



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	12 October 2017
Licensing Ref No:	17/09121/LIPV - Premises Licence Variation
Title of Report:	Pilgrim Hotel 25 London Street London W2 1HH
Report of:	Director of Public Protection and Licensing
Wards involved:	Hyde Park
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Daisy Gadd Senior Licensing Officer
Contact details	Telephone: 020 7641 2737 Email: dgadd@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	15 August 2017		
Applicant:	New World Hospitality Limited		
Premises:	Pilgrim Hotel		
Premises address:	25 London Street London W2 1HH	Ward:	Hyde Park
		Cumulative Impact Area:	None
Premises description:	The premises is currently operating as a Hotel.		
Variation description:	<p>This application seeks:</p> <ol style="list-style-type: none"> 1) To allow the sale of alcohol on the ground floor (remove condition 38) 2) To make clear that the first floor balcony is included in the licence area:- amend condition 35 to: 3) There shall be no consumption of alcohol at the outside of the premises, save on the first floor balcony overlooking London Street. <u>This use of the balcony shall not take effect until the licensing authority are satisfied that the balcony is constructed in accordance with the reasonable requirements of the Westminster Environmental Health Consultation team, at which point the words underlined shall be removed from the licence.</u> 4) To extend the hours for the sale of alcohol to non-residents on a Sunday from 22:30 to 23:30 		
Premises licence history:	This premise has been licensed since 2017.		
Applicant submissions:	<p>The cafe area on the ground floor will have 20 cover seats, and potentially other customers coming to purchase take away goods, approximately 10</p> <p>Additional information regarding nearest noise sensitive premises within immediate vicinity: The nearest building across London Street is at 18.5m. These are pub, hotels and commercial activities, Across Norfolk square the nearest building is 45m from the hotel and does not face the balcony.</p>		

	<p>Our balcony will primarily use by our in house guests. We do not foresee any issue regarding noise as the first complaints would be from our guests sleeping in rooms above the balcony.</p> <p>The balcony will comply with your requirements including a height protection of a minimum of 1100mm high and designed and constructed so as to discourage children climbing and strong enough to support the weight of people leaning against it. There will be no openings which would allow a 100mm sphere to pass through. The balcony dimensions are the following:</p> <ul style="list-style-type: none"> • depth/width 1.5m • length 26.9m • total square meters 46.94 square meters • approximate number of covers 15 • handmade iron cast rail to be installed.
Plans:	Plans are available to view upon request to the Licensing Authority and they will be made available at Licensing Committee.

1-B Current and proposed licensable activities, areas and hours

Exhibition of films

	Current Hours		Proposed Hours		Licensable Area
	Start:	End:	Start:	End:	
Monday	00:00	00:00	No change		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:			None		

Late night refreshment

Indoors, outdoors or both	Current :		Proposed:		
	Both		No change		
	Current Hours		Proposed Hours		Licensable Area
	Start:	End:	Start:	End:	
Monday	23:00	23:30	No change		No change
Tuesday	23:00	23:30			
Wednesday	23:00	23:30			
Thursday	23:00	23:30			
Friday	23:00	00:00			
Saturday	23:00	00:00			
Sunday					
Seasonal variations/ Non-standard timings:			None		

Sale by Retail of Alcohol Hotel Residents						
On or off sales			Current :		Proposed:	
			On		No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	00:00	00:00	No change			To allow for the sale of alcohol on the ground floor.
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:			None			

Sale by Retail of Alcohol to non-residents						
On or off sales			Current :		Proposed:	
			On		No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:30	No change			To allow for the sale of alcohol on the ground floor.
Tuesday	10:00	23:30				
Wednesday	10:00	23:30				
Thursday	10:00	23:30				
Friday	10:00	00:00				
Saturday	10:00	00:00				
Sunday	12:00	22:30				
Seasonal variations/ Non-standard timings:			No change			

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:		
Monday	00:00	00:00	No change		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:			None			

1-D Conditions being removed	
Condition	
Condition 38	
There shall be no sale or supply of alcohol on the ground floor.	
Adult entertainment:	
	None

1-D Conditions being varied	
Condition	Proposed variation
Condition 35	
There shall be no consumption of alcohol at the outside areas of the premises.	There shall be no consumption of alcohol at the outside of the premises, save on the first floor balcony overlooking London Street. <u>This use of the balcony shall not take effect until the licensing authority are satisfied that the balcony is constructed in accordance with the reasonable requirements of the Westminster Environmental Health Consultation team, at which point the words underlined shall be removed from the licence.</u>

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Metropolitan Police Service
Representative:	PC Toby Janes
Received:	5 September 2017
<p>I am writing to inform you that the Metropolitan Police, as a Responsible Authority, make a representation against the above application.</p> <p>It is our belief that if granted the application would undermine the licensing objectives in relation to the prevention of crime and disorder, as there are insufficient conditions within the operating schedule. We have concerns that this application will cause further policing problems in an already demanding area.</p>	

Responsible Authority:	Environmental Health
Representative:	Mr Maxwell Owusu Koduah
Received:	5 September 2017

I refer to the application to vary a Premises Licence.

The applicant is seeking to:

1. Allow the sale of alcohol on the ground floor by removing condition 38 which reads: ***There shall be no sale or supply of alcohol on the ground floor***
2. Amend condition 35 to read: ***There shall be no consumption of alcohol at the outside areas of the premises except on the first floor balcony***

I wish to make the following representation

1. Allowing the sale or supply of alcohol on the ground floor will have the likely effect of causing an increase in Public Nuisance and impact on public safety within the area
2. Amending condition 35 to permit consumption of alcohol on the first floor balcony have the likely effect of causing an increase in Public Nuisance and impact on public safety within the area

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

2-B Other Persons	
Address and/or Residents Association:	South East Bayswater Residents' Association
Received:	28 August 2017

We object to aspects of this application as concerned as to potential nuisance problems etc to area and residents- there is proposal presently going forward to create flats (instead of offices) in building immediately opposite hotel

We have met with applicant and been through application before it was submitted but still need clarification on number of points

On use of balcony at first floor level:

We need to be assured that safe for patrons and staff to use terrace as at present parapet wall too low. Also we would want all patrons seated (i.e. no vertical drinking), numbers restricted, waiter service, hours of use say to 21.00 at latest.

Ground Floor bar:

We need to understand more on use of small ground floor area as do not want it as 'a

walk in bar' for general public as area would need to be manned at all times. Would want patrons seated and waiter service etc

Extension of hours on Sunday:

Against hours of use on Sundays being extended by one hour as believe most premises in area have WCC 'Core Hours' of 22.30 on Sundays.

More than happy to meet up with applicant again together with his solicitors and we would invite Richard Brown of Citizens Advice Westminster (whose office is very near hotel as in Conduit Place opposite entrance to hotel)

3. Policy & Guidance

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

Policy HRS1 applies:	(i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy. (ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant policies.
Policy HOT1 applies:	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: (a) Alcohol is permitted to be sold at any time to people staying in hotel rooms for consumption on the premises. (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, (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.
Policy PB1 applies:	Applications will only be granted if it can be demonstrated that the proposal meets the relevant criteria in Policies CD1, PS1, PN1 and CH1.

4. Appendices

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

Report author:	Miss Daisy Gadd Senior Licensing Officer
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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	Representation Metropolitan Police Service	5 September 2017
5	Representation Environmental Health	5 September 2017
6	Representation resident	28 August 2017

Applicant Supporting Documents

Appendix 1

None submitted

Appendix 2

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
05/06520/LIPCV	This is the converted licence.	15.09.2005	Granted under Delegated Authority
06/00255/LIPV	<p>This was an application to vary the licence.</p> <p>To extend the hours for the sale and supply of alcohol and other licensable activities to: Sunday (23:30), Monday (00:00), Tuesday (00:00), Wednesday (00:00), Thursday (00:00), Friday (00:00), Saturday (00:00).</p> <p>Provision of late night refreshment to: Sunday (00:00), Monday (00:30), Tuesday (00:30), Wednesday (00:30), Thursday (00:30), Friday (00:30), Saturday (00:30).</p> <p>To remove the restrictions relating, if any to drinking up time.</p> <p>To allow credit sales, if not already permitted.</p> <p>To allow accompanied children under 16 to be permitted in the</p>	16.03.2006	Granted by Licensing Sub Committee

	bar in line with the provision of the Licensing Act 2003, if not already permitted		
07/03948/WCCMAP	This is the master copy of the licence.	04.12.2006	Granted under Delegated Authority
07/07468/LIPN	This was an application for a new premises licence.	20.09.2007	Granted by Licensing Sub Committee
07/08875/LIPDPS	This was an application to vary the DPS.	16.10.2007	Granted under Delegated Authority
08/08268/LIPT	This was an application to transfer the licence from Spirit Group Ltd to Scotch Steak Houses Ltd	13.02.2009	Granted under Delegated Authority
08/08349/LIPDPS	This was an application to vary the DPS.	30.01.2009	Granted under Delegated Authority
08/08047/LIPDPS	This was an application to vary the DPS.	13.02.2009	Granted under Delegated Authority
09/02452/LIPDPS	This was an application to vary the DPS.	13.05.2009	Granted under Delegated Authority
09/04602/LIPCH	This was an application for a change of details on the licence.	29.07.2009	Granted under Delegated Authority
09/08080/LIGPPC	This was an application for a gaming machine permit.	17.12.2009	Notice granted
10/09556/LIPVM	This was an application for a minor variation. To vary the layout and design of the premises in accordance with the submitted plan. The opening times and licensable activities authorised by the premises licence to	13.12.2010	Granted under Delegated Authority

	<p>remain unaltered. Any part of the application that changes the plan/layout at the premises to be of no effect until the work has been completed. Locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment. Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time</p>		
11/07272/LIGPPD	<p>This was an application for a change of name and address of the premises licence holder.</p>	04.07.2016	Granted under Delegated Authority
12/00903/LIPVM	<p>This was an application for a minor variation. This is an application to permit the premises to open from 7 am each day in order to serve breakfast and non-alcoholic beverages only. There are no changes proposed to the current permissions for licensable activities at the premises and the sale of alcohol hours shall not be affected. All other licensable hours,</p>	22.02.2012	Granted under Delegated Authority

	activities and conditions are to remain unchanged.		
12/03211/LIPT	This was an application to transfer the licence from Scotch Steak Houses Ltd to Brothers Enterprises Limited.	19.06.2012	Granted under Delegated Authority
12/03212/LIPDPS	This was an application to vary the DPS.	20.06.2012	Granted under Delegated Authority
12/03553/LIPDPS	This was an application to vary the DPS.	05.07.2012	Granted under Delegated Authority
13/03859/LIPDPS	This was an application to vary the DPS.	24.07.2013	Granted under Delegated Authority
13/04950/LIPDPS	This was an application to vary the DPS.	25.07.2013	Granted under Delegated Authority
13/07569/LIPDPS	This was an application to vary the DPS.	03.11.2013	Granted under Delegated Authority
14/03099/LIPVM	This was an application for a minor variation. The proposed minor variation is purely to remove condition 14 on the Premises Licence as this conflicts with and has been superseded by section 145 of the Licensing Act 2003. The existing legislation permits unaccompanied children on a licensed premises which is not 'primarily or exclusively' being used for the supply of alcohol for consumption on the premises. The premises is not a public house.	07.05.2014	Granted under Delegated Authority

	<p>There are no changes to the existing licensable activities or the terminal times of the operation.</p> <p>We have consulted with Westminster Police Licensing Team who have no objections to the application as this does not adversely affect the licensing objectives and the requirements relating to the admittance on licensed premises are sufficiently covered under the Licensing Act 2003.</p>		
15/01714/LIPDPS	This was an application to vary the DPS.	19.03.2015	Granted under Delegated Authority
16/03500/LIPCH	This was an application for a change of details to the licence.	09.06.2016	Granted under Delegated Authority
16/06947/LIGPPD	This was an application to change the address of the licensed premises gaming machine permit holder.	06.07.2016	Granted under Delegated Authority
16/12222/LITENP	This was an application for a Temporary Event Notice.	18.11.2016	Notice granted
16/12218/LITENP	This was an application for a Temporary Event Notice.	02.12.2016	Notice granted
17/00142/LIPN	This was an application for a new premises licence.	03.03.2017	Granted by Licensing Sub Committee
17/08823/LIPVM	This was an application to add the sale of alcohol and include the ground floor in the licensable	14.08.2017	Invalid application

	<p>area by way of a minor variation. In the decision to grant the current licence, the committee specifically talked about the ground floor and it was stated that the ground floor would not be used for the sale of alcohol.</p>		
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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. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
10. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
11. 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.
12. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
13. A Challenge 21 or 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.
14. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the

premises by the police or an authorised officer of the City Council at all times whilst the premises is open.

15. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system, searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
16. No licensable activities shall take place at the premises until the licensing authority are satisfied that the premises is constructed or altered in accordance with the appropriate provisions of the District Surveyor's Association - Technical Standards for Places of Entertainment and the reasonable requirements of Westminster Environmental Health Consultation Team, at which time this condition shall be removed from the licence by the licensing authority.
17. 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.
18. 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.
19. There shall be no self-service of alcohol on the premises.
20. 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.
21. 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.
22. Other than in the hotel bedrooms, 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.
23. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and business and leave the area quietly.
24. Patrons will be encouraged by staff to leave quietly and respect the interests of the occupiers of any nearby noise sensitive premises, Where appropriate the licensee or a suitable staff member will monitor patrons leaving at the closing time.

25. Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi.
26. Children under the age of 16 shall not be permitted to enter the premises after 21:00 unless dining with an adult or attending a pre booked function or resident in the hotel.
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. After 23:30 Monday to Thursday, 00:00 Friday and Saturday and 22:30 on Sunday, the sale and consumption of alcohol shall only be to and by residents of this premises and up to a maximum of four of their bona-fide guests. Other persons shall be excluded from the premises after these times.
29. 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.
30. 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.
31. All exit doors on designated escape routes shall be available at all material times without the use of a key, code, card or similar means.
32. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23:00 hours and 08:00 hours on the following day.
33. No deliveries to the premises shall take place between 23:00 and 08:00 hours on the following day.
34. 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.
35. There shall be no consumption of alcohol at the outside areas of the premises.

The applicant proposes this condition be varied to:

There shall be no consumption of alcohol at the outside of the premises, save on the first floor balcony overlooking London Street. This use of the balcony shall not take affect until the licensing authority are satisfied that the balcony is constructed in accordance with the reasonable requirements of the Westminster

Environmental Health Consultation team, at which point the words underlined shall be removed from the licence.

36. All external doors shall be kept closed after 23:00 hours, except for the immediate access and egress of persons.
37. The number of persons permitted in the first floor bar at any one time (excluding staff) shall not exceed 40 persons.

EH have requested this condition be amended to:

The number of persons permitted in the premises at any one time (excluding staff) shall not exceed:

Ground Floor bar = 20 persons

First Floor bar = 40 persons

First Floor Balcony = 15 persons

38. There shall be no sale or supply of alcohol on the ground floor.

The applicant has applied for this condition to be deleted.

Conditions proposed by Environmental Health

39. No licensable activities shall take place at the premises until the premises have been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the Licensing Authority.
40. Before the premises open to the public, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the Environmental Health Consultation Team and the Licensing Authority.

Conditions proposed by the Police

None



Resident count = 93