



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	1 June 2017
Licensing Ref No:	17/03218/LIPV - Premises Licence Variation
Title of Report:	Clarendon Public House 52 Cambridge Street London SW1V 4QQ
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 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:	28 March 2017		
Applicant:	Artist Residence London Limited		
Premises:	Clarendon Public House aka Cambridge Street Kitchen		
Premises address:	52 Cambridge Street London SW1V 4QQ	Ward:	Warwick
		Cumulative Impact Area:	None
Premises description:	The premises is operating as Public House and Hotel.		
Variation description:	<p>This is an application to delete condition 30 of the Premises Licence which reads:</p> <p><i>The use of the basement is restricted to hotel residents and their bona fide guests only with a maximum of 4 guests per adult resident or to patrons who are eating in the restaurant.</i></p>		
Premises licence history:	<p>A premises licence was granted in December 2005. This Licence was surrendered in September 2014.</p> <p>A new premises licence was applied for in May 2014.</p>		
Applicant submissions:	<p>The premises have long traded as a pub and now trade as a pub/hotel with 10 bedrooms for guests. In our submission the current Licence has a number of safeguards and already promotes the licensing objectives fully. The premises are well managed and respected, and have not been the subject of any crime and disorder or nuisance issues.</p> <p>There are comprehensive CCTV conditions in place.</p> <p>There are a number of noise control measures (closing doors and windows, signage, sound limiters etc) many of which are historic as the premises do not have any regulated entertainment.</p> <p>There are conditions relating to waste collections, deliveries, public safety and accommodation numbers. There is also a Challenge 21 policy.</p>		

	<p>Many of the conditions relate to a different operation and are not relevant to the current hotel, restaurant and pub. In our submission the premises are over-conditioned for the current operation.</p> <p>However of most relevance to the deletion of condition 30 is the fact that there is currently a full service restaurant on the ground floor, substantial food and non-intoxicants throughout the premises (condition 13); and waiter and waitress service available throughout (condition 14).</p> <p>There is no application to change any of the current regulated activities, the regulated hours, the layout of the premises or the accommodation numbers.</p>
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1-B Current and proposed licensable activities, areas and hours						
Late night refreshment						
Indoors, outdoors or both			Current :		Proposed:	
			Both		No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday			No change		Basement, Ground Floor, First, Second and Third Floor	No Change.
Tuesday						
Wednesday						
Thursday						
Friday	23:00	00:00				
Saturday	23:00	00:00				
Sunday						
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		None.			No change.	

Sale by Retail of Alcohol						
On or off sales			Current :			Proposed:
			Both			No Change.
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:00	No Change.		Basement, Ground Floor, First, Second and Third Floor	No Change.
Tuesday	10:00	23:00				
Wednesday	10:00	23:00				
Thursday	10:00	23:00				
Friday	10:00	00:00				
Saturday	10:00	00:00				
Sunday	12:00	22:30				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		None.			None.	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	00:00	00:00	No Change.		Basement, Ground Floor, First, Second and Third Floor	No Change.
Tuesday	00:00	00:00				
Wednesday	00:00	00:00				
Thursday	00:00	00:00				
Friday	00:00	00:00				
Saturday	00:00	00:00				
Sunday	00:00	00:00				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		None.			None.	

1-C Layout alteration	
No changes applied for.	

1-D Conditions being varied, added or removed		
Condition	Proposed variation	
<p><u>Condition 30:</u></p> <p>The use of the basement is restricted to hotel residents and their bona fide guests only with a maximum of 4 guests per adult resident or to patrons who are eating in the restaurant.</p>	<p>To be deleted.</p>	
Adult entertainment:	Current position:	Proposed position:
	Not applicable.	No change.

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health Consultation Team
Representative:	Miss Sally Thomas
Received:	31 st March 2017
<p>I refer to the application for a new Premises Licence for the above premises. The premises currently benefits from a premises licence (16/05135/LIPT).</p> <p>This representation is based on the current plans and Operating Schedule submitted.</p> <p>The applicant is seeking to remove the following condition:</p> <p><i>The use of the basement is restricted to hotel residents and their bona fide guests only with a maximum of 4 guests per adult resident or to patrons who are eating in the restaurant.</i></p> <p>I wish to make the following representations in relation to the above application, the removal of this condition may have the likely effect of causing an increase in Public Nuisance in the area.</p> <p>The applicant has not proposed any further conditions than those already on the licence, further conditions may be proposed by Environmental Health in order to help prevent Public Nuisance and protect Public Safety.</p>	

2-B Other Persons	
Name:	Mr C.J. Cass-Horne
Address and/or Residents Association:	Flat 1, 138 Warwick WAY London SW1V 4JD
Received:	4 th April 2017
<p>We the people living at:</p> <p>BASEMENT FLAT, FLAT1, FLAT2 , FLAT3, FLAT4, FLAT5.</p> <p>of:</p> <p>138 Warwick Way, Pimlico, London, SW1V4JD</p> <p>We ALL...OBJECT as we have had noise issues with noise coming from : Artist Residence London Ltd-Clarendon Public House, Cambridge Street, SW1V 4QQ since it opened.</p>	
Name:	Mr Philip Hill
Address and/or Residents Association:	130 Warwick Way London SW1V 4JD
Received:	25 th April 2017
<p>The rear of the licensed property backs directly onto the rear of residential properties and their gardens, it is a quiet and peaceful area enjoyed by residents. If condition 30 is to be lifted and consequently the basement area is used by more patrons, then the conditions relating to the basement / garden need to be reinforced and strictly enforced, particularly condition 33 and 27. In order to fully comply with condition 27 surely condition 10 must also apply to basement area. Also how can conditions 27 and 33 be met if condition 34 still stands allowing smokers to use garden area.</p> <p>further to my earlier comments re licence, please be reminded that original planning permission granted 2013 contained conditions (no. 11, 12 and 13) that rear lower windows/doors were to remain fixed shut and that the rear garden and access to it is only to be used for emergency purposes and maintenance. How will this be reinforced/adhered to and monitored IF more patrons allowed to use basement area?</p>	
Name:	Mr Laurence Hall
Address and/or Residents Association:	57 Cambridge Street London SW1V 4PS
Received:	14 th April 2017
<p>As a resident who lives opposite 52 Cambridge Street I would not be happy with the bar and restaurant extending it's opening hours especially with regards to patrons being able to drink outside past 11pm. This is a residential street and extending the opening hours will only mean an increase in noise and disruption to residents. On weekends and</p>	

even week nights it can get very loud with patrons hanging around outside shouting and I, for one, get woken up by this frequently. Some clarification would firstly be appreciated on exactly what the change in hours mean however I don't see how the owners are going to manage this time extension without it causing disruption.

Name:	Mrs Fiona Nickerson
Address and/or Residents Association:	132 Warwick Way London SW1V 4JD
Received:	23 rd April 2017

The fact that this application does not explain to the general public what condition is to be amended is evidence of the fact that 52 Cambridge Street/Artist's Residence/Cambridge St Kitchen are continually trying to surreptitiously push the limits of its current planning and licensing constraints. Since this was contested during the last license application (2014/5) this appears underhand.

They are failing to abide by the current regulations anyway, in that they are not allowed to have their rear doors open. As recently as Sunday 23rd April 2017 they had their French windows open into the rear garden and what sounded like a party in progress for several hours causing disturbance to the neighbours. Photos can be provided on request.

We have also occasionally seen patrons venturing into the rear garden, which abuts 6/7 other resident's gardens, this has already been forbidden. If non residents are allowed into the basement room these infringements are likely to increase along with the noise level.

We have no faith Artist's Residence's consideration for local people. The air conditioning units have, as we predicted, become noisier and noisier and greatly infringe on our quality of life. We hear them constantly through our double glazing sounding like a lorry with its engine ticking over. When we open the windows in the summer our peace and quiet is ruined and the rear garden's haven destroyed. We are not the only residents that feel this, I have spoken to others who all complain of the permanent noise.

Therefore as they have shown they are unable to abide by the existing regulations, relaxing them further should not even be considered and we strongly object to this application.

Name:	Cllr Adam Hug
Address and/or Residents Association:	Ward Councillor
Received:	22 nd April 2017

I'm writing to express my support on behalf of the Westminster Council Labour Group for the licensing application 17/03218/LIPV to remove the Clause 30 restriction from the popular and well run Cambridge Street Kitchen at 52 Cambridge Street. Local residents have shown considerable support for this move which would give the venue parity with other local establishments.

As the council's own Licensing News notes the proprietors have fully complied with existing regulations and best practice relating to nuisance and noise. I would urge the Committee to support the removal of the Clause 30 to their alcohol licence, of course with the usual requirements to safeguard future compliance with the council's policies.

This move will help this positive addition to the local area continue to thrive.

3. Policy & Guidance

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

<p>Policy HRS1 applies</p>	<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>
<p>Policy HOT1 applies:</p>	<p>Subject to the effect on the promotion of the licensing objectives and other relevant policies in this Statement, premises licences for hotels will generally be granted so that:</p> <p>(a) Alcohol is permitted to be sold at any time to people staying in hotel rooms for consumption on the premises.</p> <p>(b) The hours of serving of alcohol to the general public will be subject to conditions limiting the sale of alcohol after a specified time to those attending pre-booked events held at the hotel,</p> <p>(c) The exhibition of film, in the form of recordings or non-broadcast television programmes to be viewed in hotel bedrooms, will generally be permitted.</p>
<p>Policy PB1 applies:</p>	<p>Applications will only be granted if it can be demonstrated that the proposal meets the relevant criteria in Policies CD1, PS1, PN1 and CH1.</p>

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	28 th March 2017
5	Representation – Mr C J Cass-Horne	4 th April 2017
6	Representation – Mr Laurence Hall	14 th April 2017
7	Representation – Ms Fiona Nickerson	23 rd April 2017
8	Representation – Mr Philip Hill	25 th April 2017
9	Representation – Cllr Adam Hug	22 nd April 2017
10	Representation – Environmental Health	31 st March 2017

Applicant Supporting Documents

From Ralph Allwood

68 Eccleston Square
Pimlico
London
SW1V 1PJ

07976 836632

allwood.ralph@gmail.com

r.allwood@etoncollege.org.uk

Dear Sir,

I write in support of the Cambridge Street Kitchen, in Cambridge Street, Pimlico in their application for a license.

I think they are an outstanding addition to the community of Pimlico. Not only are they a bar and restaurant of considerable character, but they also provide special rooms for local people and, which I find particularly enticing (and unusual!), a table tennis table. Most of us don't have room for that in our flats!

I live 100 yards from them, and have come to value them very much.

I have always considered them highly responsible purveyors of alcohol.

Ralph Allwood MBE

68, Eccleston Square,
Pimlico,
London SW1V 1PJ

Saturday 1st
April 2017

A large, handwritten signature in black ink that reads "Ralph Allwood". The signature is written in a cursive style with a large, sweeping initial 'R'.

110 Cambridge Street
London SW1V 4QF

To Whom It May Concern:

3 April 2017

My wife and I have lived in Cambridge Street for over fifteen years.

There are very few communal facilities locally and we consider the Cambridge Street Kitchen to be a useful community facility and an asset to the neighbourhood.

I am not aware of any instance of disruptive or anti-social behaviour with regard to the Cambridge Street Kitchen and I would submit that I can see no reason why they should not be granted a Bar Licence.



Rt. Hon. Sir Tony Baldry, DL

35 SUTHERLAND STREET
LONDON SW1V 4JU
0203 662 2427

April 3rd 2017

To Whom it May Concern:

As a long-time resident of Pimlico I would like to say what a positive addition The Cambridge Street kitchen has made to our neighbourhood. It is a place where locals can go and feel very much at home - and certainly, in my experience, does nothing to attract or encourage any rowdy elements.

I fully support their application for a bar licence and very much look forward to being a patron in the years to come.

Yours sincerely



PAUL McMANUS

**54 Alderney Street
London SW1V 4EX**

Westminster Licensing Authority,
c/o Liam Judge,
General Manager,
Artist Residence,
52 Cambridge Street,
London
SW1V 4QQ

3rd April, 2017

Dear Sirs,

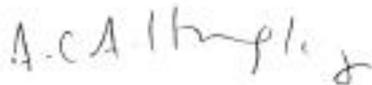
I write with reference to the application for the alcohol licence for the Cambridge Street Kitchen.

The Cambridge Street Kitchen has been a great addition to the Warwick Ward. Prior to its opening, the boarded-up pub was an eyesore. It is a great place for residents to meet at any time of day. I have only ever found the staff and owners to have the best interests of the neighbourhood at heart.

I have been a regular user of the cafe since it opened in August 2015 and, to my knowledge, there have been no incidents of disruptive behaviour. I would also be absolutely confident that, in the event of any bad behaviour, this would be swiftly and competently dealt with by the staff at the Cambridge Street Kitchen.

I fully support their application for a bar licence.

Yours faithfully,



Arabella Hingley

the PIMLICO MUSICAL FOUNDATION

Registered Charity Number: 1163223

Liam Judge
General Manager
The Cambridge Street Kitchen
52 Cambridge Street
London
SW1V 4QQ

31/03/2017

Dear Liam,

We at the Pimlico Musical Foundation would like to whole-heartedly support your application for a bar licence.

To our knowledge, the Cambridge Street Kitchen is an extremely responsible purveyor of alcohol. Our adult choir is based at St Gabriel's Church and often goes there for a drink or food following rehearsals on Monday night. We have always found it to be a relaxing, quiet place for a drink, with a respectful clientele. None of the members of our choir, many of whom live on Cambridge Street or nearby, have ever experienced or heard of any disturbance in the area caused by the Kitchen.

Not only that, but Cambridge Street Kitchen always sponsors our concerts with the children that we work with from local schools. We know that they are a friendly, neighbourly business which really cares about its community. Their support and help has already had a hugely positive impact on children's lives in the local area.

Yours sincerely,



Ruth Knight
Project Development Manager

Pimlico Musical Foundation
St Gabriel's Halls
Churchill Gardens Estate
London
SW1V 3AA

Liam Judge
The Cambridge Street Kitchen
52 Cambridge Street
London
SW1V 4QQ

Dear Liam,

I'm writing to you in support of your application for a bar licence, as a local and loyal customer of the Cambridge Street Kitchen.

I have lived at 63 Charlwood Street since 1999 and have lived in Pimlico since 1993. The site of the Cambridge Street Kitchen has always been a pub or eatery and I would hate to see that change. Not only that, but the Cambridge Street Kitchen is a particularly classy establishment and has never, to my knowledge, been responsible for any noise or disruption in the neighbourhood. On the contrary, I know them to be a friendly, community-minded business with the best interests of its neighbours at heart.

I hope that the concerns of a few individuals will not affect the running of the business!

Yours sincerely,

 31/03/17

Julie Anderson
63 Charlwood Street, Pimlico

Liam Judge
The Cambridge Street Kitchen
52 Cambridge Street
London
SW1V 4QQ

Dear Liam,

I'm writing to you in support of your application for a bar licence, as a local and loyal customer of the Cambridge Street Kitchen.

I have lived at 63 Charlwood Street since 1999 and have lived in Pimlico since 1993. The site of the Cambridge Street Kitchen has always been a pub or eatery and I would hate to see that change. Not only that, but the Cambridge Street Kitchen is a particularly classy establishment and has never, to my knowledge, been responsible for any noise or disruption in the neighbourhood. On the contrary, I know them to be a friendly, community-minded business with the best interests of its neighbours at heart.

I hope that the concerns of a few individuals will not affect the running of the business!

Yours sincerely,

31st March 2017

Liam Judge
General Manager
The Cambridge Street Kitchen
52 Cambridge Street
London
SW1V 4QQ

Dear Liam,

I've lived in Pimlico all my life and always remember there being a pub or some other kind of bar where the Cambridge Street Kitchen is currently based.

The Cambridge Street Kitchen is one of the best businesses in the area. It is full of friendly people, does excellent coffee and serves amazing cocktails! It's always a treat to go there and I have never heard of any incidents of disruptive behaviour in the past. Whenever I'm there, people are behaving themselves and often eat food with their drinks! It would be a real shame if the business had to close or change the way it operates because of a few people.

I fully support your application for a bar licence!

Yours sincerely,

Fae Anderson . 31-03-17

Fae Anderson

6 Benjamin Adams House
7 King's Scholar's Passage
London
SW1P 1FZ

31st March 2017

Liam Judge
General Manager
The Cambridge Street Kitchen
52 Cambridge Street
London
SW1V 4QQ

Dear Liam,

I'd like to add my name to the list of supporters for your bar licence application.

Both my wife Julie and I enjoy the occasional drink at the Cambridge Street Kitchen, and have enjoyed visiting pubs on the site for nearly 20 years. We are saddened to learn that a few people in the local area would like to get rid of such a fantastic local business.

We have never heard of any disturbance caused by the Cambridge Street Kitchen. We know that they have made a really positive contribution to the local area and wouldn't want to see their business suffer!

Best of luck and I hope that you succeed in your application!

Yours sincerely,

X. J. Stoneham. 31/03/17.

Kevin Stoneham

63 Charlwood Street

79 ALDERNEY STREET
LONDON SW1V 4HF
020 7630 8863

14/17

From: LADY BRITAN DBE &
The Reverend Canon David
Whittington OBE

To the Chair of the Licensing Committee

I am the owner occupier of the above address & I've lived here for 12 years. Canon Whittington has my lodger for two years, & previously lived nearby.

We are writing to support the licence applied for by the Cambridge Street Kitchen in Cambridge Street. We are both regular users and I, as a single woman, have welcomed the provision of a welcoming & friendly restaurant where I feel I can always go on my own.

Living close by, we have
not been aware of any noise
or traffic or disturbance of
any kind. In our view it is
a positive addition to the
amenities of Dunliss, especially
when the Contained Vine in
Summer Street closed down.
We greatly value its
continued presence & hope
you will grant the application.

Jana Brittan
~~Paul Whittington~~

Flat 5
61 Alderney Street
London SW1V4HH

31/3/17

Dear Liam

Having had the discussion
with you as a resident of
Pimlico, I would like to
confirm the following:

That you are a responsible
retailer of alcohol and
that there has been no
incident or trouble in the

Neighbourhood that I'm aware
of and I'm confident I could
come to you and you would
take it seriously.

I support the bar license
application & feel the Cambridge
Street Kitchen brings life
to the whole area which
is otherwise lacking!

Best regards

Layne (Annand)

P10

15 Westmoreland Terrace, London SW1V 4AG

Tel: 020 7630 8349

e-mail: pimlicolvin@btinternet.com

31/3/17

We write in support of the
Cambridge Street Kitchen keeping
their licence to sell alcohol (bar licence)
They are a responsible business
with well-mannered clientele and
a genuine, positive addition to
the few places in Pimlico one can
eat & drink with real pleasure. (CAROLINE & DAVID COLVIN)

Pinto Residents

Carson

David
Colvin

101 CAMBRIDGE STREET
London SW1V 4RG
020 7834 1890

To whomsoever it may concern

We write in support of a continuing license for the Cambridge Street Kitchen which is, and always has been an asset to the neighbourhood. It is a well-run and calm establishment and provides a much-needed source of refreshment and quality catering which is lacking in the immediate vicinity.

- * We have never experienced, around our visits or in passing by, any rowdy or noisy behaviour from customers of the Cambridge Kitchen and its reputation is one of responsible and sensitive management of an establishment in an essentially residential area.

Any application for a bar license deserves full support. The area is woefully lacking in bar facilities and there is no reason to fear any uncivilised behaviour from clients.



Alexandra Easton

31/3/2017

* and on behalf of David Easton

45 ALDERNEY STREET
LONDON SW1V 4HH
020 7592 9866

To whom it may concern

02 April 2017

Dear Sir/Madam,

Artist Residence, 52, Cambridge Street London SW1V 4QQ

I gather that Artist Residence is applying for a new alcohol License in order that it can continue trading as it has been and I am writing to you in support of that application.

I have been a resident of Pimlico for nearly twenty years and the Artist Residence has been a great addition to the neighbourhood providing restaurant facilities in a friendly and welcoming atmosphere.

My flat backs onto the premises in Cambridge Street and I use the restaurant on a regular basis and pass by it frequently. I have not been aware of any untoward behaviour by any of their customers either inside or outside the premises. In any event, I am sure the management are sufficiently qualified to maintain, as they have done, an orderly house.

It would be a great shame if they are denied a License that allows them to operate fully and I am wholeheartedly in support of their Application.

Yours faithfully,

M. D. Finiston

Michael Finiston

4 CHURTON PLACE

LONDON SW1V 2LN

Wednesday, 29 March 2017

Re Artist Residence

52 Cambridge Street SW1V 4QQ

Dear Sus

I am a resident of Pimlico having lived in the area for 35+ years. I have had dinner on a number of occasions as well as other meals at this excellent venue. I have had friends stay in the hotel.

This is an exemplary establishment with committed professional staff. Places as well run as this should be encouraged and facilitated and not impeded.

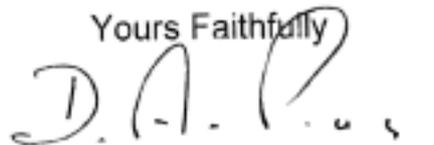
Cambridge Street was built by the Grosvenors to have a pub with rooms and accommodation above it. Before it was run as the Artist Residence it had had a chequered history and for a time was boarded up with unsightly metal screens.

Residents buy into a street such as Cambridge Street aware there are shops and a pub and they should be delighted that there is such an attractive upmarket business on their door step.

The owners and staff are responsible sellers of alcohol and food who will not want to do anything to damage their reputation. I am in no doubt that there will be no issues and if there were to be such, action will be taken.

I support the application for a bar licence and I am no doubt that if you were to contact Cllrs Aiken, Flight and Wilkinson they, like me, would give their unanimous support.

Yours Faithfully



D.A. Pears

To: Cambridge Street Kitchen & Clarendon Cocktail Cellar

cc. Liam, General Manager

From: Aric Johnstone

78a Cambridge Street Resident

19 March 2017

Dear Liam,

I wanted to take a moment to express how much I value Cambridge Street Kitchen and Clarendon Cocktail Cellar's presence in the neighbourhood. When I moved to the area nearly 2 years ago, your restaurant and bar were one of the first local businesses I visited, and from that very first experience until now, I have been extremely impressed with how you have enriched the area and provided a fantastic product and service.

As a resident of Cambridge Street, it's been exciting to see you grow and succeed as you provide high quality dining and entertaining options to this area, an area otherwise lacking in alternative and close by options. I've particularly enjoyed events in the basement where you've brilliantly helped me host work and personal functions. What's more, on the very rare occurrence where I've needed to provide constructive feedback to your team, you've been extremely responsive and shown that you care about making your customers and local residents very happy.

Unsurprisingly, I now consider Cambridge Street Kitchen and Clarendon Cocktail Cellar a true home away from home, and wish you and your team nothing but the utmost success and support in the future.

Yours truly,

A handwritten signature in black ink that reads "Aric Johnstone". The signature is written in a cursive, flowing style.

Aric Johnstone

Jan + Emily Hammer
54 Cambridge Street
London
SW1V 4QQ

TO WHOM IT MAY CONCERN
RE CAMBRIDGE STREET KITCHEN,
52 Cambridge Street.

We understand that Westminster Council had recently received a complaint about noise disturbance from the Cambridge Street Kitchen. We live in the house immediately next door and were totally unaware of the incident in question. Furthermore, we have never had any serious disturbances.

The Cambridge Street Cafe/Kitchen is a wonderful asset to our neighbourhood and we have always found the staff and management to be kind, courteous and helpful.

We are very concerned that the complaint from one local resident has resulted in such a severe penalty, without the opportunity for wider comment or consultation.

Yours faithfully, Jan + Emily Hammer

From: Howard Schuman Flat 1 59-60 Eccleston Square London SW1V 1PH
tapdance@btinternet.com

To: Westminster Licensing Department

Re: Cambridge Street Kitchen

21.3.17

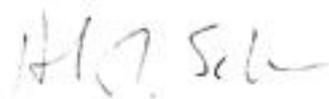
I have been an active member of the Pimlico Community for decades, including many years on the Board of the Eccleston Square Residents Association. One of the great pleasures of living in Pimlico has been watching the ever improving cafe/restaurant scene, in which I take a special interest (I even wrote a food column for our yearly newsletter).

I have been a delighted regular at the Cambridge Street Kitchen ever since it opened more than a year ago. The menus are sensibly crafted to offer what I would call comfort food de luxe as well as experimenting with more inventively complex dishes.

As important as the food, perhaps more important, is the exceedingly warm and friendly atmosphere which has made the Kitchen a favourite meeting place for Pimliconians. This is a venue which clearly cares about the neighbourhood and the neighbourhood demonstrably appreciates that effort.

Given the degree to which Cambridge Street Kitchen has won the affections of so many, I can say with confidence that I am not alone in supporting their application for a bar license, which is essential if the Kitchen is to thrive. I hope with all my heart that the Council will help CSK to achieve the great future it deserves.

Sincerely,



Howard Schuman

20th March 2017

Dear Westminster Council Licensing,

I hear there might be a restriction imposed on the alcohol licence at the Cambridge Street Kitchen. As a local resident living at 101 Winchester Street (two streets away) I would like to object to any alteration whatsoever in their license.

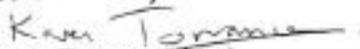
The Kitchen and Clarendon Cocktail Bar are a much valued local amenity. It is the one decent place in Pimlico to have a civilised, quiet glass on wine of an evening and I have never witnessed any excessive noise or disturbance to Cambridge Street neighbours.

Their manager is very considerate to the locality and Pimlico would be a considerably sadder place without their presence. Many of the areas "watering holes" do not offer a similar civilised ambiance and it would be very sad if alcohol sales are restricted. Please, please think again.

I find it hard to believe there have been serious substantiated complaints about the Kitchen. Everyone who knows it loves the place.

Many thanks

Yours sincerely


Karen Torrance (Mrs)
101 Winchester Street
London SW1V 4NX

Flat 3
St. George's Drive
London
SW1V 4BL

21st March 2017

To whom it may concern,

I understand that Westminster licensing have opposed the sale of alcohol at the Cambridge Street Kitchen/Artists Residence.

I support the sale of alcohol on their premises.

I know the management well and consider them to be of a very high calibre, and are capable of dealing with issues arising from alcohol consumption in a professional and sensitive manner.

This establishment is high grade, and responsive to neighbourhood concerns, and has always been regarded as such in the area.

I value the CSK highly; it is an asset to Pimlico, and is a vast improvement on the previous incarnation.

Those of us, who wish the best for Pimlico, want to see it flourish, being the best of its type in the locality.

N. Torrance

Dr Neil Torrance BDS

Chelsea Court
13 Melville Place
London N1 8NE

19th March 2017

Dear Sir,

I have only recently moved from 20C Winchester Street in Pimlico after being a resident there for two years.

I have been a customer of the Cambridge Street Kitchen since its opening.

Having been there multiple times for breakfast, lunch, dinner and cocktails in the Clarendon bar downstairs I have never witnessed any disturbance inside or outside on the street.

I was in fact in the Clarendon bar for New Year's Eve much later than midnight and the staff are well-trained and conscious to the neighbourhood.

I have got to know the management over time and I am fully confident that they are sensitive to the peace of residents in the area.

The bar is charming and not in the slightest bit rowdy. It is the perfect fit for this area, appropriate for all ages. Please reconsider reinstating their alcohol-only licence. We have no civilised drinking establishments in Pimlico. This one is much needed as a community amenity.

Yours sincerely,



Henrietta Torrance

Flat B
Ground Floor
130 Warwick Way
London SW1V 4JD

17th March 2017

TO WHOM IT MAY CONCERN

Dear Sirs,

**Re: The Artist Residence
52 Cambridge Street**

I have been a resident in this area for 20 years and I am writing in connection with the above business.

I just wanted to say how much I value this addition to our neighbourhood and have found the General Manager, Liam Judge extremely courteous and supportive with regard to the area in general. If I have ever experienced any issues, the Manager has always been polite and efficient in resolving the problem and seems genuinely to care about the local residents and his position in the neighbourhood.

Liam and his staff are working hard to build this business and as such it is attracting a lot of interest in the area and creating a really good buzz. I frequent the Residence often and just feel overall it is a great asset for us as residents.

Liam works hard to ensure we as residents feel we are his top priority and he is sincere in doing so. In this regard, I hope the recent restriction on this business may be lifted as the loss to this area would be considerable.

Yours faithfully,



Rebecca Miles

90 Cambridge Street
London
SW1V 4QG

Westminster Licensing
c/o Artist Residence
52 Cambridge Street
London
SW1V 4QQ

17 March 2017

Dear Sir or Madam

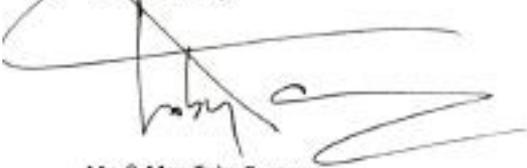
Re: Restriction of License

We are writing to express our considerable disquiet over the recent restriction of the alcohol license for the Cocktail Cellar at the Artist Residence, 52 Cambridge Street. We fundamentally disagree with the decision and request that Westminster immediately rescinds this and allows the Cellar to once again serve drinks to other than restaurant patrons.

We have lived in Cambridge Street for over 16 years, quite close to what is now the Artist Residence. Previously, we often suffered with noisy patrons of the pubs that occupied the site but this has not been the case with the Artist Residence. Finally, we have got what the area has been crying out for ie a friendly, local restaurant and bar that caters for the needs of local residents. Furthermore, we have been extremely impressed with the way management is clearly very sensitive about keeping any disturbance of neighbours to the absolute minimum. The outside tables are always quiet and not occupied late into the evening and we do not get rowdy groups exiting the premises late at night or loud noise emanating from the restaurant/bar. It just doesn't attract that type of clientele. More to the point, as regards this recent restriction, because it is so quiet and so well managed, for months we didn't even realize there was a Cocktail bar in the cellar until we happened to come across it. We have since been there several times and have found it a really nice, low key but fun place to have a drink with a really broad range of patrons in terms of age group. In fact, we like it so much that we recently hosted a drinks party there and management were very clear over what we could do so as not to disturb the neighbours eg no opening of windows etc.

Whilst the amenities in Pimlico have improved considerably, this is the only place in the Grid where you can go in and get both a coffee and a cocktail in pleasant surroundings. Unlike most of the local establishments selling drinks, this absolutely is not a 'boozier': it is in fact one of the few places where a couple or a group of girlfriends can go for a nice drink without having to go a hotel bar or a pub. It is a huge asset to the area and to lose it would be a real negative - indeed we would lose a bar were any age group can feel comfortable having a drink and we would also lose a reasonably priced, attractive venue where we can host events.

Yours faithfully,


Mr. & Mrs. Toby Parsons



THE COTTAGE, 70A CHARLWOOD STREET, LONDON SW1 4PQ

21st March, 2017.

Councillor Antonia Cox
Member for Public Protection
And Licensing
Westminster Council.

Dear Councillor Cox,

In all the years I lived in Pimlico, I always found it sad that we had no neighbourhood restaurant. The arrival of the Cambridge Street Kitchen has fulfilled the wishes of us all. Here is a warm and friendly atmosphere, unpretentious and honest, ready to welcome us from breakfast time until dinner. You can sit with a coffee and your laptop, and be treated with the same kindness as when you order the full menu, accompanied by excellent wine. And here's the rub.

What was a rough public house, is now an elegant restaurant bistro – even a club for many of us. Quiet and friendly. Where before, groups of people crowded the pavement with mugs of beer and dropped fag ends, there are now pretty tables with planters, under an attractive striped awning. The idea that Westminster Council should suddenly arbitrarily decide to refuse their bar license, is indeed sad. The downstairs area is used for family parties, for neighbourhood supper clubs, and for private celebrations. Where do we go now?

I cannot believe that our local Authority should act with such total disregard and indifference to what we residents hold dear.

This is our community, and all the staff of the Kitchen are part of what we care about. We care about those who live locally and will lose their jobs. We care about the special village quality of Pimlico which is enhanced by the Cambridge Street Kitchen. I cannot believe that you do not. I would ask you to re-consider your action.

The Co Chairs of the Pimlico Grid Residents' Association will be discussing this situation at our next AGM, and will be inviting a representative of the Kitchen to speak. We would all like to know WHY?

Yours sincerely,



Virginia Forbes

Elizabeth Bird
Flat 2, 70 Charlwood Street
London
SW1V 4PQ

Councillor Antonia Cox
Member for Public Protection and Licensing
Westminster Council

22nd March 2017

Dear Councillor Cox

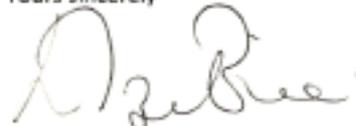
I have recently learned that Westminster Council are refusing the bar license at Cambridge Street Kitchen and would like to express my extreme dissatisfaction with this decision.

Having lived in Pimlico for eleven years, I was thrilled when Cambridge Street Kitchen opened its doors. Until that point, Pimlico had been lacking a relaxed, friendly and elegant eatery. I regularly visit Cambridge Street Kitchen and have always been warmly welcomed. It is a fantastic place to meet friends for lunch or dinner and share a bottle wine, but also a lovely environment in which to sit alone with coffee and read the papers or do some work.

I have noticed that Cambridge Street Kitchen really has become a neighbourhood favourite. It is regularly very busy and the atmosphere created, both in the restaurant upstairs and in the cocktail bar and rooms in the basement, really does add to the sense of community in Pimlico. It is a far cry from the pub which used to be located in the building, and is a delightful addition to the area.

As a local resident, I implore you to reconsider your decision to refuse a bar license.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Elizabeth Bird', written in a cursive style.

Elizabeth Bird



19 MARCH 2017

DEAR LIAM,

WE WERE SADDENED TO HEAR THAT YOU ARE EXPERIENCING LICENSING ISSUES OVER AN UNFORTUNATE INCIDENT, WHICH BY ALL ACCOUNTS, APPEARS TO HAVE BEEN OUTSIDE OF YOUR CONTROL.

THE CAMBRIDGE STREET KITCHEN IS A NEIGHBOURHOOD FAVOURITE AND THE STALWART TEAM ARE A TRUE ASSET. THE BUSINESS IS AN ENORMOUS IMPROVEMENT TO ITS PREDECESSOR AND IS RUN PROFESSIONALLY AND SENSITIVELY.

IT IS, QUITE FRANKLY, DISAPPOINTING THAT YOU SHOULD NOW FACE AN UNNECESSARY AND EXPENSIVE CHALLENGE TO YOUR BAR LICENSE, WHICH NO DOUBT

MR. AND MRS. J. R. KITCHING
59 CAMBRIDGE STREET, PIMLICO, LONDON SW1V 4PS
TEL: 07831 811 731 E-MAIL: JAMES.KITCHING@BTOPENWORLD.COM

CONTRIBUTES TO THE OVERALL VIABILITY OF THE BUSINESS AS A WHOLE. OUR EXPERIENCE IS THAT THE EXISTING LICENSING RESTRICTIONS IN PLACE ARE BOTH APPROPRIATE AND WORK WELL. IT IS NOT FEASIBLE OR FAIR TO LEGISLATE AGAINST 'ONE OFF' EVENTS, AND OVERALL WE CONSIDER THE BALANCE BETWEEN COMMERCE, AMENITY AND PEACEABLE ENJOYMENT OF THE NEIGHBOURHOOD TO HAVE BEEN CORRECTLY STRUCK.

ACCORDINGLY, YOU AND ALL THE TEAM ARE ASSURED OF OUR FULL SUPPORT IN THIS MATTER AND YOU SHOULD FEEL FREE TO SHARE THIS LETTER AS MAY ASSIST.

WITH OUR BEST WISHES,
Alex & Tiffany Kitchy

Ivan Skoric
70 Cadogan Lane
Chelsea
London
SW1X

30th March 2017

To whom it may concern,

I have been a patron for several years at the Cambridge Street bar and kitchen.

It has come to my attention that recently the establishment has been revoked certain licences allowing them to serve alcohol to walk in customers.

This establishment is more than just a place to drink alcohol, it is an integral part of public and water London.

In all my time here I have never experienced any intimidation, violence or cause for consternation.

Not only do all employees know me by name but I consider them friends to everyone who walks through the door.

London is a metropolitan city and Fulica sits at the heart of this city. The Cambridge Street Kitchen adds not only to the local economy but to the wider community at heart and vibrancy.

Responsibility is also a key factor in their persona, charm and identity. Very rarely have I encountered an establishment where patrons leave happy but sebban intoxicated, such as that at the 'Cambridge'.

It is my firm belief that it would be a travesty for the local community and the London 'essence' as a whole, if a full consent granted.

Please take this letter as a personal and professional plea. Not only am I at your disposal for any questioning but, where needed, personal representation and consultation

Yours faithfully,


Ivan Skoric
BA MA (pSdIP)

17 WARWICK SQUARE
LONDON SW1V 2AB
TEL: 020 7821 6501

23 March 2017

Dear Councillor Cox,

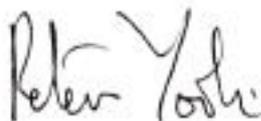
When I first lived in Cambridge Street – I now live in neighbouring Warwick Square - I was astonished by the lack of good local bars and restaurants for grown-up local people in Pimlico (Wilton Road is overwhelmingly for young non-locals).

The idea of the Cambridge Street Kitchen struck me – and local friends – as completely wonderful; their ideas about food, facilities and design seemed terrific. I would go so far as to say that the Cambridge Street Kitchen has been the first factor in the 'Pimlico Renaissance' – moving it on from an area of dingy tourist hotels and third-rate restaurants to one of attractive places for local families. It's everything I and my friends hoped for and the prospect of losing it is unbearable. It strikes me as **extremely short-sighted** to consider refusing the licence.

Anyone who knows the Cambridge Street Kitchen recognises that its customers are **overwhelmingly local, grown-up and well-behaved**. They're simply **not** a casual pub crowd. Which means that anyone who **doesn't** know it should check it out and see what sorts of people the Cambridge Street Kitchen actually attracts.

Look at catering in Pimlico - the desert of Wilton Road and the third-rateness of Churton Street (though improving) - and you will recognise that the gain of the Cambridge Street Kitchen has been hard-won and **warrants very careful thought** from any Local Authority which is concerned about communities and local development.

Yours sincerely,



Peter York

Julia Colt
18 Cambridge Street
London
SW1V 4QH

23/3/17

To whom it may concern,

I would like to express my favour for Cambridge Street Kitchen having a cocktail bar in the basement of its building. I am a resident of Cambridge Street and a patron of the Cambridge Street Kitchen.

I have thought about this issue and how Cambridge Street Kitchen has benefitted the street since it opened and how I would feel about having a cocktail bar on my street.

Streetscape

Since opening, Cambridge Street cafe has enlivened the streetscape. It has raised the general attractiveness of the area and has brought in some much valued green landscaping. Its look fits in well with the general residential look of the area. There is some external seating, which I would imagine would have the most potential to generate antisocial outcomes. I have never noticed a noise problem or any excessive drinking from guests even in summer. By contrast the Greyhound, very nearby, when it was open, did not add anything to the area and looked run down. It frequently had noisy music and people outside shouting, sometimes even fighting. I was glad when that closed. The Greyhound was intimidating to walk past. The Cambridge Street Cafe is welcoming. I personally have never witnessed public drunkenness or noisy guests outside the Cambridge Street Kitchen.

Comparison with residential noise levels

Occasionally domestic residences on the street have summer parties. This can be annoying, but is a reasonable annoyance as we all have to have a life. I personally have heard less noise from Cambridge Street Cafe guests than I have from fellow residents of the street.

Socialising

I have used Cambridge St Kitchen for my own socialising. I have held a birthday party there and casual dinners. I would imagine other residents have too. Each of those parties held in the professionally managed environs of Cambridge street has reduced potential noise stress on neighbours from domestic parties.

My security

This is a place where I, as a single woman can go by myself and feel welcome safe and unbothered by unwelcome advances. As a mother I do not like to stray too far from home as I find it difficult to arrange child care. This is a much needed resource that enriches my life. I see

many other single women or groups of women at Cambridge street. Having a small female friendly cocktail bar within walking distance where I can meet my friends in a safe environment will be of benefit to me.

Community spirit.

Cambridge Street Kitchen is a place to meet fellow locals. It fosters a sense of community. I invite my friends from other parts of London and they love it too. It fosters a sense of pride in my home area. It is the small well run restaurants and bars and shops that bring life identity and community to an area. We could do with a few more like Cambridge Street Kitchen.

Sensible alcohol consumption.

Cambridge Street Cafe shows pride in its menu and also provides a wide range of teas and coffees. I had my birthday catered for by them and the food offer was exemplary. This culture of commitment to food and quality means that I have no hesitation in considering that a cocktail bar licence would be in safe hands. There is no evidence that Cambridge Street Kitchen would encourage unsafe or binge drinking, quite the opposite. I would consider that this would be completely out of character with the ethos of the establishment. I have complete faith that any cocktail bar will value quality of product and offer a wide range of non alcoholic options. This approach to social drinking is one that should be encouraged. It will foster a sensible approach to alcohol. In fact in general in this particular area I am not in favour of pub venues with their emphasis on heavy alcohol consumption.

Internal location of bar

Unlike the nearby Greyhound which opened directly onto the street and which used to regularly discharge drunks onto the street, the proposed Cambridge Street cocktail bar is in the basement and you have to pass through the restaurant to leave. Currently parties are held in that area. I never hear noise from parties when I am in the restaurant. I occasionally notice party goers coming and going from the downstairs area. I would consider that it is in Cambridge Street Kitchen's interest to ensure people coming from downstairs are fit to pass through their restaurant area, otherwise it would be counterproductive for them. This assumption of mine is consistent with what I have witnessed. I have seen many happy party goers, but I have never been troubled by drunken noisy or out of control party goers while dining.

As a resident of the street I have no wish to encourage any establishment that would undermine my peaceful enjoyment of my own home. In this case I am firmly of the opinion that a cocktail bar run by Cambridge Street Kitchen would be a benefit to me.

Yours sincerely
Julia Colt

CLASSIC BINDINGS LTD
RARE BOOKSELLERS, LONDON, ENGLAND

XXIII. III. 2017

Dear Sirs,

We, as residents see 'Artist Residence' as a responsible retailer of alcohol and there has been no incidents of disruptive behaviour to our knowledge and we are confident that if any concerns arise, they would be promptly dealt with.

The Cambridge Street Kitchen is a positive addition to the neighbourhood and appears to have the best interests of the neighbours in mind, in our opinion.

We fully support the application for a bar licence which they are applying.

Regards



Sasha Poklewski-Koziell

61 Cambridge Street London SW1V 4PS | Tel: +44 (0)20 7634 5554 | Fax: +44 (0)20 7630 6632
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London
SW1V 3HN

Email: aforrester63@outlook.com

22nd March 2017

Westminster Licensing Department
City Hall
Victoria Street
London
SW1E 6QP

Dear Sir/Madam

Cambridge Street Kitchen, Cambridge Street, London, SW1

This letter is to ask that you support a full bar licence for the Cambridge Street Kitchen.

I have been a resident of Pimlico all my life and have remained here as it's an incredibly special area of London to live in.

The Cambridge Street Kitchen is a glowing example of a great asset to the Pimlico community and contributes to the diversity of such a great area.

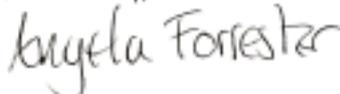
The site of the Cambridge Street Kitchen to my memory has always been a licenced premises so I am somewhat shocked that such a great place has had its licence revoked. It is common knowledge that the Cambridge Street Kitchen is incredibly attentive to ensure that noise levels and any possible nuisance that could arise from the venue do not occur. Of course events happen – but events happen in domestic settings too and I don't know of any other management that are as vigorous as they are in carrying out this duty to protect their neighbours' environment. But of course that is why they are such an important part of Pimlico – they care.

Not only do they care passionately about their surrounding neighbourhood, this is reciprocated by those who frequent the Cambridge Street Kitchen as well as those who don't.

We are losing too many venues of this type in London and fear that if a full licence is not awarded - not only will the community lose a fantastic asset - 34 people will lose their jobs.

I am therefore supporting their application for a full bar licence.

Yours faithfully,



Angela Forrester

52A Belgrave Road

London SW1V 2DA

020 7821 5581

Ms Antonia Cox

Member for Licencing

Westminster Council

Dear Ms Cox,

To our astonishment we have been advised that there seems to be a remote possibility of the Cambridge Street Kitchen losing its licence? How can this have come to discussion and why?

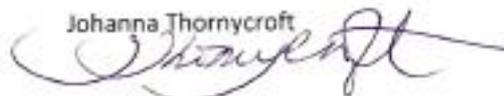
It is a wonderful, friendly, comfortable, quietly sociable addition to Pimlico and indeed filled a large gap in that part of the grid where no meeting place existed except the days when it was a rather under-used grubby pub.

We are regulars – coffee and a meeting, a quick quality lunch or an ideal place for dinner with local friends. It seems inconceivable that anybody would consider ^{refusing} revoking their licence?

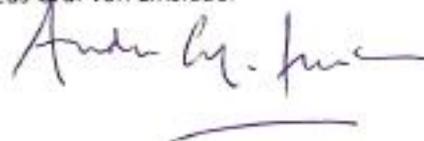
My husband and I protest in the strongest terms and hope an answer is readily available explaining how this decision could have been reached and confirmation that local resident interests are being closely considered.

Sincerely,

Johanna Thornycroft

 21 March 2017

Andreas Graf von Einsiedel

 21/3/17

Sir Michael and Lady Moore

Basement Flat
149 Cambridge Street
Pimlico
London SW1V 4QB
Macmoore201@outlook.com
07887 931 687

20th March 2017

Councillor Antonia Cox
Public Protection and Licensing Member
Westminster Council
London

Dear Councillor

We are very concerned to hear that you are considering refusing a Bar License to The Cambridge Street kitchen.

Pimlico is a charming part of London and the Cambridge Street Kitchen adds to it immeasurably. It is a chic and delightful restaurant which is exactly what is needed; it is attractive, well looked after with courteous and polite staff, and very much in tune with the wishes of the residents; it is exactly the sort of place that should be encouraged and supported by the local authority.

We support the application for the Bar License and we believe that the owners are responsible retailers of alcohol.

The Cambridge Street Kitchen is an asset and anything that is done to make it more difficult or indeed force it to close down is something we totally resist

Yours sincerely

Michael and Lady Moore

Pauline Moore

Duncan and Martha Sankey, Winchester House, London SW1V 4NE

21st March 2017

Councillor Antonia Cox
Member for Public Protection And Licensing
Westminster Council

Dear Councillor Cox,

I have been a resident of Pimlico for over six years and during that time have become an active member of this wonderful community. A member of the local church, supporter of the Pimlico Toy Library, co-chairman of the Pimlico Grid Residents' Association, I am committed to building a friendly neighbourhood in our patch of London.

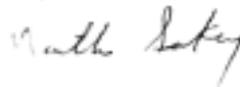
Thus, I write to you in support of a full bar license for Cambridge Street Kitchen, 52 Cambridge Street, now in the Pimlico Grid for over a year. When I arrived local residents spoke often of the need for a restaurant of quality and high ethical community standards in The Pimlico Grid. The "Kitchen" is just such a place. It has taken great care to interact with both its immediate neighbours and those a little further afield to endear itself as a venue of choice for many local residents, seeking delicious food and a convivial evening shared with friends after long working hours. As a member of the Pimlico Supper Club, I have visited the venue for an evening meal with other local residents from all walks of life, as have many other residents who attend other local supper groups. Cambridge Street Kitchen staff greeted us all with the same welcome kindness, attention to detail and care that is indicative of the owners they represent.

It is important to us in Pimlico that CSK which keeps its forecourt immaculate and welcoming with awning and flowers and requires courtesy from visiting guests and delivers the same courtesy back to immediate neighbours and the wider neighbourhood survive in the highly competitive market that is London's.

For this reason and because I have witnessed the attention given by the CSK's manger, a local resident himself, to protecting local neighbours from any nuisance and responding to neighbours immediately should they wish to raise any concerns, that I ask you to grant Cambridge Street Kitchen a full bar license.

Our community needs restaurants of this calibre to thrive.

Sincerely,



Martha Sankey
16 Winchester Street
London
SW1V 4N

Samantha Farag, C.Psychol.

Chartered Psychologist
Accredited Cognitive Behavioural Therapist
Lecturer in Psychology

TO WHOM IT MAY CONCERN

Dear Sir/Madam,

RE: Licence application for Cambridge Street Kitchen

I am writing to offer our full support for the Cambridge Street Kitchen's application for a full alcohol licence.

We are a professional family comprising of my partner, our 16 month old baby, and myself and we have lived in Winchester Street, Pimlico for 20 years. Since the opening of Cambridge Street Kitchen, it has undoubtedly contributed to the community and familial environment in this area of Pimlico. Since my baby was 2 weeks old, we have continuously been welcomed to the Cambridge Street Kitchen and have found the environment to be highly professional, extremely well managed, and quite frankly just a wonderful place to spend time with my family.

We have experienced no concerns at all regarding any noise at any time since the opening of this establishment. We live within 2 streets and, given my partners and my differing professions, our route home takes us past the front of the restaurant between 6pm and midnight and there has been absolutely no issue with noise or anti-social behaviour. Indeed this establishment is the antithesis of those, which contribute, to community problems. The management choose every ingredient with great care, including their wines and beers with the intention and outcome that alcohol consumption is enjoyed for the taste and heritage of the beverages.

We greatly enjoy having such a well thought out and welcoming addition to our community and we further welcome the opportunity to enjoy a fine glass of wine on a summer evening once their application has been approved. It is a lovely place for us as a couple and as a family to enjoy and we hope they will stay for a long time to come.

Yours sincerely,

Samantha Farag

**70 Winchester Street
London
SW1V 4NH
07401 804 304
samanthafarag@gmail.com
Offices in Harley Street & Victoria**

Sharon Duncan
64 Eccleston Square Mews, SW1V 1QN
07764612900

Monday, 27th March 2017

To The Council of Westminster,

As a Pimlico resident, I am writing to express my full support of the Cambridge Street Kitchen's recent application for a bar license. My family and I live just around the corner in Eccleston Square Mews, and since its opening in 2015, we have never experienced any incidents of disruptive behaviour from the restaurant. If incidents were ever to occur, I would feel completely confident that the staff members at CSK would take prompt action. The team at CSK have always been highly confident and responsible servers of alcohol and as such, I think a more extensive bar license would be appropriate.

In terms of neighbourhood value, my family and I have always been grateful for CSK's community focus. We are always welcomed inside as members of a larger family, and I'm sure we aren't the only residents who have utilised CSK's beautiful facilities for a regular meeting or catch up space. I was lucky enough to host my 50th birthday in the Club room in 2015 and it was so touching to see the team's passion and attentiveness with every detail. Furthermore, it is a place where I feel completely comfortable to dine with my 10 year old daughter without feeling threatened in anyway.

With these points in mind, my husband and I personally believe that a bar license at CSK would be an incredible addition to the Pimlico community. If we want to grab a quick drink after work, we usually need to head towards Kensington or Chelsea as there are such limited options around Pimlico. This is always difficult to coordinate as we can't leave our daughter at home. The Cambridge Street Kitchen has our full support to go ahead with this application.

Kind Regards,



Sharon Duncan

590 Winchester Street,
Pimlico,
London, SW1V 4NY
28th March 2017

To whom it may concern,

I understand that following a recent noise complaint outside the Cambridge Street kitchen this fantastic establishment has had pressure exerted on the business.

Whilst I appreciate that excessive noise emanating from the building is unwelcome for residents, it is my feeling as a nearby resident that this is an extremely rare occurrence and the merits of the café/restaurant/bar far outweigh any evidence of nuisance.

I am therefore writing to convey my support for the business, which in my opinion

plays an integral part to the Pimlico community. I frequent the Cambridge Street Kitchen with my baby, family and friends at least once per week and therefore feel I am well placed to comment.

I consider the offering to be of a very high quality, reflecting the demands of the immediate local area. The staff are without exception extremely professional and hard working with an evident ethos of putting the customer first.

Please don't hesitate to contact me should you require any further opinion on the establishment.

Yours Sincerely,

Dr Sophia Dent MRCVS

SWIV 4PR

Liam Judge,
Cambridge Street Kitchen

24th March, 2017

Dear Liam,

I understand that you are required to apply for a different type of licence in order to continue trading as you are and so, as a happy and regular customer of The Cambridge Street Kitchen, I wanted to offer my full support.

I strongly believe CSK has been a very positive addition to our neighbourhood. With local pubs, in the majority, the only other option for alcoholic drinks, the restaurant area and the Clarendon Cocktail Bar have been most welcome and I and my friends have enjoyed many happy times there. At all times I have found your establishment to be high quality, responsible and considerate of neighbours and nearby residents, as well as engaging and keen to be an active and respected part of our community. I feel confident that if, at any time, anyone had any concerns as a resident you and your team would take them most seriously and deal with them promptly and efficiently.

I note that to date, (and as a resident of 14 years), there have been no disruptive incidents to my knowledge.

Out.

out.

I would also like to make reference to the many very positive reviews and ratings you as The Cambridge Street Kebab have received on social media sites and sites such as TripAdvisor etc which I think a positive note to an area in bringing visitors keen to try out your restaurant, hotel and bar for themselves.

In conclusion, I fully support your application for the bar licence.

I look forward to visiting The Cambridge Street Kebab again over this weekend!

Kind regards,

Yours sincerely,

Samantha Williamson



Licence & Appeal History – 17/03218/LIPV

Application	Details of Application	Date Determined	Decision
14/01828/LIPN	New Premises Application	01.05.2014	Granted by Licensing Sub-Committee
14/08245/LIPDPS	Application to Vary the Designated Premises Supervisor	09.12.2014	Granted Under Delegated Authority
15/04814/LIPDPS	Application to Vary the Designated Premises Supervisor	09.07.2015	Granted Under Delegated Authority
16/05135/LIPT	Transfer Application	30.03.2017	Granted Under Delegated Authority
16/02422/LITENP	Temporary Event Notice	30.03.2016	Notice Granted
16/12251/LITENP	Temporary Event Notice	21.11.2016	Notice Granted
17/04539/LITENP	Temporary Event Notice	09.05.2017	Notice Granted
17/04546/LITENP	Temporary Event Notice	09.05.2017	Notice Granted
17/04549/LITENP	Temporary Event Notice	09.05.2017	Notice Granted
17/04554/LITENP	Temporary Event Notice	09.05.2017	Notice Granted
17/04566/LITENP	Temporary Event Notice	09.05.2017	Notice Granted
17/04588/LITENP	Temporary Event Notice	09.05.2017	Notice Granted

There is no appeal history

Licence & Appeal History – 12/01329/LIPT (Surrendered)

Application	Details of Application	Date Determined	Decision
05/10626/LIPN	New Premises Application	09.12.2005	Granted By Licensing Sub-Committee
06/06171/LIPDPS	Application to Vary the Designated Premises Supervisor	20.07.2006	Granted Under Delegated Authority
06/09045/LIPDPS	Application to Vary the Designated Premises Supervisor	20.09.2006	Granted Under Delegated Authority
06/04715/WCCMAP	New Premises Application	19.03.2007	Granted Under Delegated Authority
08/08258/LIPV	Variation Application	06.11.2008	Granted By Licensing Sub-Committee
09/01262/LIPDPS	Application to Vary the Designated Premises Supervisor	27.03.2009	Granted Under Delegated Authority
09/05745/LIPRW	Removal of a works condition	04.09.2009	Granted Under Delegated Authority
11/08711/LIPT	Transfer Application	19.09.2011	Granted Under Delegated Authority
12/01329/LIPT	Transfer Application <i>Licence Surrendered.</i>	20.04.2012	Granted Under Delegated Authority

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 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 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

None

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

9. 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.
10. All ground floor windows to the premises are to be kept closed after 21.00 hours.
11. All outdoor furniture to the forecourt is to be removed or rendered unusable after 21.00 hours each day.
12. No drinks shall be consumed in the ground floor forecourt area after 21.00 hours.
13. 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.
14. Waiter or waitress service is to be available to all persons seated at indoor tables and chairs.
15. Signs are to be displayed requesting patrons to not chain bikes to neighbours railings or drink in front of neighbours premises.
16. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
17. After 21.00 hours the entrance door shall be kept closed except for the immediate access and egress of patrons.
18. Children under the age of 16 are permitted on the premises only when accompanied by an adult for the purpose of taking a table meal and will be off the premises by 21:30.

19. A sound limiting device shall be located in a separate and remote lockable cabinet from the volume control must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service's Community Protection Department so as to ensure that no noise nuisance is caused to local residents. The operational panel of the noise limiter shall then be secured to the satisfaction of officers from the Environmental Health Service. The keys securing the noise limiter cabinet shall be held by the applicant only, and shall not be accessed by any other person. The limiter shall not be altered without prior agreement with the Environmental Health Service.
20. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised Officer of the Environmental Health Services.
21. Any additional sound generating equipment shall not be used on the premises without being routed through the sound limiter device.
22. 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.
- 22b. 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 premise 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.
23. A mobile number of members of management at the premises shall be made available to any persons wishing to comment about the operation of the premises.
24. No loudspeakers shall be located in the ground floor entrance area or the basement garden.
- 25a. No refuse, including bottles, shall be moved, removed or transferred to or in outside areas between 2300 hours and 0800 hours.
- 25b. No collections of waste or recycling materials (including bottles) from the premises shall take place between 23.00 hours and 08.00 hours on the following day.
- 25c. No deliveries to or collections from the premises shall take place between 23.00 hours and 08.00 hours on the following day.

26. 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.
27. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
28. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
29. The ground floor of 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 after 23.00, and
 - (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.

Condition 30 to be removed:

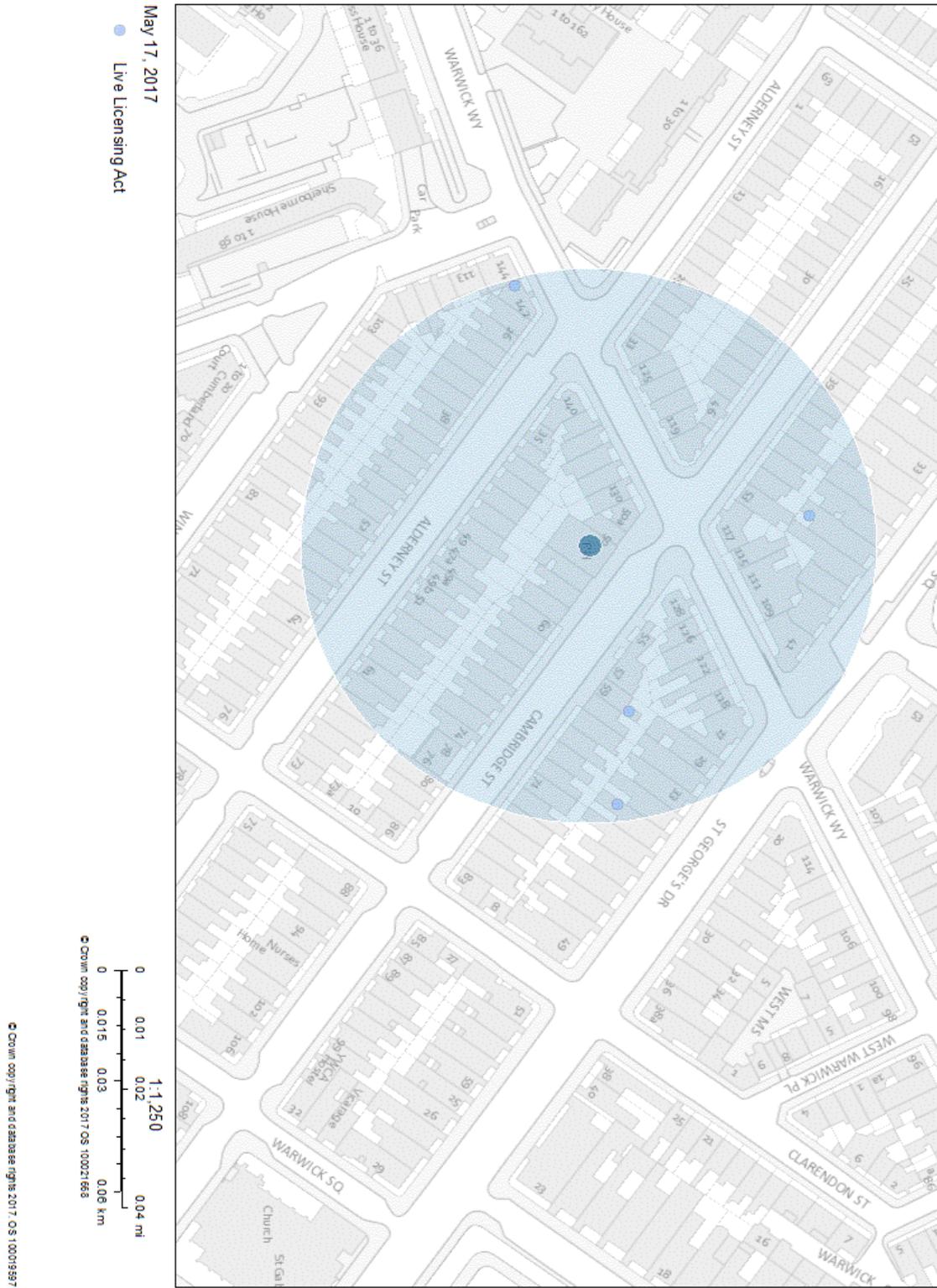
30. ***The use of the basement is restricted to hotel residents and their bona fide guests only with a maximum of 4 guests per adult resident or to patrons who are eating in the restaurant.***
31. The number of persons accommodated at any one time (excluding staff) shall not exceed the following:

Ground Floor - 60 persons
Basement - 60 persons
With no more than 120 persons at any one time.
32. All drinks consumed within the forecourt area shall only be by patrons seated at tables.
33. The doors to the basement garden area shall be kept closed after 20.00 hours daily and no person shall use the garden after this time.
34. There shall be no more than 10 smokers using the basement garden area at any time.
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 doors shall be maintained effectively self closing and not held open other than by an approved device.
37. On the ground floor and basement 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.
38. 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.
39. 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.
40. 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.
41. There shall be no more than 15 smokers in the forecourt area at any time which must be contained within a designated area to be shown hatched on the plan.

Residential Map and List of Premises in the Vicinity

52 Clarendon House



Resident Count: 353