



CITY OF WESTMINSTER

MINUTES

Licensing Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Licensing Sub-Committee (1)** held on **Thursday 15th June, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Aziz Toki (Chair), Md Shamsed Chowdhury and Jim Glen

1. MEMBERSHIP

1.1 It was noted that there were no changes to the Membership.

2. DECLARATIONS OF INTEREST

2.1 There were no declarations of interest.

1. GARDEN COURT HOTEL, 30-31 KENSINGTON GARDENS SQUARE, W2 4BG

This application was Granted under Delegated Authority.

2. DOMIO HOME INTERIOR LTD, 70 BROMPTON ROAD, SW3 1ER

WESTMINSTER CITY COUNCIL LICENSING SUB-COMMITTEE NO. 1
("The Committee")

Thursday 15 June 2023

Membership: Councillor Aziz Toki (Chair),
Councillor Md Shamsed Chowdhury and Councillor Jim Glen.

Officer Support: Legal Adviser: Steve Burnett
 Policy Officer: Aaron Hardy
 Committee Officer: Katherine Stagg
 Presenting Officer: Kevin Jackaman

Other Parties: Ms Lana Tricker (Solicitor for the Applicant), Ms Sarah Le Fevre (Counsel for the Applicant),
 Ms Julia Danilova and Ms Maria Korobko for the Applicant Company Domio Home Interiors Limited,
 Ms Sally Fabbricatore (Environmental Health),
 Mr Richard Brown (Solicitor, Westminster's Citizens Advice representing Knightsbridge Neighbourhood Forum), Mr Simon Birkett (Knightsbridge Neighbourhood Forum),
 Mr Melville Haggard (Knightsbridge Association),
 Mr Robert Hays (10 Lancelot Place Management Company Ltd) and Ms Caroline Stoclin (resident).

Application for a New Premises Licence for Domio Home Interior Ltd, 70 Brompton Road, London SW3 1ER - 23/02095/LIPN

Premises:

Domio Home Interior
70 Brompton Road
London
SW3 1ER

Applicant

Domio Home Interior Ltd

Ward

Knightsbridge and Belgravia

Cumulative Impact Zone

None

Special Consideration Zone

None

Proposed Licensable Activities

Late Night Refreshment (indoors)

Mondays to Thursdays: from 23.00 until 23.30

Fridays and Saturdays: from 23.00 until 00.00

Seasonal Variations: From the end of permitted hours on New Years' Eve to the start of permitted hours on New Years' Day. From 23:00 to 00:00 on Sundays immediately before Bank Holiday Mondays

Retail Sale of Alcohol (Both)

Mondays to Thursdays: from 09:00 until 23.00

Fridays and Saturdays: from 09.00 until 00.00

Sundays: 09.00 until 22.30

Seasonal Variations: From the end of permitted hours on New Years' Eve to the start of permitted hours on New Years' Day. From 23:00 to 00:00 on Sundays immediately before Bank Holiday Mondays

Hours Premises are open to the Public

Mondays to Thursdays: from 08:00 until 23.00

Fridays and Saturdays: from 08.00 until 00.00

Sundays: 08.00 until 22.30

Seasonal Variations: From the end of permitted hours on New Years' Eve to the start of permitted hours on New Years' Day. From 23:00 to 00:00 on Sundays immediately before Bank Holiday Mondays

Summary of Application

This is an application for a variation of a premises licence under the Licensing Act 2003 ("The Act"). The premises the premises is a furniture show room with a restaurant on the first floor. Menu to be seen in the additional bundle.

This is a new premises licence application, and no premises history exists. There is a resident count of 332.

Representations Received

- Ian Watson (Environmental Health Services)
- Knightsbridge Neighbourhood Forum
- 10 Lancelot Place Management Company Ltd
- Knightsbridge Association
- Lewis Silkin (On Behalf of Resident 10 Lancelot Place)
- 12 residents

Summary of objections

The residents believed:

Deliveries should not take place via the service courtyard at the back of the Premises but should take place via Lancelot place or Brompton Road. As early deliveries and idling of delivery trucks will disturb the sleep and health of local residents.

Off sales of alcohol should not be permitted.

There was no mention of the number of covers on the application and should be limited.

There should be a clear and designated area for smokers on Brompton Road and not on Lancelot place which is a residential street.

Entry and egress to the restaurant should only be made via the entry on Brompton Road.

Limiting noise and odour pollution should be conditioned.

Any smoking area should not be sited on the residential Lancelot Place.

Policy Positions

HRS1 –

A Applications within the core hours set out below in this policy will generally, be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.

B. Applications for hours outside the core hours set out in Clause

C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:

1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm.
3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.
4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.
5. The proposed hours when any music, including incidental music, will be played.
6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises.

7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.
8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.
9. The capacity of the premises.
10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.
11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.
12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.
13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.
14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation applications.

C. For the purpose of Clauses A and B above, the Core Hours for this application as defined within this policy is:

8. **Restaurants:** Monday to Thursday: 9am to 11.30pm.
 Friday and Saturday: 9am to 12am.
 Sunday: 9am to 10.30pm.
 Sundays immediately prior to a bank holiday: 9am to 12am.

RNT1(A)

A. Applications outside the West End Cumulative Impact Zone will generally be granted subject to:

1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.
2. The hours for licensable activities being within the council's Core Hours Policy HRS1.
3. The operation of any delivery services for alcohol and/or late night refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1.
5. The application and operation of the venue meeting the definition

of a restaurant as per Clause C.

C. For the purposes of this policy a restaurant is defined as:

1. A premises in which customers are shown to their table or the customer will select a table themselves to which food is either served to them or they have collected themselves.
2. Which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at a table.
3. Which do not provide any takeaway service of food and/or drink for immediate consumption, except if provided via an ancillary delivery service to customers at their residential or workplace address.
4. Where alcohol 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 alcohol by such persons is ancillary to taking such meals.
5. The sale and consumption of alcohol prior to such meals may be in a bar area but must also be ancillary to the taking of such meal.

SUBMISSIONS AND REASONS

Mr Kevin Jackaman, Licensing Officer, outlined the application to the Committee. He advised that representations had been received from Environmental Health and sixteen interested parties including Knightsbridge Association and Knightsbridge Neighbourhood Forum. The Premises are located within the Knightsbridge and Belgravia Ward and not in a Cumulative Impact Area or Special Consideration Zone. He confirmed that the additional submissions from the Applicant and the Interested Parties had been circulated.

Ms Sarah Le Fevre, Counsel for the Applicant, outlined the application to the Committee. She advised that the premise is high-profile which had most recently been Topshop. She advised that the 1st floor restaurant will be an extension to a high-end interior design business on the Ground Floor and Basement. Condition 11 in the Committee Agenda papers restricts the licence to keep it ancillary to the business. She advised the Committee of the location of the entrances to the Premises including an entry immediately opposite the stairs down from the restaurant on Brompton Road and a second entry on the corner of Brompton Road and Lancelot Place. There is an internal exit staircase which leads to a working service courtyard at the rear of the premise which is the logical place for deliveries as failing this deliveries would have to be taken through the restaurant and down the internal spiral staircase. The residents do not want the service yard used.

Ms Le Fevre highlighted to the Committee that this application is within the Council's Core Hours for a restaurant and does not include any regulated entertainment. The application had received no representations from the Metropolitan Police Service,

the applicant had sought pre-application advice from Environmental Health and had consulted with residents before they proceeded with the hearing. A further set of conditions had been proposed and agreed following the consultations with residents and responsible authorities. Ms Le Fevre advised that they had agreed to a limit on covers and the final number will be set with Environmental Health once all the works had been completed. A smoking area had also been agreed to not be on Lancelot Place. The Applicant had agreed that external window and doors onto Brompton Road will be closed after 20:00Hrs. She advised that deliveries and collections were conditioned to take place between 08:00 and 20:00 hrs. The Applicant sought limited capacity for off sales in sealed containers if part consumed and late-night refreshment with additional conditions to manage any additional impact.

In response to questions from the Committee, Ms Lana Tricker, solicitor for the Applicant, highlighted that they do not anticipate a high number of smokers, and a designated area will be created on Brompton Road. It had been conditioned, using a Westminster City Council Model Condition, that food and drink will not be allowed outside. Ms Tricker also informed the Committee that it would be difficult to control which door patrons of the restaurant use on entry but during the sensitive times in the evenings (after 20:00hrs) they will control which door is used to exit. She advised that they had started preliminary works on the premises and there was a works condition on the licence once all works are completed to check the capacity with Environmental Health. Ms Maria Korobko, of the Applicant Company, who appeared virtually, informed the Committee that they would employ approximately thirty-five staff with two or three managers working at any one time and they would manage staff smoking and dispersal. Ms Tricker informed the Committee that a regularly updated dispersal policy is conditioned.

Ms Tricker, in response to further questions, advised the Committee that takeaway delivery will be managed by a third-party agent and there were conditions on the licence that had been proposed by Environmental Health to ensure takeaway deliveries are controlled. She advised that off sales will be an ancillary function if needed but takeaway was not a priority for the Applicant. Delivery motorcycle parking would be available nearby the Premises and Deliveroo monitors the behaviour of delivery drivers if a nuisance is reported. Ms Tricker informed the Committee that the restaurant operations would be managed by a 'restaurant arm' of the Company. Ms Korobko advised that staff would be employed internationally and locally. Ms Tricker confirmed that the public entrance is on Brompton Road and on the corner to Lancelot place. The third door on Lancelot place was a service entrance and not for public use. Staff would enter through the back door on Raphael Street.

Ms Sally Fabbricatore, from Environmental Health, informed the Committee that pre-application advice was given and had been followed in the application and Environmental Health welcomed the further conditions included. She advised that conditions had been included to ensure smoking would only take place on Brompton Road, dispersal after 21:00hrs would only be onto Brompton Road, capacity would be limited to 125 people excluding staff and an Environmental Health visit will be undertaken to confirm capacity once works had been completed, off sales and late-night refreshments and deliveries would not be available beyond 23:00Hrs. In addition, she informed the Committee that plant and odour will be dealt with by Planning.

Ms Fabbricatore informed the Committee that Westminster City Council's (WCC's) Model Condition on deliveries and waste had been restricted further to no deliveries between 20:00 and 08:00 Hrs. She advised that Environmental Health preferred Condition 16 to be WCC's Standard Condition on noise nuisance.

In response to questions, Ms Fabbricatore, informed the Committee that staff smoking is allowed in the service yard under legislation. Ms Le Fevre informed the Committee that the Applicant did not want to promote this, and Environmental Health will assess the right route in their works visit and this will be built into their dispersal policy. Ms Fabbricatore informed the Committee that the service yard is the best place for deliveries and waste collection, but staff use of the area would need to be restricted in the premises operational plan. Ms Tricker informed the Committee that the applicant had agreed for this to be conditioned.

Mr Richard Brown, on behalf of the Knightsbridge Neighbourhood Forum, informed the Committee that residents appreciated the pre-application consultation from the Applicant, and they did accept that it is a different proposition to the previous application which had been refused. He advised the Committee that due to the proximity to residential properties, they wished to limit the external impacts of this licence. This included wanting deliveries not to be delivered to the rear courtyard but onto Brompton Road, like Waitrose and Sainsbury's, or to Lancelot Place and through the corner door to the Premises, to limit noise disturbing residents. He also advised that the smoking condition on the licence should include staff. He advised that off sales and takeaway, which are not a key part of the high-end restaurant and shop business could be easily given up, as delivery vehicles will inevitably park on Lancelot Place and disturb residents. He advised that access should be on Brompton Road and entry after 21:00Hrs should also be from Brompton Road entrance only. He welcomed the capacity for the first floor and would have liked a condition included preventing drinks from being taken to other floors for consumption. He advised that the applicant should employ the delivery drivers and not use a third party as delivery drivers would inevitably hang out in Lancelot Place. He referred the Committee to Westminster's Delivery Policy para F36 and F37.

Ms Caroline Stoclin, resident of Lancelot Place, informed the Committee that the area is prominently a residential area and the current restaurants, including Zuma, had brought crime and disorderly behaviour to the area including beggars, car break ins, drug dealers and muggings on Raphael Street. She advised that residents had problems with Zuma's early morning deliveries from 05:00Hrs to the service yard and they had complained but the deliveries had reduced, not stopped. She advised that entry should only be via Brompton Road after 19:00Hrs and after 21:00Hrs the door on the corner of Lancelot Place should be shut completely. Residents in Trevor Square had also experienced disorderly behaviour with street urination and illegal substance use so the use of Lancelot Place should be restricted wherever possible. She advised that off sales and takeaway food should not be allowed.

Mr Robert Hays, General Manager of 10 Lancelot Place Management Company Ltd, advised the Committee that the rear service yard is surrounded by residential properties and the sound from deliveries echoes and disturbs residents. He advised that even with time restraints on the licence, it would not stop them idling in the area for half an hour beforehand. Mr Hays advised that Raphael Street is one way

causing noise and disturbance for residents at the front and rear of the building. They had complained to Westminster City Council and wardens had been to visit. He advised that 10 Lancelot Place had problems with Zuma staff smoking in the rear courtyard and they regularly had to collect waste in front of their building from the nearby restaurants and takeaways which would increase if this licence was granted.

Mr Simon Birkett of Knightsbridge Neighbourhood Forum advised the Committee that the application is in the Knightsbridge International Centre where there had been a shift from retail premises to cafés and restaurants. He advised that they were worried about the cumulative impact on the area. They were very grateful for the engagement in the pre-application stage but there were still some disparities in the application and resident concerns, including: the use of the service yard, traffic on Lancelot Place and no alcohol allowed on the ground and basement floor.

Mr Melville Haggard, representing Knightsbridge Association, informed the Committee that they were strongly supportive of residents' concerns and hoped that the Committee took these into consideration.

In response to questions, Mr Hays confirmed that when a problem happened, he reported it directly to the Premises or to Westminster City Council. Ms Tricker confirmed that the retail on the Ground and Basement Floors will be open from 08:00Hrs and until late for appointments. Ms Le Fevre informed the Committee that Conditions 9 and 11 on the licence were restaurant conditions where alcohol would be ancillary to a meal and for immediate consumption in a designated area. If the store wished to change this to allow alcohol on the ground or basement floors they would apply for a variation application or Temporary Event Notices (TENs). Mr Robert Hays informed the Committee that 10 Lancelot Place Management Company Ltd reported the issues with deliveries in the service courtyard every 6 months. Ms Fabbricatore informed the Committee that Environmental Health have not had any recent complaints since Covid.

In summing up, Mr Brown informed the Committee that Knightsbridge Neighbourhood Forum wished for the rear service yard to not be used and that dispersal and entry from the corner of Brompton Road and Lancelot Place should not be allowed from 19:00Hrs and not 21:00 Hrs. He also advised that off sales and takeaway should not be allowed including on the Ground Floor.

Mr Birkett re-emphasised the potential cumulative impact in the area and the difference between low impact retail and higher impact restaurants and cafes. He advised that alcohol should not be consumed on the Ground and Basement Floors.

Ms Fabbricatore informed the Committee that delivery times would be conditioned in the licence and that she was happy with the times for deliveries which had been proposed by the Applicant and was less than the usual hours in the Model Conditions.

In summing up, Ms Le Fevre informed the Committee that the rear service area was created for the uses proposed and Environmental Health confirmed the use of the area which are time restricted unlike the nearby Zuma. Zuma does not have any restrictions in relation to deliveries on their Premises Licence. She reiterated why deliveries and off sales would be important for the business. Ms Le Fevre advised

the Committee that the applicant would accept entry and exit to and from the restaurant after 19:00hrs should only be from Brompton Place. She highlighted that there were no Metropolitan Police Service representations on this application and received positive representations following consultation from Environmental Health. She highlighted the major investment in a high-profile environment. Ms Julia Danilova, of the Applicant Company, informed the Committee that the first aim of the space is an interior design business and will take the surrounding area and residents into consideration throughout the process.

Mr Burnett, Legal Adviser to the Licensing Committee, discussed the wording of the proposed conditions (if the application is granted), with all parties.

DECISION

The Committee realises that it has a duty to consider each application on its individual merits and did so for the purposes of this application.

In reaching their decision, the Committee took into account the Act, Westminster's Statement of Licensing Policy, the Revised Guidance issues under section 182 of the Act, all the Committee papers, additional evidence and the oral submissions made by all the parties.

It was noted by the Committee that the Metropolitan Police had not made representations against the application and that Environmental Health had offered several conditions to the Licence all of which were agreed by the Applicant. It was further noted that there was a substantial difference between the application which was refused 16 December 2021 and this application.

The Committee was persuaded that the application met the policy requirements under Westminster's Statement of Licensing Policy. The Committee has imposed the conditions as agreed and amended and considered all the conditions to be appropriate and proportionate.

The Committee was also satisfied that the application was suitable for the local area and had listened and addressed any concerns raised by the Parties. The Committee further considered the conditions were proportionate to ensure that the licence promoted the licensing objectives these would also help to alleviate the residents' concerns.

Having carefully considered the matter and the need to promote the licensing objectives, **the Committee has decided to:**

1. To grant permission for:

Late Night Refreshment (indoors)

Mondays to Thursdays: from 23.00 until 23.30
Fridays and Saturdays: from 23.00 until 00.00

Retail Sale of Alcohol (Both)

Mondays to Thursdays: from 09:00 until 23.00

Fridays and Saturdays: from 09.00 until 00.00

Sundays: 09.00 until 22.30

Hours Premises are open to the Public

Mondays to Thursdays: from 08:00 until 23.00

Fridays and Saturdays: from 08.00 until 00.00

Sundays: 08.00 until 22.30

2. Relevant Mandatory Conditions to apply

3. Conditions consistent with the operating schedule:

9. The premises shall only operate as a restaurant,

(i) in which customers are shown to their table or the customer will select a table themselves,

(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,

(iv) which do not provide any takeaway service of food or drink for immediate consumption off the premises,

(v) 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.

10. Notwithstanding the 'restaurant condition' above, condition (9), alcohol may be supplied and consumed prior to their meal in the bar area (designated on the plan), by up to a maximum at any one time, of 13 persons dining at the premises.

11. The operation of the first-floor restaurant shall remain ancillary to the operation of the premises as a retail interior design showroom

12. The supply of alcohol shall only be by waiter or waitress service and to patrons seated, and to include patrons seated at the bar and served by a bartender directly.

13. Licensable activities shall only take place on the first floor of the premises

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 shall 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.

15. 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

16. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance

17. All windows and external doors shall be kept closed after **20.00** hours except for the immediate access and egress of persons.

18. There shall be no sales of alcohol for consumption 'Off' the premises after 23.00 hours except for resealed part consumed bottles of wine.

19. There shall be no sales of hot food or hot drink for consumption off the premises after 23.00.

20. All sales of alcohol for consumption off the premises shall be in sealed containers

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

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

23. 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.

24. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between **20.00** hours and **08.00** hours on the following day.

25. No licensable activities shall take place at the premises until the capacity of the first floor of the premises has been determined by the Environmental Health Consultation Team and the licensing authority has replaced this condition on the licence with a condition detailing the capacity so determined. In any event the capacity of the first floor shall not be more than 125 (excluding staff)

26. 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.

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.

28. No collections of waste or recycling materials (including bottles) from the restaurant premises shall take place between **20.00** and **08.00** on the following day.

29. A Challenge 25 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.

30. 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 shall 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.

31. No deliveries to the premises for the restaurant shall take place between **20.00** and **08.00** on the following day.

32. A copy of the premises' dispersal policy shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of Westminster City Council. All necessary staff, including security shall be trained on the contents and implementation of the Dispersal Policy. The Dispersal Policy shall be reviewed regularly, at least annually, or whenever a complaint is received (Whichever is earlier) and thereafter amended if needed to respond to such complaint.

33. A direct telephone number for the duty 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.

34. 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.

35. 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.

36. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.

37. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
38. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
39. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing shall be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes (other than foyers), entertainment areas or function rooms, shall be non-combustible.
40. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment
41. 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.
42. The premises may remain open for sale of alcohol and the provision of late night refreshment from the terminal hour for those activities on New Year's Eve through to the commencement time for those activities on New Year's Day.
43. Smoking shall only be permitted in a designated area on Brompton Road, such designated areas shall not be adjacent to, or in the immediate vicinity of Lancelot Place.
44. Staff members shall not be permitted to smoke in the service yard to the rear of the premises
46. Clear signage and communication to persons entering and exiting the premises shall be implemented to prevent and control noise and crowding of persons outside the premises.
47. Measures shall be implemented to control and prevent queuing outside the premises, ensure the quiet entering and exiting of the premises by all persons and to ensure good behaviour to minimise any disturbance outside and within the Premises.
48. Arrangements shall be made for dedicated taxi or licensed minicabs to collect and to ensure that all private vehicles use designated dropping off/picking up and waiting points as agreed with the Council and away from Lancelot Place.
49. Measures managing transport arrangements to and from the premises (including staff or patron parking) shall be implemented to minimise any disturbance.
50. Drivers shall be encouraged to switch off engine during deliveries, collections and servicing, and to minimise other noise caused by their activities.
51. No outside seating areas shall be permitted at any time.

52. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties, save insofar as they are necessary for the prevention of crime.

53. Dispersal from the first-floor restaurant after 19.00 shall be via the doors leading directly onto Brompton Road (Not the corner doors.)

54. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.

55. Deliveries of food shall only be made to bona fide residential or business addresses.

56. The PLH shall ensure that the riders/drivers are instructed not to loiter in the vicinity of residential premises.

57. The PLH shall ensure that rider/drivers are not permitted to congregate in the immediate vicinity of the premises.

58. The PLH shall ensure that rider/drivers are not permitted to smoke in the immediate vicinity of the premises.

59. Delivery drivers/riders shall be given clear written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises.

60. The service yard area at the rear of the premises shall not be used for the collection of takeaway deliveries.

61. There shall be no consumption of alcohol under the authority of this Premises Licence on the ground and basement areas of the premises.

The Meeting ended at 1.06 pm