - to provide food only. NO ALCOHOL.</p> <p>I live next door to the Rosa Restaurant and the tables are outside the entrance of my house. I am already disturbed by the constant chatter of diners outside. To introduce alcohol to the equation is a recipe for disaster. Undoubtedly this will increase the level of noise, and also antisocial behavior. I already suffer enough from the surrounding drinking establishments - including the smoking area outside Tozi!</p> <p>I am a spine surgeon who performs very delicate surgery which requires exquisite concentration. It is very important for me to be well rested in order to perform my duties. It is the councils responsibility to ensure peace and tranquility in our residential neighborhood.</p> <p>Rosa restaurant already have tables outside on Wilton Road - they do not need them on Gillingham Street!</p>			
Name:		Mr Lee Wesley	
Address and/or Residents Association:		15 Gillingham Street, London, SW1V 1HN	
Status:	Resident	In support or opposed:	Opposed
Received:	9 th May 2017		

7:49 PM on 09 May 2017 I sternly object this licence application. As a resident of Gillingham Street for the past ten years I have seen noise levels increase tenfold. There should be no alcohol or seating outside of any establishment within 10 yards of Gillingham Street. Smokers outside of Tozi restaurant have already caused me many sleepless nights, I can't imagine the adverse effect that diners drinking and conversing over their evening meal will have on my attempts to get to sleep. As an employee of the government's National Health Service it is imperative for me to be well rested in order to provide the utmost care to patients. Moreover, this is a residential street. We are a community who respect the privacy and wellbeing of residents with common decency and monitoring our individual noise levels. Please do the same. Do not allow alcohol consumption or tables outside of the restaurant

Name:	Dr Andrew Powell		
Address and/or Residents Association	13 Gillingham Street, London, SW1V 1HN		
Status:	Resident	In support of opposed:	Opposed
Received:	1 st May 2017		

6:42 PM on 01 May 2017 By allowing later use of external table and chairs there is increased likelihood of disturbance at night to the residents of Gillingham Street as some table are situated in Gillingham Street. As a resident of Gillingham Street I have noticed noise generated by the customers of the Tozu restaurant at the smoking point outside on Gillingham Street. It is likely that a similar or greater amount of noise would be generated if people are seated at tables and talking with others. There is also an increased risk of anti-social behaviour, aided by alcohol consumption by the customers of Rosa's or others using the tables to congregate.

Name:	Ms Lyndy Wesley		
Address and/or Residents Association	15, Gillingham Street, London		
Status:	Resident	In support or opposed:	Opposed
Received:	9 th May 2017		

8:01 PM on 09 May 2017 I object to this application. I am seriously concerned about the ever increasing noise pollution and anti social behavior in our neighborhood from Tozi restaurant opposite us and also the pub and restaurants from Wilson Road that disturb us. This is a respectable residential neighborhood of young and old people who deserve to be able to rest in their own home. I object this application and do not support Rosa's premises license variation that will increase the noise pollution at later hours in our residential area.

3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
Policy RNT1 applies:	Applications will generally be granted and reviews determined, subject to the relevant criteria in Policies CD1, PS1, PN1 and CH1.
Policy HRS1 applies:	<p>(i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>(ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant policies.</p>

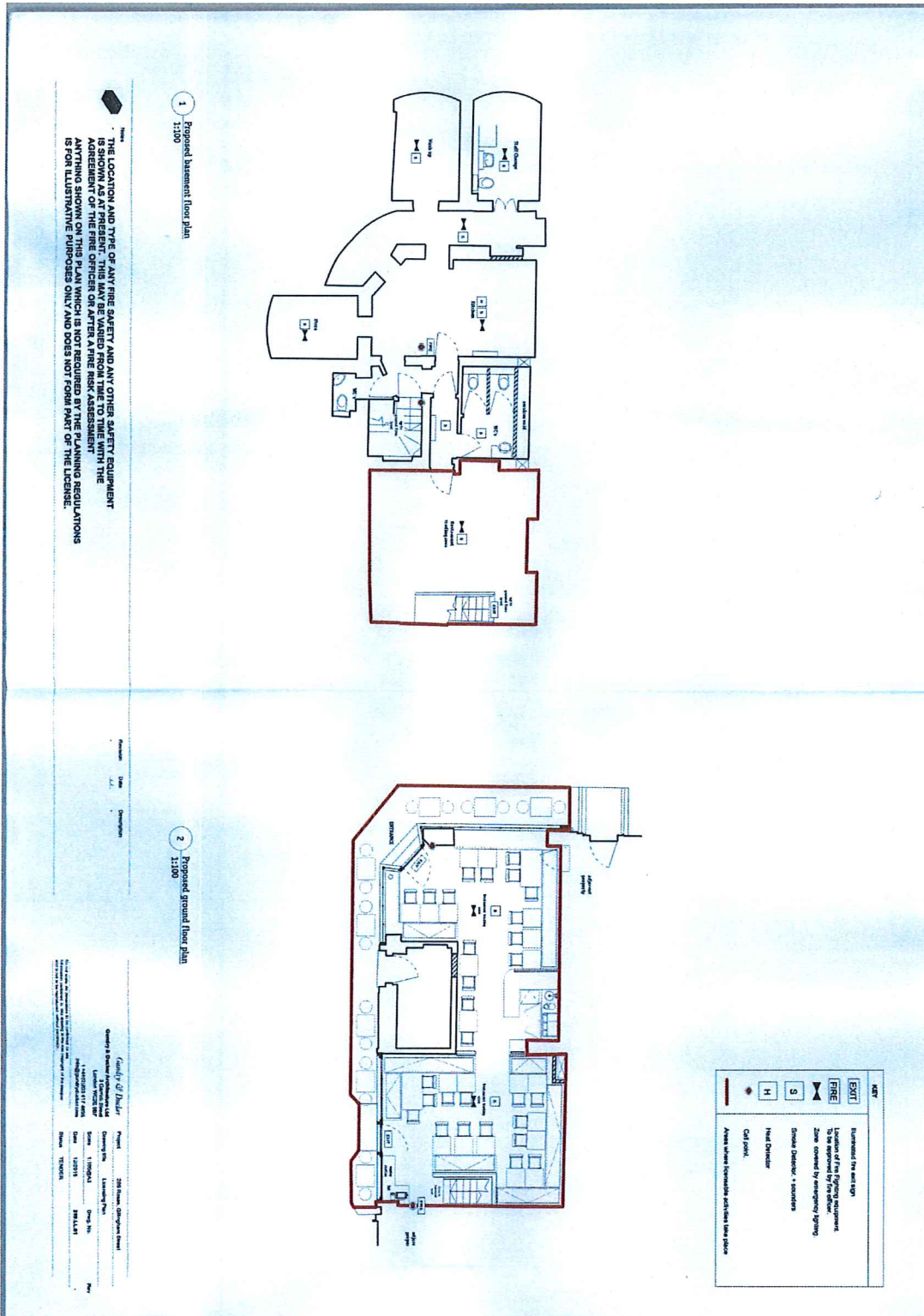
4. Appendices

Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Copy of Existing Premises Licence
Appendix 6	Residential map and list of premises in the vicinity

Report author:	Miss Yolanda Wade Senior Licensing Officer
Contact:	Telephone: 020 7641 1884 Email: ywade@westminster.gov.uk

If you have any queries about this report or wish to inspect one of the background papers please contact the report author.		
Background Documents – Local Government (Access to Information) Act 1972		
1	Licensing Act 2003	N/A

2	City of Westminster Statement of Licensing Policy	7 th January 2016
3	Amended Guidance issued under section 182 of the Licensing Act 2003	March 2015
4	Application Form	12 th April 2017
5	The Environmental Health Service- Rep	26 th April 2017
6	The Licensing Authority- Rep	10 th May 2017
7	Dr Adnan Al-Kaisy- Rep	10 th May 2017
8	Mr Lee Wesley- Rep	9 th May 2017
9	Dr Andrew Powell- Rep	1 st May 2017
10	Ms Lyndy Wesley- Rep	9 th May 2017



None

Appendix 3

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
11/09712/LIPN	New Premises Application	21.11.2011	Granted under Delegated Authority
15/11363/LIPDPS	Application to Vary the Designated Premises Supervisor	19.02.2016	Granted under Delegated Authority
15/11376/LIPT	Application to transfer premises from Ahmet Basol to Rosa's London Ltd	19.02.2016	Granted under Delegated Authority
16/01874/LIPV	<p>Application to vary the premises licence -To allow the Supply of Alcohol 'on' an 'off' the premises from Monday to Saturday 10:00-23:00 hours and Sunday 10:00-22:30 hours.</p> <p>- To remove condition 28 'There shall be no off sales of alcohol' and replace with 'Sales of alcohol for consumption off the premises shall only be supplied with and ancillary to a take away meal when delivered to the customer's home address by trained delivery drivers or by customers attending in person for take away meals'.</p>	31.03.2016	Granted under Delegated Authority
16/05305/LIPRW	Removal of Works	22.06.2016	Granted under Delegated Authority

Temporary Event Notices

Application	Details of Application	Date Determined	Decision
17/04680/LITENP	Temporary Event Notice	26.05.2017	Event allowed to proceed
17/04686/LITENP	Temporary Event Notice	26.05.2017	Event allowed to proceed
17/04689/LITENP	Temporary Event Notice	02.06.2017	Event allowed to proceed

There is no appeal history

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE AND CONDITIONS PROPOSED BY A PARTY TO THE HEARING

When determining an application for variation of a premises licence under the provisions of the Licensing Act 2003, the licensing authority must, unless it decides to reject the application, grant the licence subject to the conditions which are indicated as mandatory in this schedule.

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers appropriate for the promotion of the licensing objectives.

This schedule lists those conditions which are consistent with the operating schedule, or proposed as appropriate for the promotion of the licensing objectives by a responsible authority or an interested party as indicated. These conditions have not been submitted by the licensing service but reflect the positions of the applicant, responsible authority or interested party and have not necessarily been agreed

Conditions: On Current Licence -

Mandatory:

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

- (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
 - (b) an ultraviolet feature.
7. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor.

For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

8(ii) For the purposes of the condition set out in paragraph 8(i) above -

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula -

$$P = D + (D \times V)$$

Where -

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 – Conditions consistent with the operating Schedule

9. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
10. A proof of age scheme, such as Challenge 21, shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport.
11. There shall be no supply of draught beer.
12. The maximum number of persons accommodated at any one time shall not exceed XX persons (excluding staff) in the basement. (as agreed with the District Surveyor).
13. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance
14. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.
15. Patrons temporarily leaving the premises shall not be permitted to take drinks outside with them, save for persons seated in the external seating area.
16. Outside tables and chairs shall be rendered unusable by 21.00 each day.
(Proposed amendment - Outside tables and chairs shall be rendered unusable by 22:30 each day).
17. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
18. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0800 hours.
19. No deliveries shall be made to the premises between 23:00 and 08:00 hours.
20. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
21. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received regards crime and disorder
 - (d) any incidents of disorder
 - (e) seizures of drugs or offensive weapons
 - (f) any refusal of the sale of alcohol
 - (g) any visit by a relevant authority or emergency service.
22. No entertainment, performance, service, or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Greater London Council (General Powers) Act 1986 (whether or not locally adopted), shall be provided.

23. There shall be no striptease or nudity, and all persons shall be decently attired at all times
24. The premises shall install and maintain a CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
25. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.
26. The premises shall only operate as a restaurant:
 - (i) In which customers are shown to their table,
 - (ii) Which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery.
 - (iii) where intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals.
27. The supply of alcohol shall be by waiter or waitress service only.
28. There shall be no off sales of alcohol, except as detailed below:-

'Sales of alcohol for consumption off the premises shall only be supplied with and ancillary to a take away meal when delivered to the customer's home address by trained delivery drivers or by customers attending in person for take away meals'.
29. The external consumption of drinks is limited to seated patrons of the premises consuming food purchased or supplied on the premises.
30. There shall be no external consumption of drinks after 2030.
(Proposed amendment – There shall be no external consumption of drinks after 22:00)
31. All windows and doors on Gillingham Street shall remain closed except for the immediate access and egress of patrons or for emergency access or evacuation.
32. All deliveries and collections shall be made to and from the Wilton Road doors with none via the door on the corner of Wilton Road and Gillingham Street.
33. There shall be no deliveries or collections to or from the premises between 2200 and 0800.
34. Except in the case of emergency access or evacuation, access to and egress from the premises after 2300 shall only be via the Wilton Road doors with none after 2300 via the door on the corner of Wilton Road and Gillingham Street.
35. No rubbish from the premises, including bottles, shall be moved, removed, placed or maintained in Gillingham Street or Wilton Road between 2000 and 0700.

36. The permitted opening hours of the premises shall be 0800 to 2330 Monday to Saturday and 0800 to 2300 on Sunday.
37. The number of persons permitted any one time (excluding staff) shall not exceed 60 persons for the internal and external areas.
38. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
39. Age verification i.e. challenge 21 must be made at the point of sale and at the point of delivery for all off sales of alcohol

Annex 3 – Conditions attached after a hearing by the licensing authority

None

Proposed new condition by applicant to form part of the Operating Schedule

40. A member of staff shall be instructed to ensure that patrons at the tables and chairs outside keep noise to a minimum.



City of Westminster
64 Victoria Street, London, SW1E 6QP

Schedule 12
Part A

WARD: Warwick
UPRN: 100023340766

Premises licence

Regulation 33, 34

Premises licence number:	16/05305/LIPRW
Original Reference:	11/09712/LIPN

Part 1 – Premises details

Postal address of premises:

Rosa's
25 Gillingham Street
London
SW1V 1HN

Telephone Number: 02075839021

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Late Night Refreshment
Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities:

Late Night Refreshment	
Monday to Saturday:	23:00 to 23:30
Sale by Retail of Alcohol	
Monday to Saturday:	10:00 to 23:00
Sunday:	10:00 to 22:30

The opening hours of the premises:

Monday to Saturday:	08:00 to 23:30
Sunday:	08:00 to 23:00

Where the licence authorises supplies of alcohol, whether these are on and/or off supplies:

Alcohol is supplied for consumption both on and off the Premises.

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:

Rosa's London Ltd
Room 125, 3-7 Temple Chambers
Temple Avenue
London
EC4Y 0HP
Electronic Mail : alex.moore@rosaslondon.com

Registered number of holder, for example company number, charity number (where applicable)

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol:

Name: Alexander Moore

Please note: It is the policy of the Licensing Authority not to display the address details of a designated premises supervisor.

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol:

Licence Number: 14306
Licensing Authority: London Borough Of Tower Hamlets

Date: _____ 22 June 2016 _____

This licence has been authorised by Miss Susan Patterson on behalf of the Director - Public Protection and Licensing.

Annex 1 – Mandatory conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6.
 - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either -
- (a) a holographic mark, or
 - (b) an ultraviolet feature.

7. The responsible person must ensure that –

- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor. For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

- 8
- (i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
 - (ii) For the purposes of the condition set out in paragraph 8(i) above -
 - (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) "permitted price" is the price found by applying the formula -

$$P = D + (D \times V)$$
 Where -
 - (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

- (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- (iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- (iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 – Conditions consistent with the operating Schedule

9. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
10. A proof of age scheme, such as Challenge 21, shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport.
11. There shall be no supply of draught beer.
12. The maximum number of persons accommodated at any one time shall not exceed XX persons (excluding staff) in the basement. (as agreed with the District Surveyor).
13. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance
14. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.
15. Patrons temporarily leaving the premises shall not be permitted to take drinks outside with them, save for persons seated in the external seating area.
16. Outside tables and chairs shall be rendered unusable by 21.00 each day.
17. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
18. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0800 hours.
19. No deliveries shall be made to the premises between 23:00 and 08:00 hours.
20. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
21. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received regards crime and disorder
 - (d) any incidents of disorder
 - (e) seizures of drugs or offensive weapons
 - (f) any refusal of the sale of alcohol
 - (g) any visit by a relevant authority or emergency service.
22. No entertainment, performance, service, or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Greater London Council (General Powers) Act 1986 (whether or not locally adopted), shall be provided.
23. There shall be no striptease or nudity, and all persons shall be decently attired at all times

24. The premises shall install and maintain a CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
25. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.
26. The premises shall only operate as a restaurant:
 - (i) In which customers are shown to their table,
 - (ii) Which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery.
 - (iii) where intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals.
27. The supply of alcohol shall be by waiter or waitress service only.
28. There shall be no off sales of alcohol, except as detailed below:-

'Sales of alcohol for consumption off the premises shall only be supplied with and ancillary to a take away meal when delivered to the customer's home address by trained delivery drivers or by customers attending in person for take away meals'.
29. The external consumption of drinks is limited to seated patrons of the premises consuming food purchased or supplied on the premises.
30. There shall be no external consumption of drinks after 2030.
31. All windows and doors on Gillingham Street shall remain closed except for the immediate access and egress of patrons or for emergency access or evacuation.
32. All deliveries and collections shall be made to and from the Wilton Road doors with none via the door on the corner of Wilton Road and Gillingham Street.
33. There shall be no deliveries or collections to or from the premises between 2200 and 0800.
34. Except in the case of emergency access or evacuation, access to and egress from the premises after 2300 shall only be via the Wilton Road doors with none after 2300 via the door on the corner of Wilton Road and Gillingham Street.
35. No rubbish from the premises, including bottles, shall be moved, removed, placed or maintained in Gillingham Street or Wilton Road between 2000 and 0700.
36. The permitted opening hours of the premises shall be 0800 to 2330 Monday to Saturday and 0800 to 2300 on Sunday.
37. The number of persons permitted any one time (excluding staff) shall not exceed 60 persons for the internal and external areas.

38. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
39. Age verification i.e. challenge 21 must be made at the point of sale and at the point of delivery for all off sales of alcohol.

Annex 3 – Conditions attached after a hearing by the licensing authority

None

Annex 4 – Plans

Attached 289. LL.01



City of Westminster
64 Victoria Street, London, SW1E 6QP

Schedule 12
Part B

WARD: Warwick
UPRN: 100023340766

Premises licence
summary

Regulation 33, 34

Premises licence number:

16/05305/LIPRW

Part 1 – Premises details

Postal address of premises:

Rosa's
25 Gillingham Street
London
SW1V 1HN

Telephone Number: 02075839021

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Late Night Refreshment
Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities:

Late Night Refreshment	
Monday to Saturday:	23:00 to 23:30
Sale by Retail of Alcohol	
Monday to Saturday:	10:00 to 23:00
Sunday:	10:00 to 22:30

The opening hours of the premises:

Monday to Saturday:	08:00 to 23:30
Sunday:	08:00 to 23:00

Where the licence authorises supplies of alcohol, whether these are on and/or off supplies:

Alcohol is supplied for consumption both on and off the Premises.

Name and (registered) address of holder of premises licence:

Rosa's London Ltd
Room 125, 3-7 Temple Chambers
Temple Avenue
London
EC4Y 0HP

Registered number of holder, for example company number, charity number (where applicable)

Name of designated premises supervisor where the premises licence authorises for the supply of alcohol:

Name: Alexander Moore

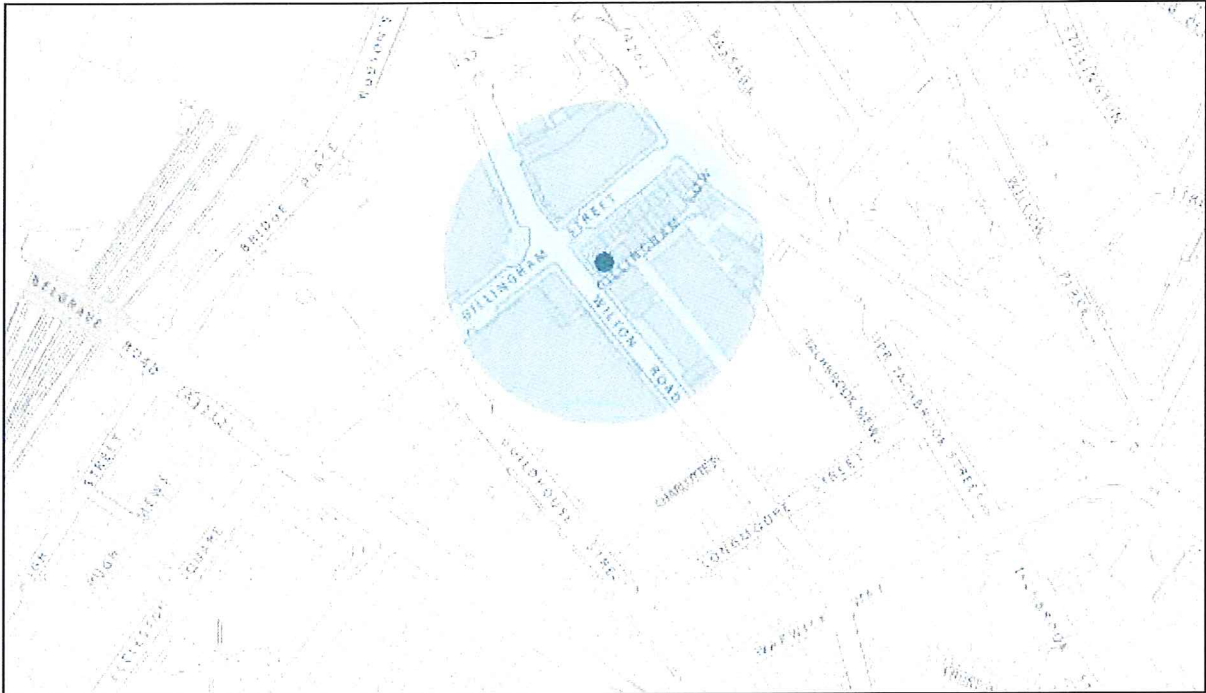
State whether access to the premises by children is restricted or prohibited:

Restricted

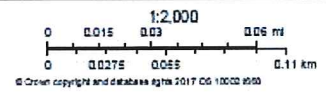
Date: 22 June 2016

This licence has been authorised by Miss Susan Patterson on behalf of the Director - Public Protection and Licensing.

Rosa's Victoria 25 Gillingham Street



June 1, 2017





City of Westminster

Licensing Sub-Committee Report

Agenda Item 2

Item No:	
Date:	16 th June 2017
Licensing Ref No:	17/03544/LIPV - Premises Licence Variation
Title of Report:	Royal Standard Cocktail Bar & Restaurant 8 Sale Place London W2 1PH
Report of:	Director of Public Protection and Licensing
Wards involved:	Hyde Park
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Heidi Lawrance Senior Licensing Officer
Contact details	Telephone: 020 7641 2751 Email: hlawrance@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	4 April 2017		
Applicant:	Compton Properties Investments Limited		
Premises:	Royal Standard Cocktail Bar & Restaurant		
Premises address:	8 Sale Place London W2 1PH	Ward:	Hyde Park
		Cumulative Impact Area:	None.
Premises description:	The premises is currently operation as a bar and restaurant.		
Variation description:	<p>The premises consists of a ground floor and basement area. The basement is not currently licensed and so the applicant has applied to include the basement within the current premises licence.</p> <p>The applicant has also made alterations to the ground floor and these changes are reflected in the plans attached at Appendix 1.</p> <p>The name of the premises is to change from Rob Roy Public House to Royal Standard Cocktail Bar & Restaurant.</p>		
Premises licence history:	The premises has been licensed since September 2005.		
Applicant submissions:	None Submitted		

1-B Current and proposed licensable activities, areas and hours						
Late night refreshment						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	23:30	No Change.		Ground Floor.	Ground Floor and Basement.
Tuesday	23:00	23:30				
Wednesday	23:00	23:30				
Thursday	23:00	23:30				
Friday	23:00	23:30				
Saturday	23:00	23:30				
Sunday						
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	See conditions at Appendix 4				No Change.	

Sale by Retail of Alcohol						
On or off sales			Current :		Proposed:	
			Both		Both	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:00	No Change.		Ground Floor.	Ground Floor and Basement.
Tuesday	10:00	23:00				
Wednesday	10:00	23:00				
Thursday	10:00	23:00				
Friday	10:00	23:00				
Saturday	10:00	23:00				
Sunday	12:00	22:30				
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	Off sales of alcohol to cease at 22:00 hours Monday to Sunday. See conditions at Appendix 4.				No Change.	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:30	No Change.		Ground Floor.	Ground Floor and Basement.
Tuesday	10:00	23:30				
Wednesday	10:00	23:30				
Thursday	10:00	23:30				
Friday	10:00	23:30				
Saturday	10:00	23:30				
Sunday	12:00	23:00				
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	See conditions at Appendix 4.				No Change.	

1-C Layout alteration
<ol style="list-style-type: none"> 1. Basement area of the premises to be included within the Licensable Area. 2. Seating layout on Ground Floor to be altered.

1-D Conditions being varied, added or removed		
Condition	Proposed variation	
No Change.	No Change.	
Adult entertainment:	Current position:	Proposed position:
	Not applicable	Not applicable.

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Metropolitan Police Service
Representative:	PC Reaz Guerra
Received:	24 th April 2017
<p>I am writing to inform you that the Police, as a Responsible Authority, object to your application for a New Premises Licence as it is our belief that if granted the application would undermine the Crime Prevention Objective.</p> <p>There is insufficient detail contained within the operating schedule to promote the Licensing Objectives.</p> <p>It is for this reason that we are objecting to the application.</p> <p><i>Following further discussions with the applicant and the agreement of conditions (appendix 4) the Police have withdrawn their representation.</i></p>	
Responsible Authority:	Environmental Health Consultation Team
Representative:	Ms Rebecca St.Rose
Received:	27 th April 2017
<p>I refer to the application for variation of the Premises Licence for the above named premises. The applicant has submitted basement and ground floor plans, Drawing No. 901/81 Rev A, dated Feb 2017.</p> <p>This representation is based on the plans and the operating schedule submitted.</p> <p>The applicant is seeking to:</p> <ol style="list-style-type: none"> 1. Extend the licensable area to include the basement. 2. Substitute the deposited plans to the plans submitted which reflect the alterations that have been made to the premises. 3. Change the name of the premises from 'Rob Roy Public House' to Royal Standard Cocktail Bar & Restaurant. <p>The applicant has confirmed that there is no change to the licensable activities or the hours on the current premises licence 13/09708/LIPDPS.</p>	

I wish to make the following representation:

1. An extension to the licensable area to include the basement will impact on Public Safety and have the likely effect of causing an increase in Public Nuisance within the area.
2. No representation
3. No representation

2-B Other Persons	
Name:	Mr Randy Wiseman
Address and/or Residents Association:	13 St Michaels Street London W21QT
Received:	8 th April 2017
No issues including the basement in the licensed area. The owners have done a great job of refurbishing the Rob Roy and I wish them well in turning the Standard into a success.	
Name:	Mr Gavin Henderson CBE
Address and/or Residents Association:	24 Sale Pale London W2 1PU
Received:	29 th April 2017
From Professor Gavin Henderson CBE:- Dear Madam, Dear Sir, I write to object to permission being given for this application for a variation/extension of licence. I have lived opposite the above property for over twenty years, having been attracted to what was essentially a quiet, residential neighbourhood. The previous management of what was The Rob Roy public house made every effort to contain noise and respect the residents of the street - as does the other public house, The Royal Exchange. This is not the case with the new owners, who vigorously encourage their clientele to drink and smoke on the outside pavement till late at night. For this operation to be extended, adding a basement music/drinking club style function (which would appear to be the intention as described in the application) plus Sunday opening - 12.00 to 23.30 - what is already becoming a serious nuisance will be further exacerbated. Rumours are circulating in the area about drug dealing, but this I have to say is simply rumour. Nonetheless it emerges from the atmosphere now prevalent	

around these premises. The building is lit with lurid red light and has bouncers on the door on Friday and Saturdays significantly the busiest nights - surely inappropriate in a residential area.

Many residents of Sale Place are older, or are families with young children - inconsistent with the development of a noisy night life of the kind being proposed with this application.

Name:	Ms Catherine May
Address and/or Residents Association:	16 Star Street London W2 1QD
Received:	10 th April 2017

I am very concerned that the character of our quiet, residential neighbourhood, will be negatively affected by the proposed changes to this business which, if successful, would bring much greater numbers of people to our local streets. If these large groups are consuming alcohol, and participating in the various entertainments that the bar proposes to offer, it is likely that they will be extremely noisy and there is a strong possibility that there will be anti-social behaviour.

Our streets are small and most buildings are residential, many occupied by families. The neighbourhood could be very badly impacted by large crowds attending the premises.

At its most extreme there is the clear, evidence-based, possibility that those visiting the bar who have consumed too much alcohol are likely to commit vandalism, litter our streets, urinate/defecate in the street, become aggressive and commit violent crimes. I urge the council to consider this application very carefully and reject it on the grounds that it will impact negatively on the local community.

Name:	Mr Sean Jordan
Address and/or Residents Association:	80 Star St London W2 1QG
Received:	19 th April 2017

I see customer seated capacity will increase by 70. This gives rise to potential increase in noise in what is, essentially, a quiet residential street. What guarantees can be given to neighbours when:

1. Events are held
2. Suppression of noise from either live or recorded transmissions.
3. Exit noise at closing time.
4. Monitoring of noise due to increased activity on the street such as smoking and drinking.

As I close neighbour I had many years of disturbance from the previous owners which

were documented by both Noise Control and Licensing. I do not wish to return to that situation.

Name:	Mr John Zamit
Address and/or Residents Association:	South East Bayswater Residents Association
Received:	30 th April 2017

SEBRA objects to this applications on grounds of potential increase in noise nuisance etc in area which is primarily residential.

We are also concerned as possibility of increase in crime and disorder as pub sales area substantially increasing.

We note change of name of premises although we would have preferred it to have been called just the 'Royal Standard Public House' as this was original name of premises

We would want condition that ground and basement area laid out substantially with tables and chairs etc to avoid large areas for 'vertical drinking' and tables / chairs or benches on outside areas of pub..

We would ask for conditions on hours of deliveries and also on collection of refuse and recycling materials so as to protect residential are from undue noise in late evening and during the night.

Assume police will ask for latest CCTV conditions and EH noise etc conditions

Not clear on 'off sales' position before 22.00 (present condition on licence) but would wish standard conditions re Challenge 25, no beer/ cider sold over 5.5% etc

Trust food will be available during 'trading hours'.

We are happy to meet applicant and trust conditions could be agreed so that matter does not need to go to a licensing hearing.

3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:

Policy HRS1 applies	<p>(i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>(ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant policies.</p>
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Policy PB1 applies:	Applications will only be granted if it can be demonstrated that the proposal meets the relevant criteria in Policies CD1, PS1, PN1 and CH1.
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4. Appendices

Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

Report author:	Miss Heidi Lawrance Senior Licensing Officer
Contact:	Telephone: 020 7641 2751 Email: hlawrance@westminster.gov.uk

If you have any queries about this report or wish to inspect one of the background papers please contact the report author.

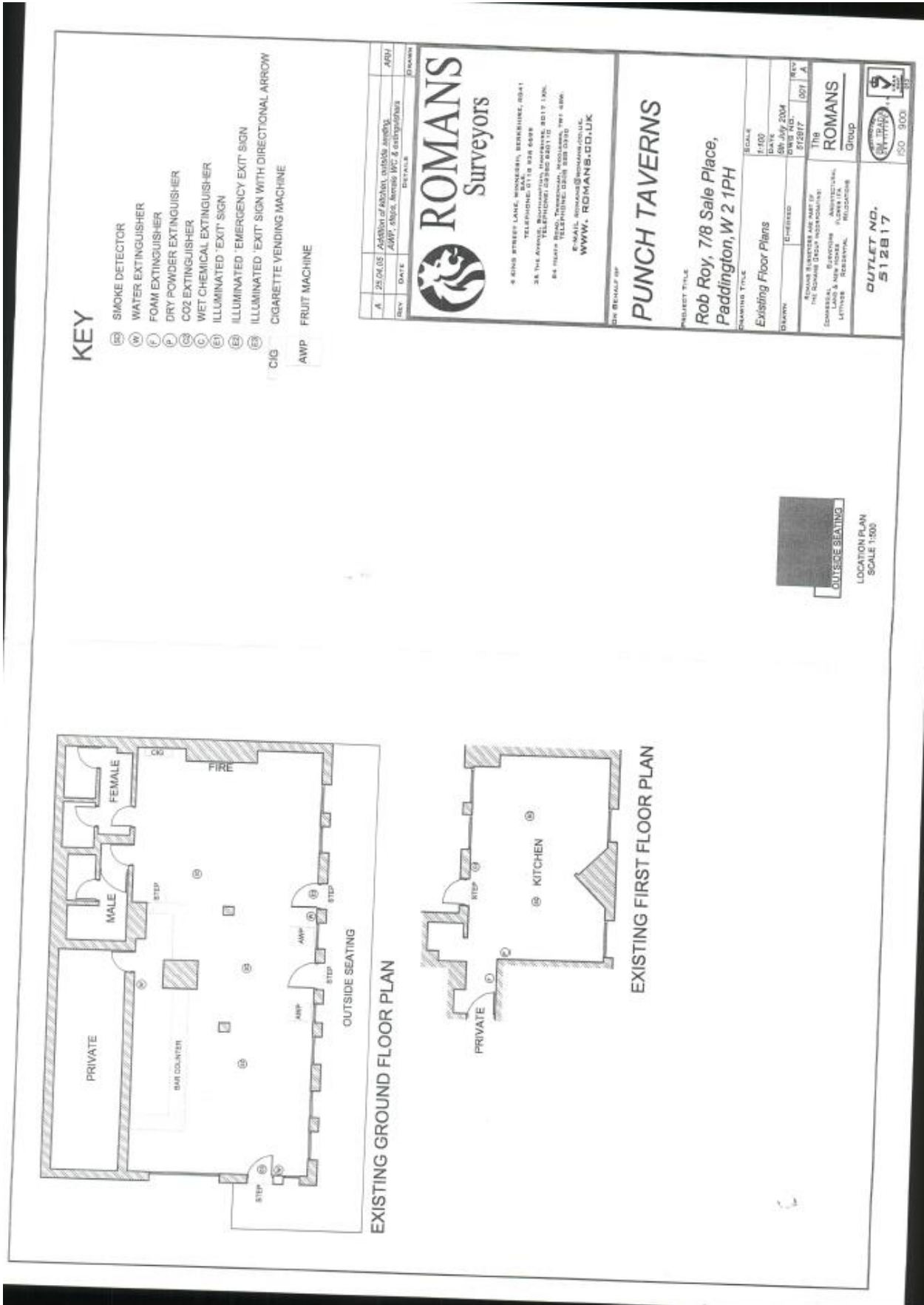
Background Documents – Local Government (Access to Information) Act 1972

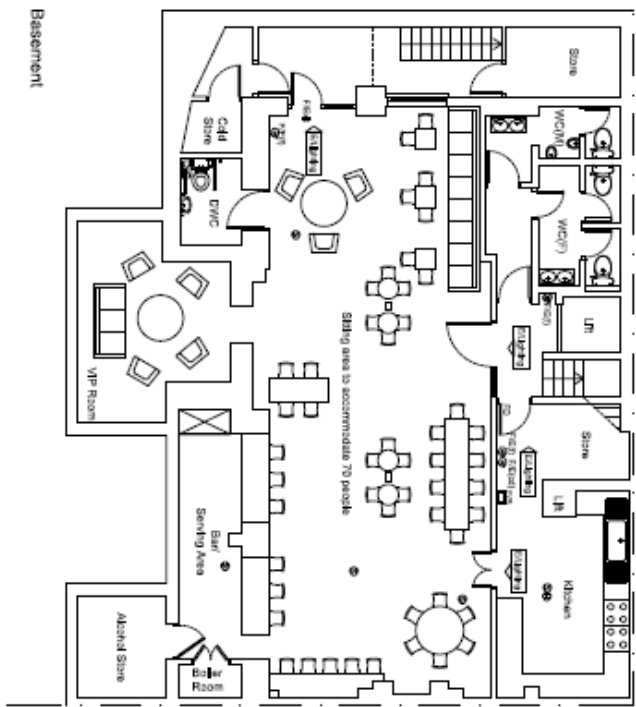
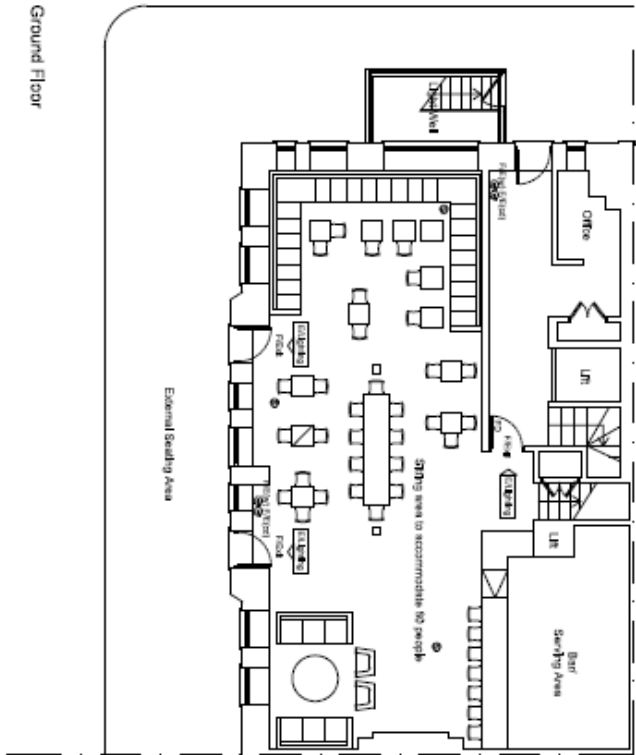
1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2016
3	Amended Guidance issued under section 182 of the Licensing Act 2003	March 2015
4	Application Form	4 th April 2017
5	Representation – MET Police Service	24 th April 2017
6	Representation – Environmental Health	27 th April 2017
7	Representation – Randy Wiseman	8 th April 2017
8	Representation – Gavin Henderson	29 th April 2017
9	Representation – Catherine May	10 th April 2017
10	Representation – Sean Jordon	19 th April 2017
11	Representation – SEBRA	30 th April 2017
12	Representation – Mary Walsh	25 th April 2017

Appendix 1

Premises Plans – Current

Premises Plans – Proposed





		CGA Architects 221 East Burnet Road, Burnet, Herts EN4 6XS Tel: 020 8449 5100 Fax: 020 8449 5170	
Client Compton Property Investments Ltd.		Site 8 Sale Place London W2 1PH	
Drawing Title Basement and Ground Floor Plans as Existing		Scale 1:100 @ A3 Date: Feb. 2017	
Key: F/E(W) - Water Fire Extinguisher F/E(Cd) - Carbon Dioxide Fire Extinguisher F/E(I) - Foam Fire Extinguisher F/B - Fire Blanket F/D - Fire Doors F/Exit - Fire Exit E/L - Emergency Lighting		Drawn By 90181	
		Rev. A	

Applicant Supporting Documents

Not supplied.

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
06/06562/WCCMAP	New Premises Application.	28.09.2005	Granted by Licensing Sub Committee
10/05629/LIPDPS	Application To Vary Designated Premises Supervisor.	20.10.2010	Granted under Delegated Authority
13/08657/LIPT	Transfer Application.	16.12.2013	Granted under Delegated Authority
13/09708/LIPDPS	Application To Vary Designated Premises Supervisor.	16.12.2013	Granted under Delegated Authority

Application	Details of Application	Date Determined	Decision
17/01568/LITENP	Temporary Event Notice	10.05.2017	Notice Granted

There is no appeal history

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE AND CONDITIONS PROPOSED BY A PARTY TO THE HEARING

When determining an application to vary a premises licence under the provisions of the Licensing Act 2003, the licensing authority must, unless it decides to reject the application, grant the licence subject to the conditions which are indicated as mandatory in this schedule.

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers appropriate for the promotion of the licensing objectives.

This schedule lists those conditions which are consistent with the operating schedule, or proposed as appropriate for the promotion of the licensing objectives by a responsible authority or an interested party as indicated. These conditions have not been submitted by the licensing service but reflect the positions of the applicant, responsible authority or interested party and have not necessarily been agreed

Conditions: On Current Licence -

Mandatory:

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);

- (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
 - (b) an ultraviolet feature.
7. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;

- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor. For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

8(ii) For the purposes of the condition set out in paragraph 8(i) above -

- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula -

$$P = D+(D \times V)$$

Where -

- (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

- 8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.
9. Alcohol shall not be sold, supplied, consumed in or taken from the premises except during permitted hours.

In this condition, permitted hours means:

- (a) On weekdays, other than Christmas Day, Good Friday or New Year's Eve, 10:00 to 23:00;
- (b) On Sundays, other than Christmas Day or New Year's Eve, 12:00 to 22:30;
- (c) On Good Friday, 12:00 to 22:30;
- (d) On Christmas Day, 12:00 to 15:00 and 19:00 to 22.30;
- (e) On New Year's Eve, except on a Sunday, 10:00 to 23:00;
- (f) On New Year's Eve on a Sunday, 12:00 to 22:30;
- (g) On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

NOTE - The above restrictions do not prohibit:

- (a) during the first twenty minutes after the above hours the consumption of the alcohol on the premises;
- (b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
- (c) during the first thirty minutes after the above hours the consumption of the alcohol on the premises by persons taking table meals there if the alcohol was supplied for consumption as ancillary to the meals;
- (d) the sale or supply of alcohol to or the consumption of alcohol by any person residing in the licensed premises;
- (e) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- (f) the sale of alcohol to a trader or registered club for the purposes of the trade or club;

- (g) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
- (h) the taking of alcohol from the premises by a person residing there;
- (i) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied;
- (j) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

In this condition, any reference to a person residing in the premises shall be construed as including a person not residing there but carrying on or in charge of the business on the premises.

- 10. The terminal hour for late night refreshment on New Year's Eve is extended to 05.00 on New Year's Day.

Annex 2 – Conditions consistent with the operating Schedule

- 11. Children shall be accompanied by an adult at all times.
- 12. A sound limiter will be fitted to the sound system.

Annex 3 – Conditions attached after a hearing by the licensing authority

- 13. Children under 14 should be off the premises (first floor) by 21:00 and by 21:30 when taking a meal.
- 14. Alcohol shall not be sold or supplied unless it is paid for before or at the time when it is sold or supplied, except alcohol sold or supplied:
 - (a) with and for consumption at a meal supplied at the same time, consumed with the meal and paid for together with the meal;
 - (b) for consumption by a person residing in the premises or his guest and paid for together with his accommodation;
 - (c) to a canteen or mess.

This condition does not prevent payment being made by credit card, provided the customer is presented with an itemised bill showing the details of alcoholic drinks purchased.

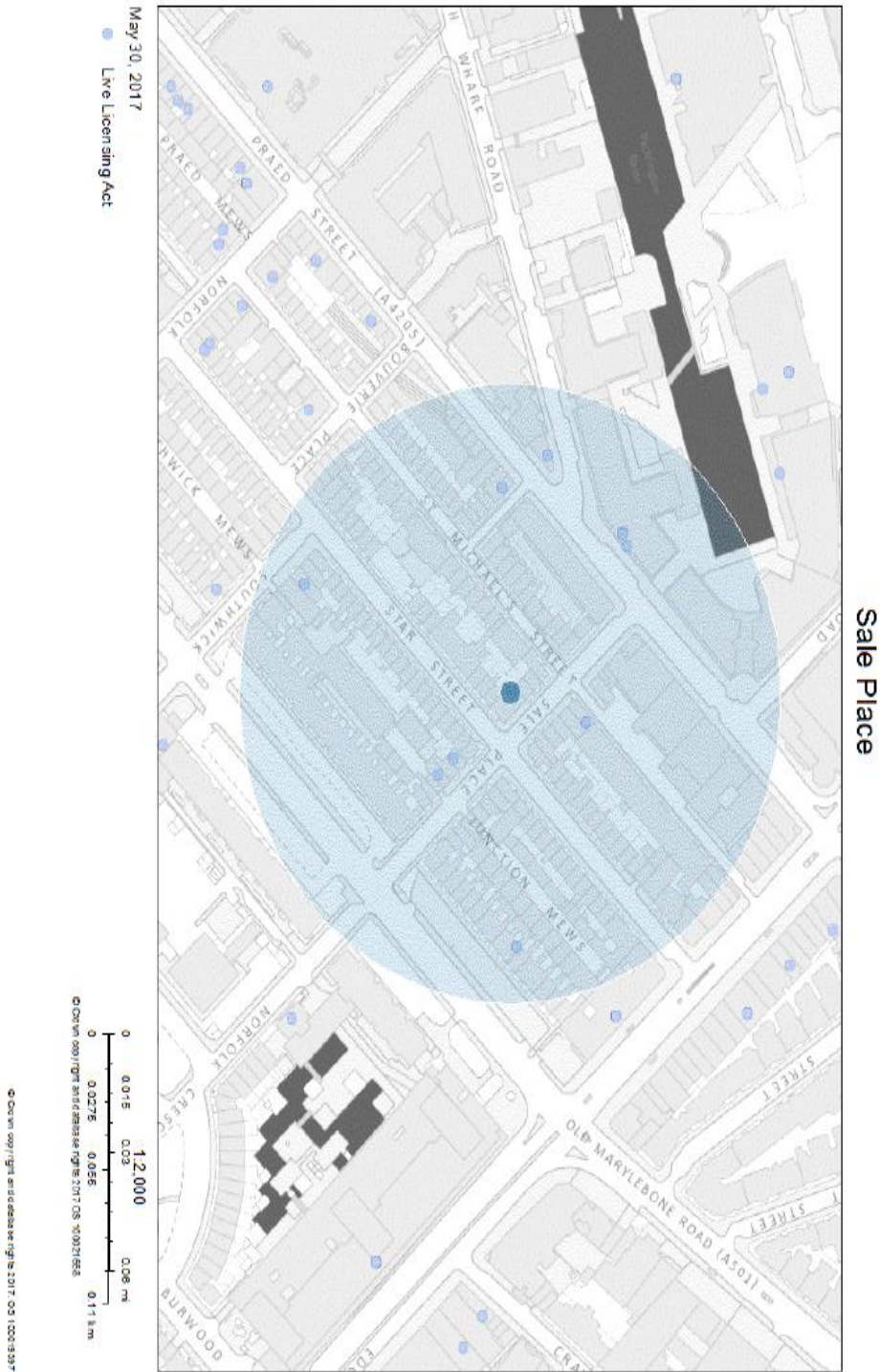
15. There shall be no off sales after 22:00
16. Tables and chairs located outside the premises shall be rendered unusable after 22:30.

Proposed Police Conditions – agreed by the applicant

17. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
18. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
19. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
20. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
21. A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
22. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system, searching equipment or scanning equipment

- (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
23. The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
24. Whenever licensable activities are taking place with the basement (as defined on Plans XXX), there shall be a member of staff present within basement area.

Residential Map and List of Premises in the Vicinity



Resident Count:894

Item No:	
Date:	16 th June 2017
Licensing Ref No:	17/03847/LIPN - New Premises Licence
Title of Report:	Soho Mixer Unit 5 Jubilee House Ramillies Street London W1d 2lf
Report of:	Director of Public Protection and Licensing
Wards involved:	West End
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Yolanda Wade Senior Licensing Officer
Contact details	Telephone: 020 7641 1884 Email: ywade@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	12 April 2017		
Applicant:	City Centre Events Limited		
Premises:	Soho Mixer, Unit 5 Jubilee House		
Premises address:	Ramillies Street London	Ward:	West End
		Cumulative Impact Area:	Yes
Premises description:	According to the application the premises will operate as cafe and bar. No condition has been included within the Operating Schedule to restrict the sale of alcohol which means that the premises can be drink led.		
Premises licence history:	This is an application for a new premises licence and therefore no history exists.		
Applicant submissions:	<p>The premises will operate as a café and bar, specialising in olives and cold plates. The Soho Mixer will provide over 40 olive varieties dispensed from bespoke jars behind the bar. It will open all day to offer tea and coffee, along with cold food during the day and into the evening. Alcohol will be sold as part of the offer, with the evening trade tending toward olives, small plate food and drinks. Sui Generis and A4 usage has been granted by Westminster Council on 19.01.2016 for this purpose.</p> <p>The location of the building does not allow for kitchen extractor equipment and as such raw and fresh foods cannot be produced on site. Fresh food will be provided by Fleet River Bakery, a subsidiary business operated by the applicants and delivered daily to the premises. Olives will be delivered direct.</p> <p>The lack of residential property in the immediate vicinity and the current unattractive and under-used area of Ramillies Street make this an ideal location for such a premises. Support from NWE Company, Pontegadea and The Photographers' Gallery included. Brochure also included.</p>		

1-B Proposed licensable activities and hours							
Late Night Refreshment:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	
End:	23:30	23:30	23:30	23:30	00:00	00:00	
Seasonal variations/ Non-standard timings:			From the end of permitted hours on New Year's Eve top start of permitted hours on New Year's Day				

Sale by retail of alcohol				On or off sales or both:			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	12:00

End:	23:30	23:30	23:30	23:30	00:00	00:00	22:30
Seasonal variations/ Non-standard timings:	From the end of permitted hours on New Year's Eve top start of permitted hours on New Year's Day						

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	07:00	07:00	07:00	07:00	07:00	07:00	10:00
End:	23:30	23:30	23:30	23:30	00:00	00:00	22:30
Seasonal variations/ Non-standard timings:	From the end of permitted hours on New Year's Eve top start of permitted hours on New Year's Day						
Adult Entertainment:	N/A						

2. Representations

2-A Responsible Authorities	
Responsible Authority:	The Metropolitan Police Service
Representative:	PC Bryan Lewis
Received:	2 nd May 2017
<p>With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, will be objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives.</p> <p>The venue is situated in the West End Cumulative Impact Area, a locality where there is traditionally high levels of crime and disorder. We have concerns that this application will cause further policing problems in an already demanding area.</p>	
Responsible Authority:	The Environmental Health Service
Representative:	Ayesha Bolton
Received:	5 th May 2017
<p>I refer to the application for a new Premises Licence for the above premises.</p> <p>The applicant has submitted floor plans of the Ground Floor of the premises.</p> <p>The premises are located within the West End Cumulative Impact Area as stated in the City of Westminster's Statement of Licensing Policy.</p> <p>This representation is based on the plans and operating schedule submitted.</p> <p>The applicant is seeking the following:</p> <ol style="list-style-type: none"> 1. To permit Supply of Alcohol both 'On' and 'Off' the premises Monday to Thursday 10.00 to 23.30 hours, Friday to Saturday 10.00 to 00.00 hours and Sunday 12.00 to 22.30 hours. 2. To permit Late Night Refreshment on the premises, Indoors only, Monday to Thursday 23.00 to 23.30 hours and Friday to Saturday 23.00 to 00.00 hours. 	

I wish to make the following representation.

1. The provision and hours requested for the Supply of Alcohol will have the likely effect of causing an increase in Public Nuisance within the area and may impact on Public Safety within the area.
2. The provision and hours requested for the Late Night Refreshment will have the likely effect of causing an increase in Public Nuisance within the area.

The granting of the application as presented would have the likely effect of causing an increase in Public Nuisance and may impact on Public Safety within the area.

Responsible Authority:	The Licensing Authority
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Representative:	Mr Steve Rowe
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Received:	10 th May 2017
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I write in relation to the application submitted for a new Premises Licence for the above premises.

As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011 the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the Licensing Objectives:

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

As it stands the application does contravene Westminster's Statement of Licensing Policies CIP1, HRS1, RNT2 and PB2.

The application seeks to:

· To permit Supply of Alcohol both 'On' and 'Off' the premises Monday to Thursday 10.00 to 23.30 hours, Friday to Saturday 10.00 to 00.00 hours and Sunday 12.00 to 22.30 hours.

· To permit Late Night Refreshment on the premises, Indoors only, Monday to Thursday 23.00 to 23.30 hours and Friday to Saturday 23.00 to 00.00 hours.

The premises is located inside the Cumulative Impact Area.

Policy CIP1 states (i) It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas for: pubs and bars, fast food premises, and premises offering facilities for music and dancing; other than applications to vary hours within the Core Hours under Policy HRS1. However part (ii) states: Applications for other licensable activities in the Cumulative Impact Areas will be subject to other policies, and must demonstrate that they will not add to cumulative impact in the Cumulative Impact Areas.

Policy HRS1 states at paragraph 2.3.2: "It is the intention to generally grant licences... where

the hours when customers are permitted to be on the premises are within the 'core hours' as set out in Policy HRS1. This is not a policy to refuse applications for longer hours than the core hours and consideration will in all cases be given to the individual merits of an application. Where a proposal is made to operate outside these core hours each application will be considered on its merits against the criteria as set out in paragraph (ii) (of Policy HRS1)".

Policy RNT2 which relates to restaurants within the CIA states Applications will be granted subject to other policies in this Statement and subject to the relevant criteria in Policies CD1, PS1, PN1 and CH1, provided it can be demonstrated that they will not add to cumulative impact in the Cumulative Impact Areas.

Paragraph 2.5.3 of the Council's Policy relating to restaurants states in part that '.....The Council is particularly concerned that restaurant premises in the cumulative impact areas do not, even in part, come to operate as bars and particularly not as "vertical drinking" premises where customers consume alcohol standing throughout the evening.'

Policy PB2 which relates to pubs and bars states 'It is the Licensing Authority's policy to refuse applications in the CIA other than applications to vary the hours within the core hours under policy HRS1'.

Please therefore accept this as a formal representation, further details will be provided in due course including a discussion relating to conditions. In the meantime, please provide a suitable date to arrange a site visit.

2-B Other Persons	
Name:	Soho Society
Address and/or Residents Association:	St Anne's Tower 55 Dean Street London W1D 6AF
Received:	10 th May 2017
<p>I write to make a relevant representation to the above application on behalf of The Soho Society.</p> <p>The Soho Society objects to this application as it is currently presented, on the grounds of prevention of public nuisance, prevention of crime and disorder and cumulative impact in the West End Stress Area.</p> <p>About The Soho Society</p> <p>The Soho Society is a charitable company limited by guarantee established in 1972. The society is a recognised amenity group and was formed to make Soho a better place to live, work or visit by preserving and enhancing the area's existing diversity of character and uses, and by improving its facilities, amenities and environment. In particular, the society supports the Westminster City Council's policies, including the cumulative impact policy, as set out in the Statement of Licensing Policy.</p> <p>New licensed premises in the West End Cumulative Impact Area</p> <p>The proposal is for a new licensed premises in the West End Cumulative Impact Area. We note the premises are described as a 'café/bar' and light food will be served with alcohol. We would like to ensure that model restaurant conditions are appended to the licence if granted, ensuring</p>	

that alcohol will only be served as ancillary to a seated table meal.

Licensing policy

This area has been identified by the Westminster City Council (2.4.1 of the Statement of Licensing Policy, as amended) as under stress because the cumulative effect of the concentration of late night and drink led premises and night cafes has led to serious problems of disorder and/or public nuisance affecting residents, visitors and other businesses.

The policies in relation to the stress areas are directed at the global and cumulative effects of licences on the area as a whole (2.4.5 of the policy). The policies are intended to be strict and will only be overridden in genuinely exceptional circumstances (2.4.2 of the policy). The growth in the entertainment industry in Soho has led to a marked deterioration in the quality of life and well-being of local residents and it has jeopardised the sustainability of the community. Soho has a substantial residential community and many of these residents suffer from problems such as, but not limited to, high levels of noise nuisance, problems with waste, urinating and defecating in the streets, threats to public safety, anti-social behaviour, crime and disorder and the change in character of historic areas.

For the reasons I have set out, we believe that the application, if granted in its present form, would fail to promote the licensing objectives of prevention of public nuisance and prevention of crime and disorder. I respectfully urge the Licensing Sub-Committee to reject this application.

Name:	Jace Tyrell
Address and/or Residents Association:	3 rd Floor Heddon House 149-151 Regent Street London
Received:	5 th May 2017

It is my understanding, that Bloomsbury Leisure (t/a The Soho Mixer) have applied for a premises license for Unit 5 Jubilee House, Ramillies Street. On behalf of New West End Company, we are in full support of the premises license application put forward by Bloomsbury Leisure.

New West End Company is a leading business voice for London's West End, representing the people and organisations behind the world's largest retail destination. It delivers management and marketing services to 25 streets within London's retail heartland including Bond Street, Oxford Street and Regent Street.

Bloomsbury Leisure plan to open an all-day food and beverage offering at the northern end of Ramillies Street, close to the junction with Oxford Street. This area of the street would substantially benefit from an active retail frontage and activity in this location. We foresee that this area can, in due course, become a safe and attractive pedestrianised area, providing significant advantages to the surrounding area.

Bloomsbury Leisure provide an offering which would create the necessary respite for shoppers on Oxford Street, a key principle of New West End Company. Bloomsbury Leisure are an experienced operator and we have every confidence that Bloomsbury Leisure will deliver an appropriate offering and rejuvenate this area in line with our strategy.

10.05.2017

Since submitting our representation attached New West End company has been in dialogue with the proposed operator Bloomsbury Leisure and representatives of a freeholder in the area for 187 – 195 Oxford Street. We feel genuine concerns have been raised around the trading hours of the operator and care and maintenance to security/anti-social behaviour in and around Ramillies Place, cleanliness of the streetscape and noise management.

We have been reassured by the applicant of what they are seeking to achieve and the measures they will be putting in place. However, where there are understandable and genuine concerns from neighbours, we trust the licensing authority will of course impose such conditions that are appropriate to support the licensing objectives and maintain an appropriate balance.

We will of course monitor the situation when the licence takes effect.

Name:	Joelson JD LLP acting on behalf of Leighton Harbour Ltd
Address and/or Residents Association:	30 Portland Place London
Received:	12 th May 2017

We act on behalf of Leighton Harbor Ltd the freehold owner of 187-195 (odd) Oxford Street, London W1D 2JY including 6 Ramillies Street, London W1F 7TY and have been instructed to make a representation on our client's behalf in respect of the above application.

Our client has commercial lessees overlooking the Premises and hence has the following concerns which predominately come under the public nuisance licensing objective.

The Outside Area

At the front of the Premises Ramillies Street is pedestrianised. As a 'cut through' from Oxford Street our client has long experienced problems with public urination and is working closely with other businesses in the street to make the area more pleasant. The applicant has applied for unrestricted off-sales (i.e. not in sealed containers), the lodged plans shows an outside area and a proffered condition states that 'all tables and chairs shall be removed from the outside area by 23.00 each day'. Our client has no issue with a business, such as a coffee shop, making use of outside space *per se*. However, as matters stand, there would be nothing stopping large numbers (the proposed capacity of 110 only relating to the inside of the Premises) standing outside the Premises drinking and smoking into the early hours without supervision. The resulting noise from laughter/shouting and the fumes caused by cigarette smoking would disturb our client's tenants. There is no mention of the outside area being actively supervised by door supervisors or staff.

Ancillary Nature

The application describes the Premises as going to be 'a café and bar'. Crucially no restaurant condition has been proffered which, if a premises licence was granted as sought, would mean that the Premises could be operated purely as a 'vertical drinking' bar. This is despite the Premises being located within West End Stress. For such a premises licence to be granted would be extraordinary and 'fly in the face' of over ten years of practice and policy. This application is a 'world away' from new restaurants seeking small 'holding bars' for pre and post dinner drinks. Furthermore, given that the applicant's proposed 'USP' is the selling of different olive varieties, our client has legitimate concerns that, even if a restaurant condition is adopted, it cannot be complied with given the concept and the restrictions imposed by the A4 planning use.

The problems of cumulative impact that new bars can cause are covered in detail in the City of Westminster's Licensing Policy. In particular, it states: 'premises that primarily serve alcohol, with or without the provision of any ancillary playing of music, can give rise to public nuisance for residents and other businesses, particularly where there is a concentration of such premises. This is principally due to noise from the premises and from patrons when they leave. Pubs and bars present opportunities for crime and they can also give rise to disorder. This is of particular concern in Cumulative Impact Areas where there had been a growth in the number of premises that primarily serve alcohol, resulting in or adding to cumulative impact. On this basis, the Licensing Authority considers that the grant of variations or new licences for pubs and bars in the Cumulative Impact Areas should be limited to exceptional circumstances'. Our client shares these concerns and this is not an exceptional application and hence is contrary to policy.

Live and Recorded Music

Whilst no reference is made to the playing of live and recorded music in the application, the applicant will be well aware that, with the recent deregulation, premises permitted to sell alcohol can also play live and recorded music up to 23.00 and 500 persons without needing to apply for such licensable activities. Save for no loudspeakers to be positioned outside and a commitment not to give rise to a nuisance, there is no detail as to the nature of the music, proposed nor the soundproofing that have been/will be put in place. It is noted that no condition has been proffered stating that windows and doors shall be kept closed save for access/egress.

Support for the Application

The applicant refers to support from local business, namely NWE Company, The Photographers' Gallery and Pontegadea. Whilst our client was not consulted, it has discussed the application with the first two businesses and there appears to have been a fundamental misunderstanding as to the nature of the application. Our client will, of course, leave it to those businesses to make their own representations.

Our client is actively working to improve Ramillies Street and the immediate surrounds. Granting a premises licence for a bar is going to hinder, not assist, this work.

Name:	Manuel Criado- Romero Managing Director
Address and/or Residents Association:	Ponte Gada West End House 11 Hills Place London W1F 7SE
Received:	5 th May 2017

We understand that Mr Dalton has applied for a premises license for Unit 5 Jubilee House, Ramillies Street W1F 2JU. Ponte Gadea is the Landlord of the building and we are in support of his business and premises license application.

Mr Dalton's business plan is to open for a coffee and breakfast trade in the morning and continue to trade into the evenings, with an adaptable offer to take into account the likely customer base throughout the day. Ponte Gadea have been careful to select an experienced operator and consider their operation will provide substantial benefits and, in particular, rejuvenate this specific area of the street.

Mr Dalton has extensive experience in opening businesses in previously 'run-down' locations and has a track record of substantially improving these locations. We are confident that Ramillies Street will similarly benefit and we feel that the positives from having a successfully trading premises here significantly outweigh any potential negatives.

Name:	Brett Rogers OBE Director The Photographers' Gallery
Address and/or Residents Association:	Ramillies Street London
Received:	5 th May 2017

I understand that Bloomsbury Leisure have applied for a premises license for Unit 5 Jubilee House, Ramillies Street. For and on behalf of The Photographers' Gallery who are based on Ramillies Street, I am writing to confirm our full support of their premises license application.

Founded in 1971, The Photographers' Gallery (a registered charity) is firmly established as the UK's primary venue for photography. We are widely recognised as a pioneer in exhibiting and renowned for educating and engaging people with photography and attract over 500,000 visits annually. Our vision is for the gallery to "infiltrate" the public domain, establishing its presence in the neighbouring area.

Our vision is to increase the prestige of the area, to accentuate the visibility and maximise footfall on Ramillies Street and to become a 'cultural oasis', bringing art and culture into the street and into the public domain. This would be a welcome addition to ease congestion on Oxford Street, inviting passers-by to enjoy and diverse and stimulating cultural experience.

3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
Policy CIA1 applies:	(i) It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas for: pubs and bars, fast food premises, and premises offering facilities for music and dancing; other than applications to vary hours within the Core Hours under Policy HRS1.
Policy PB2 applies:	(ii) Applications for other licensable activities in the Cumulative Impact Areas will be subject to other policies, and must demonstrate that they will not add to cumulative impact in the Cumulative Impact Areas.
Policy HRS1 applies:	It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas other than applications to vary hours within the Core Hours under Policy HRS1.
	(i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy.
	(ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant

	policies.
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4. Appendices

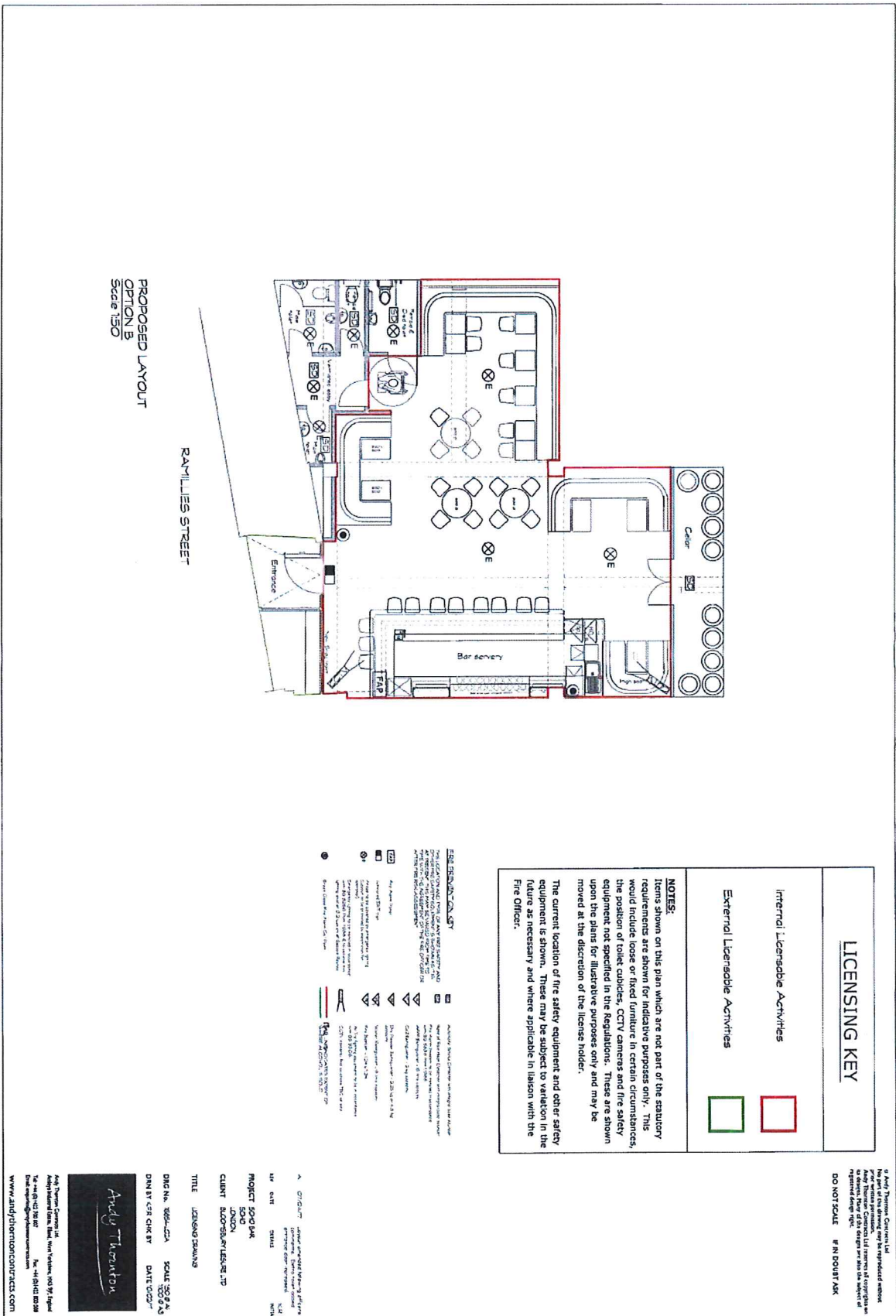
Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

Report author:	Miss Yolanda Wade Senior Licensing Officer
Contact:	Telephone: 020 7641 1884 Email: ywade@westminster.gov.uk

If you have any queries about this report or wish to inspect one of the background papers please contact the report author.

Background Documents – Local Government (Access to Information) Act 1972

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2016
3	Amended Guidance issued under section 182 of the Licensing Act 2003	March 2015
4	The Licensing Authority Representation	10 th May 2017
5	The Metropolitan Police Representation	2 nd May 2017
6	The Environmental Health Service Representation	5 th May 2017
7	The Soho Society Representation	
8	Jace Tyrell Letter of Support	5 th May 2017
9	Manuel Criado- Romero Letter of Support	5 th May 2017
10	Brett Rogers OBE c/o The Photographers' Gallery- Letter of Support	5 th May 2017
11	Joelson JD LLP acting on behalf of Leighton Harbour Ltd- Representation	12 th May 2017





THE SOHO MIXER

THE BLOOMSBURY LEISURE GROUP

Established in 2004, Bloomsbury Leisure owns and operates 12 sites in London, Bristol and Manchester.

We operate a mixture of businesses including' cafes, bakeries, event spaces, hotel and leisure businesses.

Our London sites include:

The Fleet River Bakery

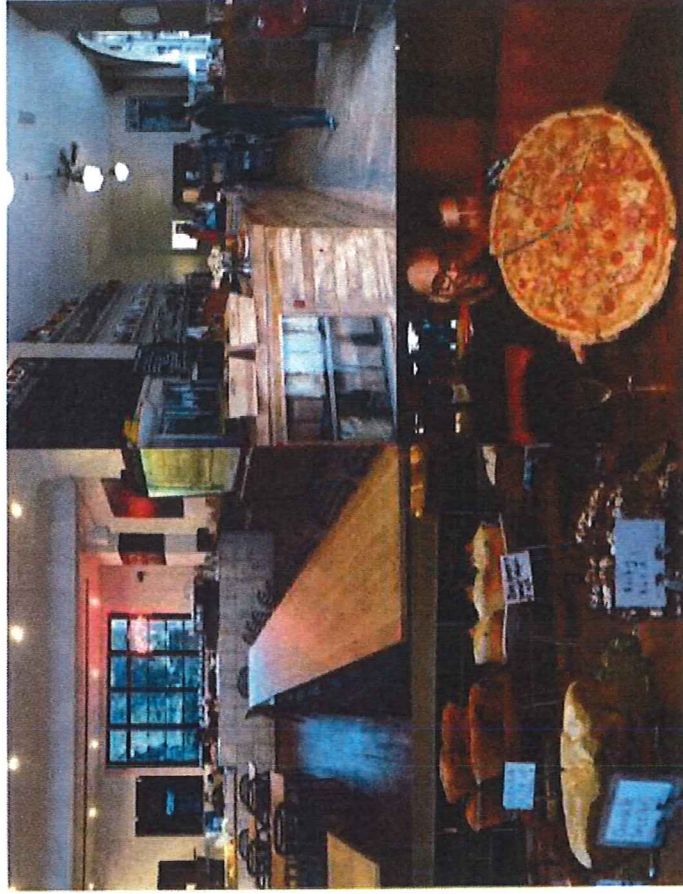
Upper Fleet Café

Pelt Trader – Craft Pizza

Waterloo Tap

Resting Hare Brasserie

Ray's Pizza



THE AREA

Ramillies Street

The upper end of Ramillies Street where the site is situated is a pedestrianised cut-through from Great Marlborough Street to Oxford Street. Formerly a car park, the street is dominated by goods service access to the Oxford Street retailers.

There are no residential properties in the immediate area.

Anti-social behaviour, litter and a general unwelcoming vibe of the location are all challenges. The area has a high crime rate associated with its proximity to Oxford Street and relative seclusion.

Bloomsbury Leisure has a track-record in re-invigorating sites in previously challenging and unloved locations and in doing so, promoting the licensing objectives by helping to improve the look and feel of the area for pedestrians.

The Soho Mixer

Planning was granted in 2016 for A4 usage, which reflects the desire for new life to be brought into the north of Ramillies Street. It is not possible to install extraction facilities at the site and this naturally limits the uses that the site can be put to.

Operating Style

The Soho Mixer will specialise in olives, with a range of over 40 olive types sold to customers to eat in, or take away.

Outside of olives the Soho Mixer will provide food throughout the trading day. A large amount of the food on offer will be supplied by our sister venue, Fleet River Bakery.

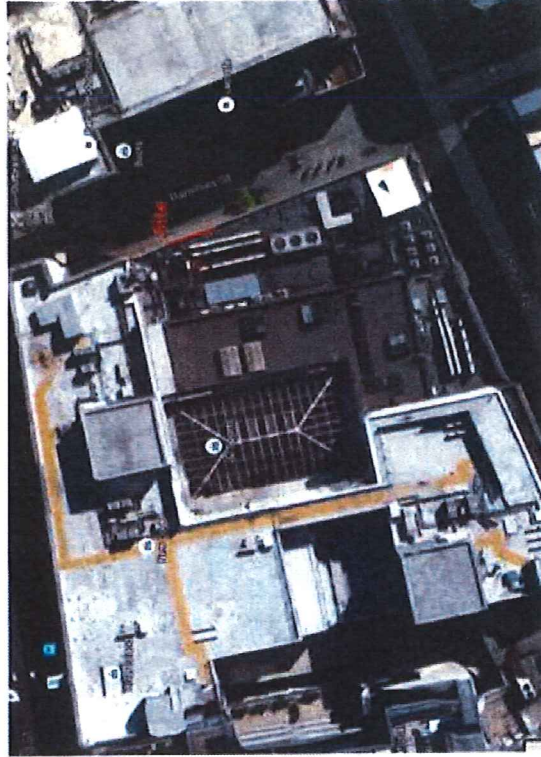
We will open daily from 8am, serving breakfast fare, including croissants, yoghurts, teas and All Press Coffee, for customers to eat in and take away.

Lunch trade will be based around fresh sandwiches, salads and lunch boxes to eat in or take away.

In the afternoons the Mixer will provide a meeting space for local businesses. A range of fresh cakes and snacks will be available.

Although food will play a major role in the offer, as evening approaches the focus will shift to small plates, olives and our selection of speciality craft beers, wines and a small cocktail selection.

LOCATION

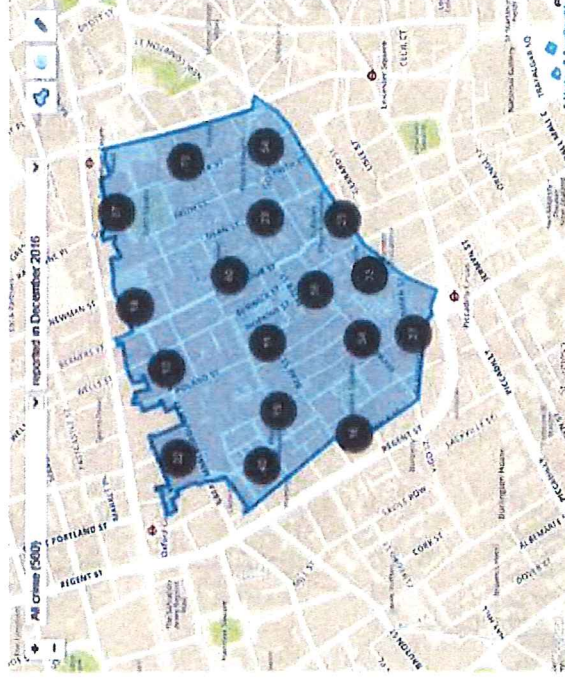


Former carpark on dead end off Oxford Street

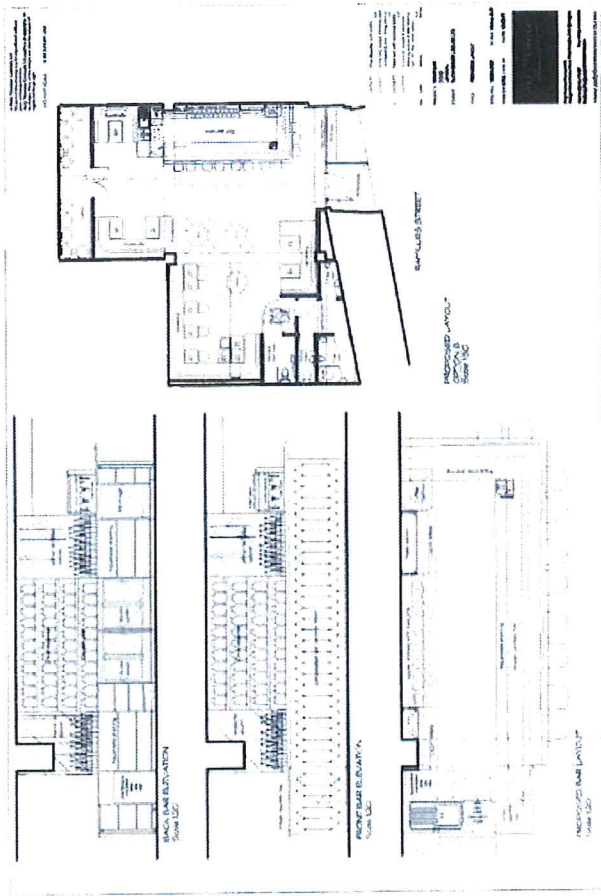
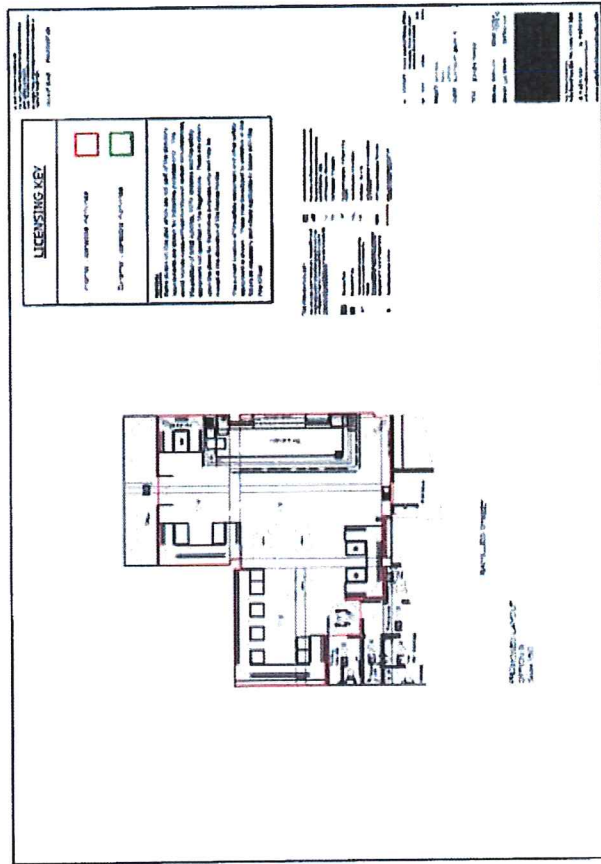
RAMILLIES STREET

Breakdown of current issues

- 212 reported crimes in Ramillies Street 2016 (police.uk)
- Secluded location makes it ideal for purse snatchers to search and dispose of stolen items
- Area used by drug takers, street drinkers and rough sleepers
- No permanent leisure/ retail presence to deter criminal activity
- Unwelcoming for visitors, office workers and Londoners



DESIGN... IN THE SOHO MIX

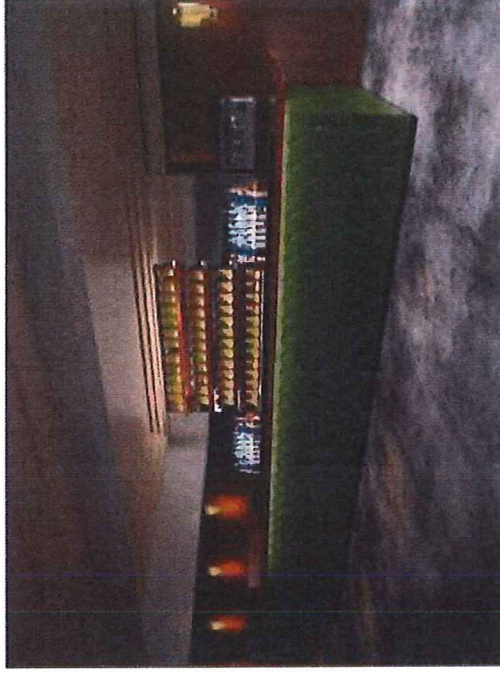


OLIVES

Olives are perfect small dish from morning to evening. They can be eaten with a range of dishes or on their own.

The Soho Mixer, will the first venue in London to focus on the exploding interest in olives. Our selection of 40 plus varieties, showcased in an bespoke, cooled, display will enable our customers to peruse the range at any time of the day or night.

There are more than 250 'table' olives (eatable) varieties in the world today. though our exclusive partnerships with the best importers in the UK and beyond, the Soho Mixer is bringing a unique eating experience to London.



Artist's impression of the olive bar

TESTIMONIALS



Raj Goyal
Marketing Director
Surveyor

10 April 2017

Dear Sirs,
It is my wife + I handling that Bloomsbury Leasing (N/A 'The Snow Mares') have applied for a premises licence for JAMES JAGGER House, Abchurch Lane. On behalf of New West End Company, we are in full support of the premises licence application put forward by Bloomsbury Leasing.

New West End Company is a leading business venue for London's West End, representing the people and companies who have shaped the world's great retail destinations. In an ever changing and demanding market we are committed to providing the highest quality retail and leisure experiences to our customers.

Bloomsbury Leasing aims to open its highly located and diverse offering at the northern end of Abchurch Lane, close to the location with Oxford Street. The area of the building is a prime location for retail and leisure businesses and we are confident that the building will be a successful addition to the area's retail and leisure offering, providing significant benefits to the surrounding area.

Bloomsbury Leasing provides an offering which would create the necessary viable use of the premises and we are confident that the building will be a successful addition to the area's retail and leisure offering, providing significant benefits to the surrounding area.

Thank you for your consideration.

Yours sincerely,

Alex Tyrer
CHIEF EXECUTIVE



PONTÉGADFA

Mr. J. Williams
London, W1T 7DE

Dear Sirs,

We understand that you have the application for a premises licence for 'The Snow Mares' at 212, Fane Court in the building of the building and we are in full support of the licence application.

Mr. Williams, we are pleased to see that you are in the process of applying for a premises licence for 'The Snow Mares' at 212, Fane Court in the building of the building and we are in full support of the licence application.

Mr. Williams, we are pleased to see that you are in the process of applying for a premises licence for 'The Snow Mares' at 212, Fane Court in the building of the building and we are in full support of the licence application.

Thank you for your consideration.

Yours sincerely,

Martin Crabb-Stewart

Managing Director, Pontégadfa

To whom this may concern,

I understand that Bloomsbury Leasing have applied for a premises licence for 'The Snow Mares' at 212, Fane Court in the building of the building and we are in full support of the licence application.

Our vision is to increase the prestige of the area, to accentuate the visibility and maximise footfall on Ramillies Street and to become a 'cultural oasis', bringing art and culture into the street and into the public domain. This would be a welcome addition to our congregation on Oxford Street, inviting passers by to enjoy and diverse and stimulating cultural experience.

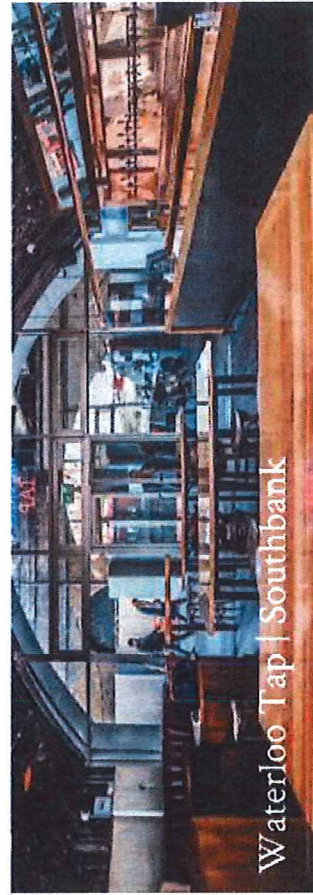
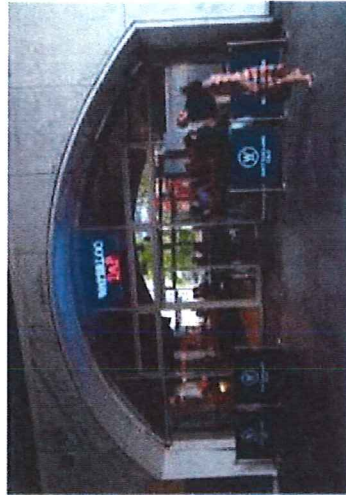
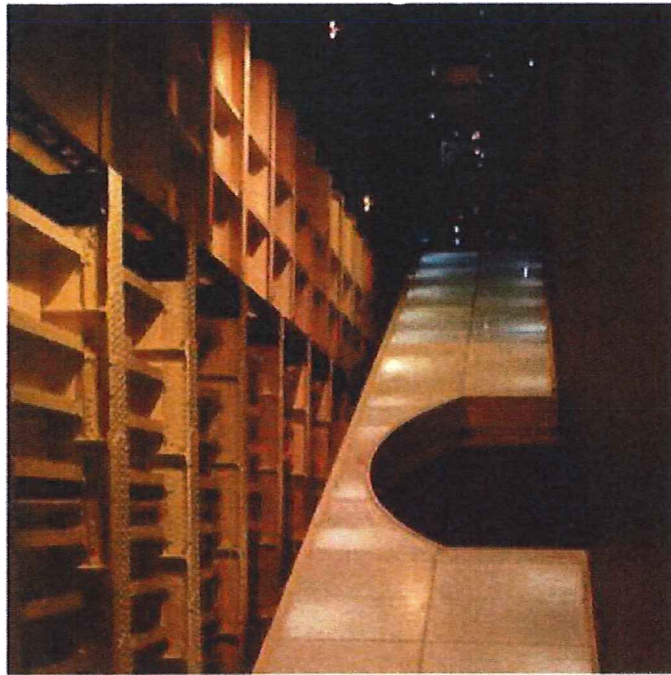
Kind regards

Brett Rogers OBE

Director
The Photographers' Gallery

Address: One
Museum Road
London, W1T 7DE
Telephone: 020 7632 1234
Email: info@photographers-gallery.org.uk
Website: www.photographers-gallery.org.uk

WATERLOO TAP: REINVIGORATING AN UNLOVED LOCATION



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There is no licence or appeal history for the premises.

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE AND CONDITIONS PROPOSED BY A PARTY TO THE HEARING

When determining an application for a new premises licence under the provisions of the Licensing Act 2003, the licensing authority must, unless it decides to reject the application, grant the licence subject to the conditions which are indicated as mandatory in this schedule.

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers necessary for the promotion of the licensing objectives.

This schedule lists those conditions which are consistent with the operating schedule, or proposed as necessary for the promotion of the licensing objectives by a responsible authority or an interested party as indicated. These conditions have not been submitted by the licensing service but reflect the positions of the applicant, responsible authority or interested party and have not necessarily been agreed

Mandatory Conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or

less in a manner which carries a significant risk of undermining a licensing objective;

- (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
 - (b) an ultraviolet feature.
7. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor. For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

- 8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
- 8(ii) For the purposes of the condition set out in paragraph 8(i) above -
- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula -
- $$P = D + (D \times V)$$
- Where -
- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) the holder of the premises licence,
- (ii) the designated premises supervisor (if any) in respect of such a licence, or
- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- 8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Conditions consistent with the operating schedule

9. Substantial food and substantial beverages other than intoxicating liquor (including drinking water) shall be available during the whole of the permitted hours in all parts of the premises where intoxicating liquor is sold or supplied.
10. Save for in the designated bar area, the premises shall be laid out to tables and chairs
11. The DPS will draw up and implement an intoxication policy at the premises ('the policy'). The policy will set out the law in relation to sales of alcohol to intoxicated persons and the policy to be followed by staff to ensure that the law is complied with. All staff will read and sign the policy to say that they understand their responsibilities in relation to the policy.
12. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer at the City Council at all times whilst the premises is open the public.
13. No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.
14. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period
15. Any external area used by customers shall be monitored by CCTV cameras.
16. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open. This staff member must be able to provide a Police or authorised officer copies of CCTV images or data with the absolute minimum of delay when requested.
17. Any external area used by customers shall be monitored by CCTV cameras.
18. The DPS shall undertake a risk assessment ('the assessment') as to whether door staff are required at the premises. The risk assessment will consider different trading patterns at different times, including customer numbers expected at different times for each day of the week. On the basis of the assessment, the DPS will determine whether door staff will be required for the promotion of the licensing objectives at any given time. Where it is identified that door staff are required, they will be employed in the number and for the period identified by the assessment. The assessment will be revisited and amended to reflect any changes in the operation of the premises that might have an effect on the licensing objectives therefore requiring the assessment to be updated. The assessment will be recorded and available for inspection on request by the police or a licensing officer.
19. Staff will be given training and a policy shall be drawn up ensuring that staff report

any person who appears to be involved in bag thefts, such as persons abandoning bags or purses in the immediate vicinity of the premises to the premises manager, so that the police can be notified.

20. There shall be no self-service of spirits on the premises, save for spirit mixtures less than 5.5% ABV.
21. An incident log shall be kept at the premises and made available on request to an authorised officer of the City Council or police. It must be completed within 24 hours of the incident and will record the following: (a) all crimes reported at the venue (b) all ejections of patrons (c) any complaints received concerning crime and disorder (d) any incidents of disorder (e) all seizures of drugs or offensive weapons (f) any faults in the CCTV system (g) any refusal of the sale of alcohol (h) any visit by a relevant authority or emergency service.
22. Checks shall be undertaken prior to opening to ensure that all public areas are kept clear and fire exits unlocked and capable of use in an emergency.
23. Numbers shall be limited to 110 persons inside the premises.
24. The external area will be lit adequately during the hours of operation.

Conditions proposed by the Environmental Health

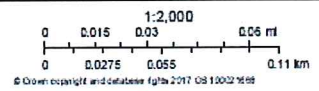
25. The premises shall only operate as a restaurant
 - (i) in which customers are shown to their table,
 - (ii) where the supply of alcohol is by waiter or waitress service only,
 - (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery,
 - (iv) which do not provide any take away service of food or drink for immediate consumption,
 - (v) which do not provide any take away service of food or drink after 23.00, and
 - (vi) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals. Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.
26. The number of persons permitted on the premises at any one time (excluding staff) shall not exceed 110 persons.
27. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

Residential Map and List of Premises in the Vicinity

Soho Mixer, Unit 5 Jubilee House Ramillies Street



June 7, 2017



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Resident Count: 13





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Item No:	
Date:	16 th June 2017
Licensing Ref No:	17/02755/LIPN - New Premises Licence
Title of Report:	The George 55 Great Portland Street London W1W 7LQ
Report of:	Director of Public Protection and Licensing
Wards involved:	West End
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Yolanda Wade Senior Licensing Officer
Contact details	Telephone: 020 7641 1884 Email: ywade@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	13 March 2017		
Applicant:	The Crown Estate Commissioners		
Premises:	The George		
Premises address:	55 Great Portland Street London W1W 7LQ	Ward:	West End
		Cumulative Impact Area:	No
Premises description:	The premises currently operates as a bar on the ground floor (existing licensed area) and the addition of a first floor restaurant area (new licensed area), has been applied for that will be part of the same premises.		
Premises licence history:	The premises benefits from a premises licence (16/07454/LIPT) The applicant has proposed to surrender the existing licence if the new premises licence application is granted. The hours sought for the sale of alcohol on the Ground Floor are also greater than the current hours on the existing licence of the ground floor		
Applicant submissions:	None		

1-B Proposed licensable activities and hours							
Late Night Refreshment:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	
End:	23:30	23:30	23:30	00:00	01:00	01:00	
Seasonal variations/ Non-standard timings:			New Year's Eve from closing time until start time on New Year's Day				

Sale by retail of alcohol (Ground Floor)				On or off sales or both:			On
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	12:00
End:	23:30	23:30	23:30	23:30	01:00	01:00	22:30
Seasonal variations/ Non-standard timings:			New Year's Eve from closing time until start time on New Year's Day				

Sale by retail of alcohol (First Floor)				On or off sales or both:			On
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	12:0
End:	23:30	23:30	23:30	23:30	00:00	00:00	22:30
Seasonal variations/ Non-			New Year's Eve from closing time until start time on New				

standard timings:	Year's Day
--------------------------	------------

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	07:30	07:30	07:30	07:30	07:30	07:30	11:00
End:	23:30	23:30	23:30	23:30	01:00	01:00	22:30
Seasonal variations/ Non-standard timings:		N/A					
Adult Entertainment:		N/A					

2. Representations

2-A Responsible Authorities	
Responsible Authority:	The Environmental Health Service (withdrawn)
Representative:	Mr Ian Watson
Received:	21st April 2017
<p>I refer to the application for a New Premises Licence.</p> <p>The applicant has submitted a floor plan of the Basement to First Floor reference 209, 210 and 211 L1.</p> <p>This representation is based on the plans and operating schedule submitted.</p> <p>The applicant is seeking the following</p> <ol style="list-style-type: none"> 1. To provide for the Supply of Alcohol 'On' the premises Monday to Thursday 10.00 to 23.30 hours, Friday and Saturday 10.00 to 01.00 hours and Sunday between 12.00 to 22.30 hours. Non-standard timings for the first floor Monday to Thursday 10.00 to 23.30 hours, Friday & Saturday 10.00 to 00.00 hours and Sunday between 12.00 to 22.30 hours. 2. To provide Late Night Refreshment 'Indoors' Monday to Wednesday 23.00 to 23.30 hours, Thursday 23.00 to 00.00 hours, Friday and Saturday 23.00 to 01.00 hours. 3. On New Year's Eve to provide late night refreshment and Supply of Alcohol from the end of authorised hours to commencement of authorised hours on New Year's Day. <p>I wish to make the following representation</p> <ol style="list-style-type: none"> 1. The provision and hours requested for the Supply of Alcohol will impact on Public Safety and have the likely effect of causing an increase in Public Nuisance within the area. 2. The provision and hours requested for Late Night Refreshment will impact on Public Safety and have the likely effect of causing an increase in Public Nuisance within the area. 3. The provision and hours requested for the Supply of Alcohol and Late Night Refreshment on New Year's Eve will impact on Public Safety and have the likely effect of causing an increase in Public Nuisance within the area. <p>The applicant has provided some conditions in support of the application but these do not satisfy the Environmental Health service and additional conditions will be proposed.</p> <p>Further to proposed conditions by the Environmental Health Service and agreement by</p>	

the applicant, the EH representation have been withdrawn.

Responsible Authority:	The Metropolitan Police (withdrawn)
Representative:	PC Toby Janes
Received:	13 th April 2017

With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, make a representation against the above application.

It is our belief that if granted the application would undermine the licensing objectives in relation to the prevention of crime and disorder as there are insufficient conditions within the operating schedule.

We have concerns that this application could cause further policing problems in an already demanding area.

The proposed conditions listed below are those that police would like you to attach to your operating schedule as they will address police concerns in relation to crime and disorder.

1. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.

2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.

3. A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

4. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following: (a) all crimes reported to the venue (b) all ejections of patrons (c) any complaints received concerning crime and disorder (d) any incidents of disorder (e) any faults in the CCTV system (f) any refusal of the sale of alcohol (g) any visit by a relevant authority or emergency service.

5. Food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.

6. After 2300 Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

7. The supply of alcohol on the first floor shall only be by waiter/waitress service to a person seated taking a table meal there and for the consumption by such person as ancillary to their meal.

8. No new entry after midnight on Friday and Saturday.

9. A minimum of 1 SIA licensed door supervisor shall be on duty at the premises from 2100 hours until close on Friday and Saturday.

Further to proposed conditions by the Police and agreement by the applicant, the Police representation have been withdrawn.

2-B Other Persons	
Name:	Fitzrovia Neighbourhood Association
Address and/or Residents Association:	Fitzrovia Neighbourhood Centre 39 tottenham street London W1T 4RX
Received:	18 th April 2017
<p>4:57 PM on 18 Apr 2017 In addition to our previous comment we would also like to make the following remark.</p> <p>We would like to see some restriction placed on the number of people standing drinking outside the premises, and how patrons outside would be managed.</p> <p>It is a frequent complaint that customers of pubs in and around, but not limited to, Great Portland Street and Great Titchfield Street block the pavement. This is often due to the sheer number of people drinking while standing on the pavement.</p> <p>Not only can this create a noise nuisance but we are also concerned about people being able to pass. This particularly affects those who have restricted mobility. It is also a public safety concern where members of the public may be forced to step into the carriageway to pass customers standing on the footway.</p>	
Name:	Linus Rees
Address and/or Residents Association:	Fitzrovia Neighbourhood Association 39 Tottenham Street London W1T 4RX
Received:	16 th April 2017
<p>11:32 AM on 16 Apr 2017 Our association objects to this application as the hours applied for are outside the "core hours". There are residents living near the premises who would likely be adversely affected by the premises being open or carrying out operations at the hours proposed.</p> <p>Our objection is based on the licensing objective of preventing public nuisance. However, this is an established public house at this location and we have no objection in principle to the application if the premises were to be restricted to within "core hours" as set out in the council's statement of licensing policy.</p>	

3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
Policy HRS1 applies:	(i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy. (ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant policies.
Policy RNT1 applies:	Applications will generally be granted and reviews determined, subject to the relevant criteria in Policies CD1, PS1, PN1 and CH1.
Policy PB1 applies:	Applications will only be granted if it can be demonstrated that the proposal meets the relevant criteria in Policies CD1, PS1, PN1 and CH1.

4. Appendices

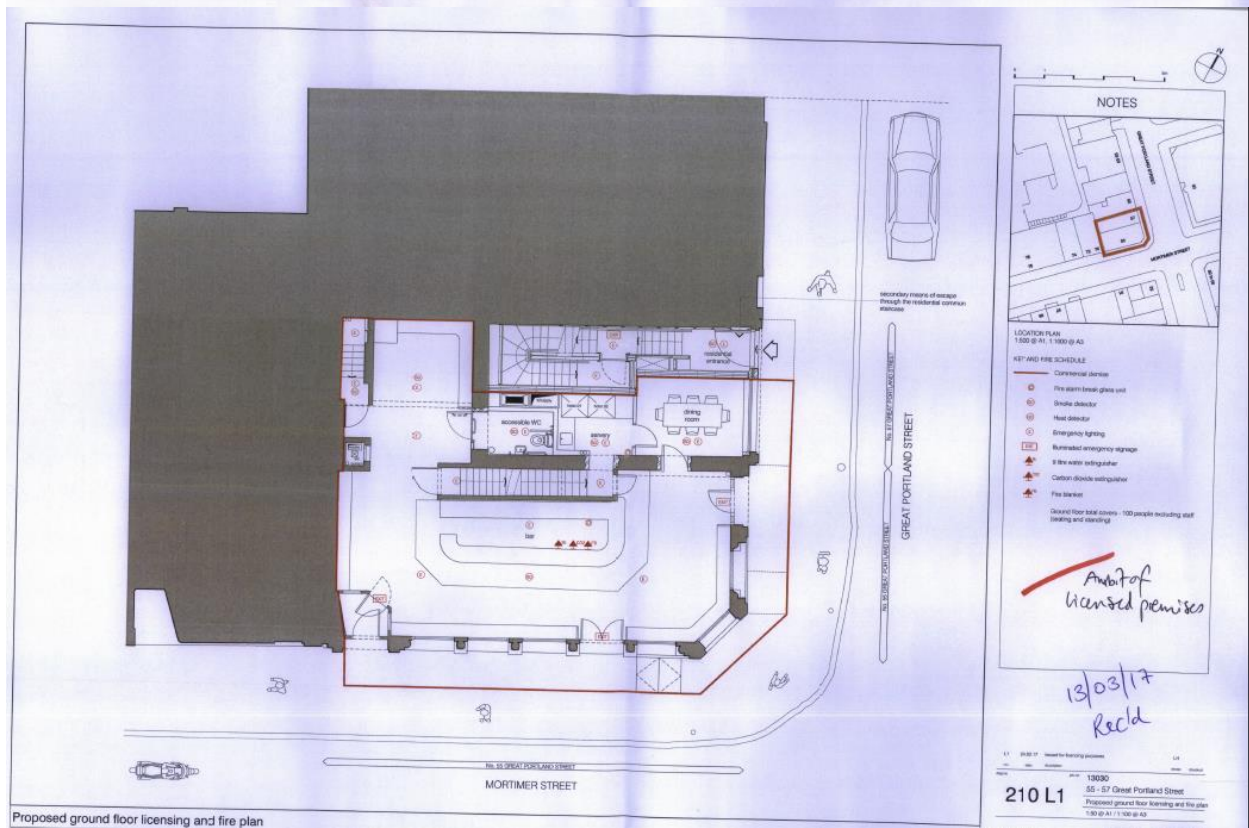
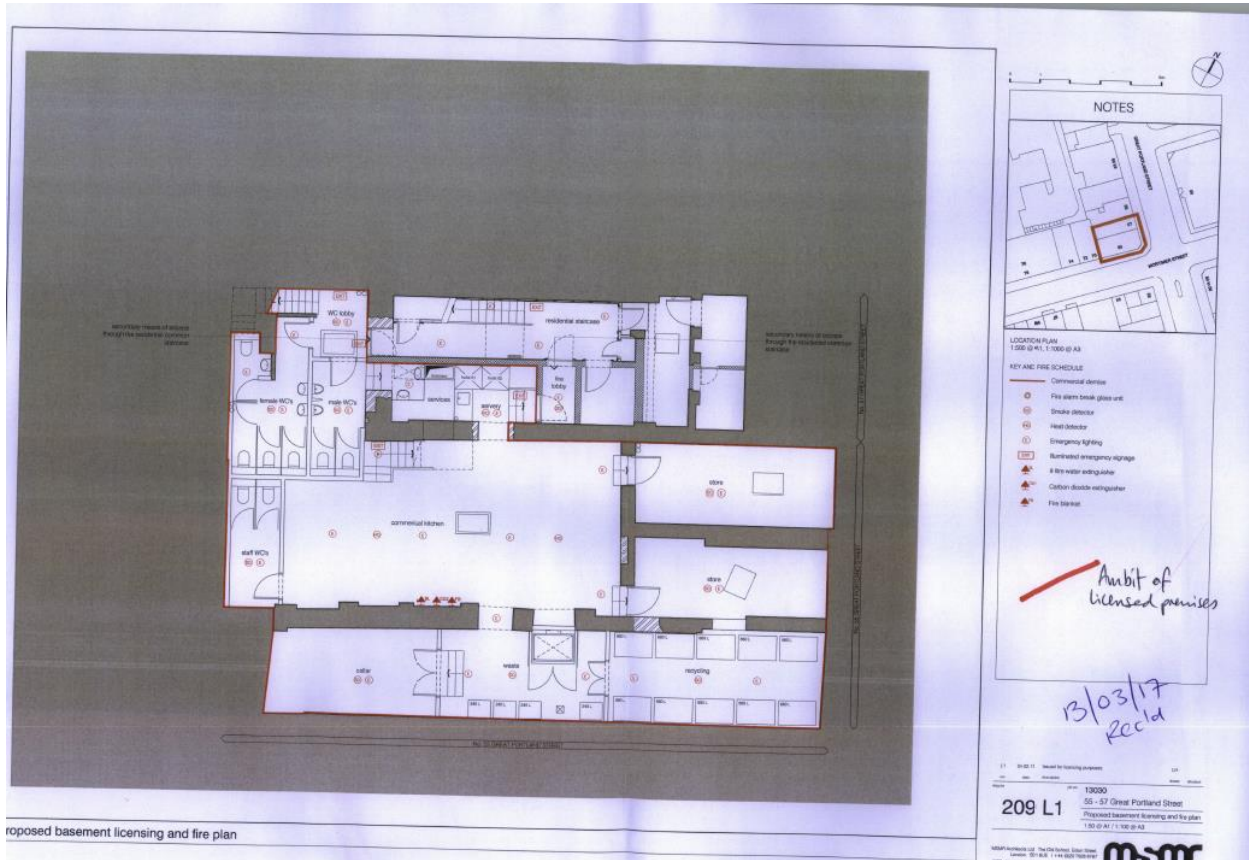
Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Copy of Existing premises licence for Ground Floor
Appendix 6	Residential map and list of premises in the vicinity

Report author:	Miss Yolanda Wade Senior Licensing Officer
Contact:	Telephone: 020 7641 1884 Email: ywade@westminster.gov.uk

If you have any queries about this report or wish to inspect one of the background papers please contact the report author.

Background Documents – Local Government (Access to Information) Act 1972

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2016
3	Amended Guidance issued under section 182 of the Licensing Act 2003	March 2015
4	Application Form	13 th March 2017
5	The Environmental Health Service- Rep	21st April 2017
6	The Metropolitan Police- Rep	13 th April 2017
7	Fitzrovia Neighbourhood Association- Rep	18 th April 2017
8	Linus Rees c/o Fitzrovia Neighbourhood Association-Rep	16 th April 2017





Application	Details of Application	Date Determined	Decision
05/06899/LIPCV	Conversion Application	28.09.2005	Granted by Licensing Sub Committee
05/12274/LIPDPS	Application to Vary the Designated Premises Supervisor	08.12.2005	Granted under Delegated Authority
06/05006/LIPDPS	Application to Vary the Designated Premises Supervisor	20.06.2006	Granted under Delegated Authority
06/07484/LIPV	Variation Application	13.09.2006	Granted under Delegated Authority
06/05396/WCCMAP	New Premises Application	13.09.2006	Granted under Delegated Authority
06/10402/LIPDPS	Application to Vary the Designated Premises Supervisor	17.11.2006	Granted under Delegated Authority
06/11461/LIPDPS	Application to Vary the Designated Premises Supervisor	16.11.2006	Granted under Delegated Authority
08/05388/LIPDPS	Application to Vary the Designated Premises Supervisor	29.08.2008	Granted under Delegated Authority
08/09436/LIPDPS	Application to Vary the Designated Premises Supervisor	28.11.2008	Invalid Application
08/10381/LIPDPS	Application to Vary the Designated Premises Supervisor	22.01.2009	Granted under Delegated Authority
09/00171/LIPDPS	Application to Vary the Designated Premises Supervisor	30.01.2009	Granted under Delegated Authority
09/00574/LIPDPS	Application to Vary the Designated Premises Supervisor	07.04.2009	Granted under Delegated Authority

11/07296/LIPV	Variation Application	07.09.2011	Withdrawn Application
14/05475/LIPDPS	Application to Vary the Designated Premises Supervisor	20.08.2014	Granted under Delegated Authority
15/02229/LIPDPS	Application to Vary the Designated Premises Supervisor	01.04.2015	Granted under Delegated Authority
15/04537/LIPDPS	Application to Vary the Designated Premises Supervisor	23.06.2015	Granted under Delegated Authority
16/04073/LIPDPS	Application to Vary the Designated Premises Supervisor	05.05.2016	Granted under Delegated Authority
16/07454/LIPT	Transfer Application	17.01.2017	Granted under Delegated Authority

Temporary Event Notices

Application	Details of Application	Date Determined	Decision
09/07271/LITENP	Temporary Event Notice	25.09.2009	Invalid Application
09/02383/LITENP	Temporary Event Notice	30.03.2009	Notice Granted

There is no appeal history for the premises.

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE AND CONDITIONS PROPOSED BY A PARTY TO THE HEARING

When determining an application for a new premises licence under the provisions of the Licensing Act 2003, the licensing authority must, unless it decides to reject the application, grant the licence subject to the conditions which are indicated as mandatory in this schedule.

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers necessary for the promotion of the licensing objectives.

This schedule lists those conditions which are consistent with the operating schedule, or proposed as necessary for the promotion of the licensing objectives by a responsible authority or an interested party as indicated. These conditions have not been submitted by the licensing service but reflect the positions of the applicant, responsible authority or interested party and have not necessarily been agreed

Mandatory Conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

- (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
 - (b) an ultraviolet feature.
7. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor.

For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

8(ii) For the purposes of the condition set out in paragraph 8(i) above -

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula -

$$P = D+(D \times V)$$

Where -

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

9. All persons guarding premises against unauthorised access or occupation or against outbreaks of disorder or against damage (door supervisors) must be licensed by the Security Industry Authority.

Conditions proposed by the Applicant consistent with the operating schedule

10. The supply of alcohol on the first floor shall only be by waiter/waitress service to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.
11. No new entry after midnight on Friday and Saturday.

Conditions proposed by the Environmental Health and agreed by Applicant

12. The number of persons permitted to the first floor of the premises at any one time (excluding staff) shall not exceed xxx persons. (to be confirmed on completion of works)
13. There shall be no sales of hot food or hot drink for consumption off the premises after 23.00 hours.
14. All windows and external doors shall be kept closed after 23.00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
15. All outside tables and chairs shall be removed or rendered unusable by 23.00 hours each day.
16. Loudspeakers shall not be located in the entrance lobby or outside the premises building.
17. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.
18. The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
19. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
20. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
21. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
22. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.

23. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
24. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
25. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
26. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
27. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
28. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.
29. No deliveries to the premises shall take place between 23.00 hours and 07.00 hours on the following day.
30. No licensable activities shall take place at the premises until the premises have been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the Licensing Authority.

Conditions proposed by the Police

31. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
32. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
33. A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
34. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following: (a) all crimes reported to the venue (b) all ejections of patrons (c) any complaints received concerning crime and disorder (d) any incidents of disorder (e) any faults in the CCTV system (f) any refusal of the sale of alcohol (g) any visit by a relevant authority or emergency service.

35. Food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
36. After 2300 Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
37. The supply of alcohol on the first floor shall only be by waiter/waitress service to a person seated taking a table meal there and for the consumption by such person as ancillary to their meal.
38. No new entry after midnight on Friday and Saturday.
39. A minimum of 1 SIA licensed door supervisor shall be on duty at the premises from 2100 hours until close on Friday and Saturday.

Copy of Existing Licence for Ground Floor (16/07454/LIPT)



Schedule 12
Part A

WARD: West End
UPRN: 100022757667

City of Westminster
64 Victoria Street, London, SW1E 6QP

Premises licence

Regulation 33, 34

Premises licence number:

16/07454/LIPT

Original Reference:

05/06899/LIPCV

Part 1 – Premises details

Postal address of premises:

The George Public House
55 Great Portland Street
London
W1W 7LQ

Telephone Number:

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Live Music
Playing of Recorded Music
Anything of a similar description to Live Music or Recorded Music
Late Night Refreshment
Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit
Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities:

Performance of Live Music

Monday to Saturday: 18:00 to 23:00
Sunday: 18:00 to 22:30

Playing of Recorded Music

Unrestricted

Anything of a similar description to Live Music or Recorded Music

Monday to Saturday: 18:00 to 23:00
Sunday: 18:00 to 22:30

Late Night Refreshment

Monday to Wednesday: 23:00 to 23:30
Thursday to Saturday: 23:00 to 00:00

Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit Unrestricted

Sale by Retail of Alcohol

Monday to Wednesday:	11:00 to 23:00
Friday to Saturday:	11:00 to 00:00
Thursday:	11:00 to 23:30
Sunday:	12:00 to 22:30
Sundays before Bank Holidays:	12:00 to 23:00

For times authorised for Christmas, New Year and Good Friday see conditions at Annex 1

The opening hours of the premises:

Monday to Wednesday:	11:00 to 23:30
Thursday to Saturday:	11:00 to 00:00
Sunday:	12:00 to 23:00

Where the licence authorises supplies of alcohol, whether these are on and/or off supplies:

Alcohol is supplied for consumption both on and off the Premises.

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:

The Crown Estate Commissioners
16 New Burlington Place
London
W1S 2HX
:

Registered number of holder, for example company number, charity number (where applicable)

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol:

Name: Aleksandar Asenov Rizov

Please note: It is the policy of the Licensing Authority not to display the address details of a designated premises supervisor.

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol:

Licence Number: 15/04261/LIPERS
Licensing Authority: City Of Westminster Council

Date: 17th January 2017

**This licence has been authorised by Miss Yolanda Wade on behalf of the Director -
Public Protection and Licensing.**

Annex 1 – Mandatory conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6.
 - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.

7. The responsible person must ensure that—

- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor. For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

8(ii) For the purposes of the condition set out in paragraph 8(i) above -

- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula -

$$P = D + (D \times V)$$

Where -

- (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) the holder of the premises licence,

- (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- 8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Conditions which reproduce the effect of any restriction imposed on the use of the premises by specified enactment

9. No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies:
- (a) He is the child of the holder of the premises licence.
 - (b) He resides in the premises, but is not employed there.
 - (c) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
 - (d) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

10. The terminal hour for late night refreshment on New Year's Eve is extended to 05:00 on New Year's Day.

Annex 2 – Conditions consistent with the operating Schedule

None

Annex 3 – Conditions attached after a hearing by the licensing authority

11. The permitted hours for the sale of alcohol shall be:-

- (a) Monday to Wednesday 11.00 - 23.00
- (b) Thursday 11.00 - 23.30
- (c) Friday and Saturday 11.00 - 00.00
- (d) Sunday 12.00 - 22.30
- (e) Sunday immediately preceding a Bank Holiday 12.00 - 23:00
- (f) On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, 00.00 midnight on 31st December).

NOTE - The above restrictions do not prohibit:

- (a) the sale or supply of alcohol to or the consumption of alcohol by any person residing in the licensed premises;
- (b) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- (c) the sale of alcohol to a trader or registered club for the purposes of the trade or club;
- (d) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
- (e) the taking of alcohol from the premises by a person residing there;
- (f) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied;
- (g) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

In this condition, any reference to a person residing in the premises shall be construed as including a person not residing there but carrying on or in charge of the business on the premises.

12. The Performance of Live Music shall be limited to two in a bar.

Annex 4 – Plans

Attached



City of Westminster
64 Victoria Street, London, SW1E 6QP

Schedule 12
Part B

WARD: West End
UPRN: 100022757667

Premises licence
summary

Regulation 33, 34

Premises licence number:

16/07454/LIPT

Part 1 – Premises details

Postal address of premises:

The George Public House
55 Great Portland Street
London
W1W 7LQ

Telephone Number:

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Live Music
Playing of Recorded Music
Anything of a similar description to Live Music or Recorded Music
Late Night Refreshment
Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit
Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities:

Performance of Live Music

Monday to Saturday: 18:00 to 23:00
Sunday: 18:00 to 22:30

Playing of Recorded Music

Unrestricted

Anything of a similar description to Live Music or Recorded Music

Monday to Saturday: 18:00 to 23:00
Sunday: 18:00 to 22:30

Late Night Refreshment

Monday to Wednesday: 23:00 to 23:30
Thursday to Saturday: 23:00 to 00:00

Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit Unrestricted

Sale by Retail of Alcohol

Monday to Wednesday:	11:00 to 23:00
Friday to Saturday:	11:00 to 00:00
Thursday:	11:00 to 23:30
Sunday:	12:00 to 22:30
Sundays before Bank Holidays:	12:00 to 23:00

For times authorised for Christmas, New Year and Good Friday see conditions at Annex 1

The opening hours of the premises:

Monday to Wednesday:	11:00 to 23:30
Thursday to Saturday:	11:00 to 00:00
Sunday:	12:00 to 23:00

Where the licence authorises supplies of alcohol, whether these are on and/or off supplies:

Alcohol is supplied for consumption both on and off the Premises.

Name and (registered) address of holder of premises licence:

The Crown Estate Commissioners
16 New Burlington Place
London
W1S 2HX

Registered number of holder, for example company number, charity number (where applicable)**Name of designated premises supervisor where the premises licence authorises for the supply of alcohol:**

Name: Aleksandar Asenov Rizov

State whether access to the premises by children is restricted or prohibited:

Restricted

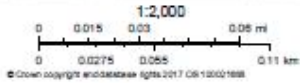
Date: 17th January 2017

This licence has been authorised by Miss Yolanda Wade on behalf of the Director - Public Protection and Licensing.

The George 55 Great Portland Street



June 1, 2017



Item No:	
Date:	16 th June 2017
Licensing Ref No:	17/03551/LIPN - New Premises Licence
Title of Report:	Urban Tea Rooms St James's 2A St James's Market London SW1Y 4SB
Report of:	Director of Public Protection and Licensing
Wards involved:	St James's
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Yolanda Wade Senior Licensing Officer
Contact details	Telephone: 020 7641 1884 Email: ywade@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	4 April 2017		
Applicant:	Urban Tea Rooms Ltd		
Premises:			
Premises address:	Urban Tea Rooms St James's 2A St James's Market London SW1Y 4SB	Ward:	St James's
		Cumulative Impact Area:	West End
Premises description:	According to the application, the premises will operate as an all-day cafe with sandwiches, salads, quiche, homemade cakes, British/International snacks, a small selection of alcoholic beverages, and an external seating area.		
NOTE:	The premises was granted a Temporary Table and Chairs Licence on 18.05.2017, for Use of the public highway for the placing of six tables and 12 chairs in connection with the ground floor level retail unit at 2A St James's Market.		
Premises licence history:	This is an application for a new premises licence and therefore no history exists.		
Applicant submissions:	Proposed conditions (Appendix 2)		

1-B Proposed licensable activities and hours							
Late Night Refreshment:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	
End:	23:30	23:30	23:30	23:30	00:00	00:00	
Seasonal variations/ Non-standard timings:			N/A				

Sale by retail of alcohol				On or off sales or both:			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	12:00
End:	23:30	23:30	23:30	23:30	00:00	00:00	22:30
Seasonal variations/ Non-standard timings:			N/A				

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	07:00	07:00	07:00	07:00	07:00	07:00	09:00

End:	00:00	00:00	00:00	00:00	00:30	00:30	23:00
Seasonal variations/ Non-standard timings:	N/A						
Adult Entertainment:	N/A						

2. Representations

2-A Responsible Authorities	
Responsible Authority:	The Licensing Authority
Representative:	Mr Steve Rowe
Received:	2 nd May 2017
<p>I write in relation to the application submitted for a new Premises Licence for the above premises.</p> <p>As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011 the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the Licensing Objectives:</p> <ul style="list-style-type: none"> • Public Nuisance • Prevention of Crime & Disorder • Public Safety • Protection of Children from Harm <p>As it stands the application does contravene Westminster's Statement of Licensing Policies CIP1, HRS1, and RNT2.</p> <p>The applicant has advised that the premises will operate as an all-day cafe with sandwiches, salads, quiche, homemade cakes and British/International snacks, a small selection of alcoholic beverages, and an external seating area.</p> <p>The application is to permit the sale of alcohol and late night refreshment during the Council's core hours.</p> <p>The premises is located inside the Cumulative Impact Area.</p> <p>Policy CIP1 states (i) It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas for: pubs and bars, fast food premises, and premises offering facilities for music and dancing; other than applications to vary hours within the Core Hours under Policy HRS1. However part (ii) states: Applications for other licensable activities in the Cumulative Impact Areas will be subject to other policies, and must demonstrate that they will not add to cumulative impact in the Cumulative Impact Areas.</p> <p>Policy HRS1 states at paragraph 2.3.2: "It is the intention to generally grant licences... where the hours when customers are permitted to be on the premises are within the 'core hours' as set out in Policy HRS1. This is not a policy to refuse applications for longer hours than the core</p>	

hours and consideration will in all cases be given to the individual merits of an application. Where a proposal is made to operate outside these core hours each application will be considered on its merits against the criteria as set out in paragraph (ii) (of Policy HRS1)".

Policy RNT2 which relates to restaurants within the CIA states 'Applications will be granted subject to other policies in this Statement and subject to the relevant criteria in Policies CD1, PS1, PN1 and CH1, provided it can be demonstrated that they will not add to cumulative impact in the Cumulative Impact Areas.

The applicant has advised that alcohol will only be supplied to person seated taking a table meal.

The capacity of the premises over two floors and an external area is 34. Therefore if the application were granted it will add 34 persons in the cumulative impact area.

Please therefore accept this as a formal representation, further details will be provided in due course including a discussion relating to conditions. In the meantime please provide me with your submissions on how the granting of this application will not add to cumulative impact in the Cumulative Impact Area.

Responsible Authority:	The Metropolitan Police
Representative:	PC Reaz Guerra
Received:	27 th April 2017

With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, will be objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives.

The venue is situated in the West End Cumulative Impact, a locality where there is traditionally high crime and disorder. We have concerns that this application will cause further policing problems in an already demanding area.

There is insufficient detail within the operating schedule to promote the Licensing Objectives.

An officer from this unit will be in contact with you shortly to discuss the application. However it is for the applicant to prove that this application will not add to the cumulative impact problems already experienced in this area.

It is for these reasons that we are objecting to the application.

Responsible Authority:	The Environmental Health Service
Representative:	Ayesha Bolton
Received:	2 nd May 2017

I refer to the application for a new Premises Licence for the above premises.

The applicant has submitted plans for Ground Floor and Mezzanine Floor of the premises.

The premises are located within the West End Cumulative Impact Area as stated in the City of Westminster's Statement of Licensing Policy.

This representation is based on the plans and operating schedule submitted.

The applicant is seeking the following:

1. To permit Supply of Alcohol both 'On' and 'Off' the premises Monday to Thursday 10.00 to 23.30 hours, Friday to Saturday 10.00 to 00.00 hours and Sunday 12.00 to 22.30 hours.
2. To permit Late Night Refreshment 'Indoors' only Monday to Thursday 23.00 to 23.30 hours, Friday and Saturday 23.00 to 00.00 hours.

I wish to make the following representation.

1. The provision and hours requested for the Supply of Alcohol will have the likely effect of causing an increase in Public Nuisance within the area and impact on Public Safety within the area.
2. The provision and hours requested for Late Night Refreshment will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area.

The granting of the application as presented would have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area.

3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:

Policy CIA1 applies:	(i) It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas for: pubs and bars, fast food premises, and premises offering facilities for music and dancing; other than applications to vary hours within the Core Hours under Policy HRS1. (ii) Applications for other licensable activities in the Cumulative Impact Areas will be subject to other policies, and must demonstrate that they will not add to cumulative impact in the Cumulative Impact Areas.
Policy HRS1 applies	(i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy. (ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant policies.

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4. Appendices

Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Photograph of premises

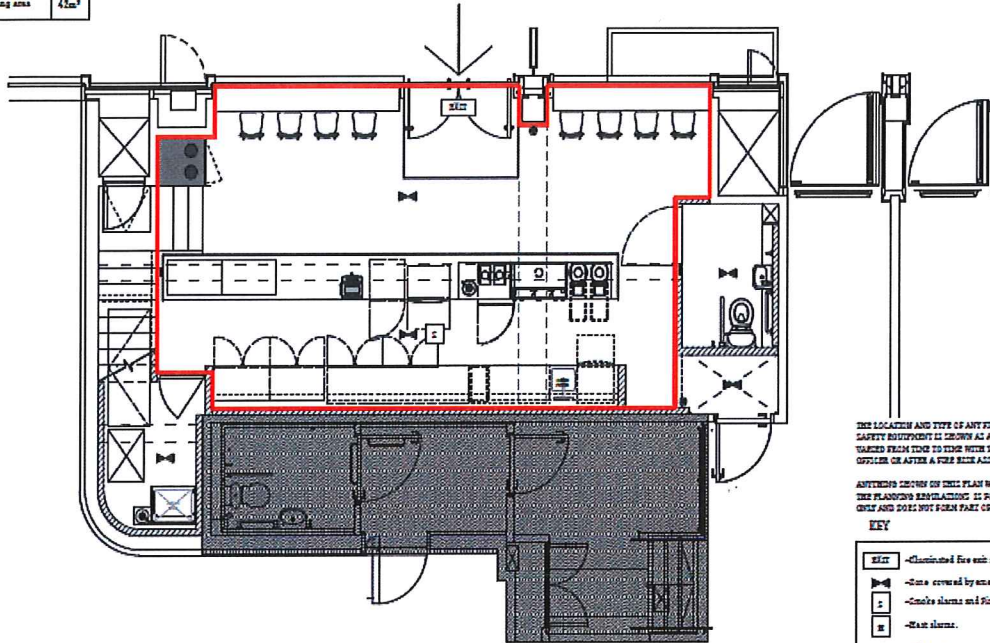
Report author:	Miss Yolanda Wade Senior Licensing Officer
Contact:	Telephone: 020 7641 1884 Email: ywade@westminster.gov.uk

If you have any queries about this report or wish to inspect one of the background papers please contact the report author.

Background Documents – Local Government (Access to Information) Act 1972

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2016
3	Amended Guidance issued under section 182 of the Licensing Act 2003	March 2015
4	Application Form	4 th April 2017
5	The Licensing Authority-Representation	2 nd May 2017
6	Te Environmental Health Service- Representation	27 th April 2017
7	The Metropolitan Police- Representation	2 nd May 2017

Proposed seats	8
Gross floor	21m ²
Effective dining area	4.1m ²



THE LOCATION AND TYPE OF ANY FIRE SAFETY AND ANY OTHER SAFETY EQUIPMENT IS SHOWN AS APPLICABLE. THIS MAY BE VARYED FROM TIME TO TIME WITH THE AGREEMENT OF THE FIRE OFFICER OR AFTER A FIRE RISK ASSESSMENT.

ADDITIONAL CHANGES TO THIS PLAN WHICH IS NOT REQUIRED BY THE PLANNING REGULATIONS IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT FORM PART OF THE LICENSE.

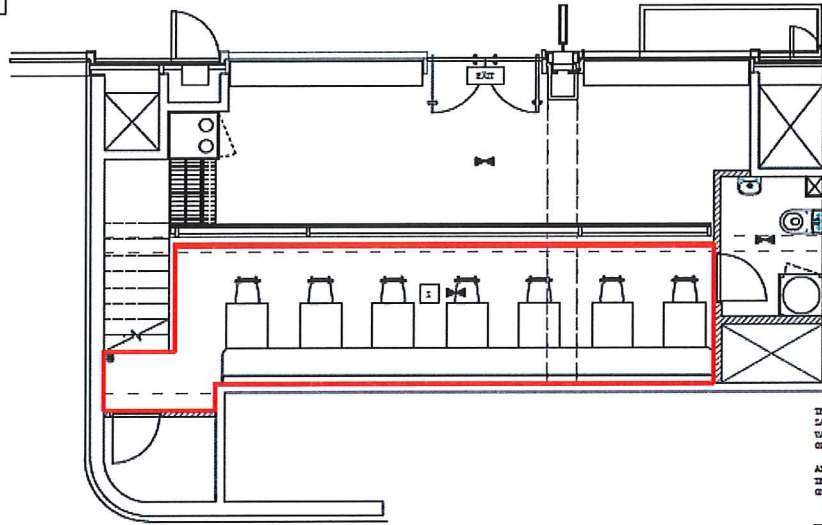
KEY

- Illuminated fire exit sign
- Area covered by emergency lighting.
- Smoke alarms and fire alarm control.
- Heat alarm.
- Call point.
- Areas where licensable activities take place

1 Proposed Ground Floor Plan
1:50

Name	Version	Date	Description	Drawn By	Checked By	Scale	Sheet No	Total No Sheets
Andy's Bar & Kitchen Ltd	001	14/01/21	Proposed Ground Floor Plan	1:50	1	1

Proposed seats	14
Gross Mezzanine floor	25m ²
Effective dining area	50m ²



THE LOCATION AND TYPE OF ANY FIRE SAFETY AND ANY OTHER SAFETY EQUIPMENT IS SHOWN AS AN ELEMENT. THIS MAY BE VARYED FROM TIME TO TIME WITH THE AGREEMENT OF THE FIRE OFFICER OR AFTER A FIRE RISK ASSESSMENT.

ANYTHING SHOWN ON THIS PLAN WHICH IS NOT REQUIRED BY THE PLANNING REGULATIONS IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT FORM PART OF THE LICENSE.

KEY

	-Illuminated fire exit sign
	-Tone covered by emergency lighting.
	-Smoke alarm and fire alarm sounds.
	-Heat alarm.
	-Call point.
	-Area where licensable activities take place

1 Proposed Mezzanine Floor Plan
1:50



Revised Date Description

Drawn By	Checked By	Date	Description
...

**Urban Tea Rooms St James's
2A St James's Market, SW1Y 4SB**

Proposed Conditions

1. All sales of alcohol for consumption off the premises shall be either:
 - a) in sealed containers only, and shall not be consumed on the premises; or
 - b) by persons seated at external tables taking a table meal there and served by waiter/waitress.
2. The sale of alcohol for consumption on the premises shall only be to persons taking a table meal.
3. The sale of alcohol for consumption on the premises shall be by waiter/waitress service.
4. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
5. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
6. All external tables and chairs shall be rendered unusable after 23:00 daily.
7. The area immediately outside the premises, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
8. The number of persons seated accommodated at any one time (excluding staff) shall not exceed the following:
 - Ground Floor – [8]
 - Mezzanine – [14]
 - External area – [12]
9. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
10. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
11. There shall be no self service of alcohol on the premises.

12. There shall be no sales of alcohol or take away food for consumption off the premises after 23.00hrs Monday to Saturday and after 22.30hrs on Sundays
13. A proof of age scheme, such as Challenge 21, shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport.
14. A log shall be kept detailing all refused sales of alcohol. The log should include the date and time of the refused sale and the name of the member of staff who refused the sale. The log shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises are open.
15. Staff training will be given to ensure that in the case of any doubt whether a purchaser is over the age of 18 to refuse the sale of alcohol unless valid ID is produced.
16. No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.

There is no licence or appeal history for the premises.

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE AND CONDITIONS PROPOSED BY A PARTY TO THE HEARING

When determining an application for a new premises licence under the provisions of the Licensing Act 2003, the licensing authority must, unless it decides to reject the application, grant the licence subject to the conditions which are indicated as mandatory in this schedule.

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers necessary for the promotion of the licensing objectives.

This schedule lists those conditions which are consistent with the operating schedule, or proposed as necessary for the promotion of the licensing objectives by a responsible authority or an interested party as indicated. These conditions have not been submitted by the licensing service but reflect the positions of the applicant, responsible authority or interested party and have not necessarily been agreed

Mandatory Conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or

less in a manner which carries a significant risk of undermining a licensing objective;

- (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
 - (b) an ultraviolet feature.
7. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor. For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

- 8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
- 8(ii) For the purposes of the condition set out in paragraph 8(i) above -
- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula -
- $$P = D + (D \times V)$$
- Where -
- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) the holder of the premises licence,
- (ii) the designated premises supervisor (if any) in respect of such a licence, or
- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- 8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Conditions consistent with the operating schedule

9. All sales of alcohol for consumption off the premises shall be either:
- a) in sealed containers only, and shall not be consumed on the premises; or
 - b) by persons seated at external tables taking a table meal there and served by waiter/waitress.

Proposed by Police to be replaced by:

The sale and supply of alcohol for consumption off the premises shall be restricted to alcohol consumed at the outside tables and chairs shown on the licence plan, shall be by waiter or waitress service, served only to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal, or for bona fide off sales in sealed containers and shall not be consumed on the premises.

Amendment Proposed by EH

The supply of alcohol off the premises shall be in sealed containers and shall not be consumed on the premises OR by persons seated at external tables and chairs taking a table meal there and served by waiter/waitress

10. The sale of alcohol for consumption on the premises shall only be to persons taking a table meal.

Proposed by Police and EH

The premises shall only operate as a restaurant

- (i) in which customers are shown to their table,**
- (ii) where the supply of alcohol is by waiter or waitress service only,**
- (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery,**
- (iv) which do not provide any take away service of food or drink for immediate consumption,**
- (v) which do not provide any take away service of food or drink after 23.00, and**
- (vi) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.**

Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.

11. The sale of alcohol for consumption on the premises shall be by waiter/waitress service **(Also Proposed by EH)**
12. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. **(Also Proposed by EH)**
13. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.

(Proposed Amendment by EH)

Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

14. All external tables and chairs shall be rendered unusable after 23:00 daily.

(Proposed Amendment by EH):

All tables and chairs shall be removed from the outside area by (23.00) each day.

15. The area immediately outside the premises, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

16. The number of persons seated accommodated at any one time (excluding staff) shall not exceed the following:

Ground Floor – [8]

Mezzanine – [14]

External area – [12]

17. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.

18. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.

19. There shall be no self service of alcohol on the premises.

20. There shall be no sales of alcohol or take away food for consumption off the premises after 23.00hrs Monday to Saturday and after 22.30hrs on Sundays

21. A proof of age scheme, such as Challenge 21, shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport.

(Proposed Amendment by EH):

A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram

22. A log shall be kept detailing all refused sales of alcohol. The log should include the date and time of the refused sale and the name of the member of staff who refused the sale. The log shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises are open.

Proposed by Police to be replaced by:

An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:

- (a) all crimes reported to the venue**
- (b) all ejections of patrons**
- (c) any complaints received concerning crime and disorder**
- (d) any incidents of disorder**
- (e) all seizures of drugs or offensive weapons**
- (f) any faults in the CCTV system, searching equipment or scanning equipment**
- (g) any refusal of the sale of alcohol**
- (h) any visit by a relevant authority or emergency service.**

23. Staff training will be given to ensure that in the case of any doubt whether a purchaser is over the age of 18 to refuse the sale of alcohol unless valid ID is produced.

24. No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.

Proposed conditions by the Environmental Health Service

25. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
26. All windows and external doors shall be kept closed after 23:00 hours except for the immediate access and egress of persons





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