



City of Westminster

# Committee Agenda

Title: **Licensing Sub-Committee (4)**

Meeting Date: **Thursday 17 February 2022**

Time: **10.00 am**

Venue: **Rooms 18.01 - 18.03 - 18th Floor, 64 Victoria Street, London, SW1E 6QP**

Members: **Councillors:**

Karen Scarborough (Chairman)  
Susie Burbridge  
Aicha Less

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

Admission to the public gallery is via a visitor's pass which is available from the main ground floor reception at 64 Victoria Street from 9.00am.

If you have a disability and require any special assistance, please contact the Committee Officer (details listed below) in advance of the meeting.

If you require further information, please contact the Committee Officer, Sarah Craddock, Committee and Councillor Co-ordinator.

**Email: [scraddock@westminster.gov.uk](mailto:scraddock@westminster.gov.uk) Tel: 07790980186**

**Corporate Website: [www.westminster.gov.uk](http://www.westminster.gov.uk)**

**Note for Members:** Members are reminded that officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. Regarding Item 2, guidance on Declarations of Interests is included in the Code of Governance. If Members and Officers have any questions, they should contact the Director of Law before the meeting please.

## AGENDA

### PART 1 (IN PUBLIC)

#### 1. MEMBERSHIP

To report any changes to the membership.

#### 2. DECLARATIONS OF INTEREST

To receive declarations by Members and Officers of the existence and nature of any pecuniary interests or any other significant interest in matters on this agenda.

#### Licensing Applications for Determination

#### 1. THE PRINCESS ROYAL, 47 HEREFORD ROAD, W2 5AH

(Pages 1 - 70)

Ward CIA* SCZ**	Site Name & Address	Application Type	Licensing Reference No.
Bayswater  * None  ** Queensway and Bayswater	The Princess Royal 47 Hereford Road W2 5AH	Premises Licence Variation	21/13833/LIPV
*Cumulative Impact Area ** Special Consideration Zone			

**2. BAARIA, 76-78 CHARING CROSS ROAD, WC2H OBD**

**(Pages 71 - 100)**

<b>Ward CIA* SCZ**</b>	<b>Site Name &amp; Address</b>	<b>Application Type</b>	<b>Licensing Reference No.</b>
St James's  * West End  ** None	Baaria 76-78 Charing Cross Road WC2H OBD	New Premises Licence	21/10493/LIPN
*Cumulative Impact Area ** Special Consideration Zone			

**3. UKIYO, GROUND AND BASEMENT FLOOR, 8 SLINGSBY PLACE, WC2E 9AB**

**(Pages 101 - 124)**

<b>Ward CIA* SCZ**</b>	<b>Site Name &amp; Address</b>	<b>Application Type</b>	<b>Licensing Reference No.</b>
St James's  * West End  ** None	Ukiyo Ground and Basement Floor 8 Slingsby Place WC2E 9AB	New Premises Licence	21/10479/LIPN
*Cumulative Impact Area ** Special Consideration Zone			

**Stuart Love  
Chief Executive  
9 February 2022**

In considering applications for Premises Licences under the Licensing Act 2003, the Sub Committee is advised of the following:

### **Policy Considerations**

The Licensing Sub-Committee is required to have regard to the City of Westminster statement of Licensing Policy, effective from January 2021.

### **Guidance Considerations**

The Licensing Sub-Committee is required to have regard to any guidance issued by the Secretary of State under Section 182 the Licensing Act 2003. The most recent version was published in April 2018.

### **Core hours When Customers Are Permitted to Be on The Premises**

Core hours, as set out in the Council's Statement of Licensing Policy 2021, are when customers are permitted to be on the Premises. The maximum opening hours permitted will not exceed the start time and terminal hour for each of the days where licensable activity is permitted.

**Note:** The core hours are for all licensable activities but if an application includes Late Night Refreshment, then the starting time for that licensable activity will be 11.00 pm.

#### **1. Casinos**

Up to 24 hours a day whilst Casino Gaming is permitted by a Premises Licence under the Gambling Act 2005.

#### **2. Cinemas, Cultural Venues and Live Sporting Premises**

Monday to Sunday: 09:00 hours to 24:00 hours

#### **3. Hotels**

Monday to Thursday: 09:00 hours to 23:30 hours

Friday and Saturday: 09:00 hours to 24:00 hours

Sunday: 09:00 hours to 22:30 hours

Sundays Immediately Prior To A Bank Holiday: 09:00 hours to 24:00 hours

Sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours

#### **4. Off licences**

Monday to Saturday: 08:00 hours to 23:00 hours

Sunday: 09:00 hours to 22:30 hours

#### **5. Outdoor Spaces**

Monday to Thursday: 09:00 hours to 23:30 hours

Friday and Saturday: 09:00 hours to 24:00 hours

Sunday: 09:00 hours to 22:30 hours

Sundays Immediately Prior To A Bank Holiday: 09:00 hours to 24:00 hours

#### **6. Pubs and bars, Fast Food and Music and Dance venues**

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

Friday and Saturday: 10:00 hours to 24:00 hours

Sunday: 09:00 hours to 22:30 hours

Sundays Immediately Prior To A Bank Holiday: 12:00 hours to 24:00 hours

## **7. Qualifying Clubs**

Monday to Thursday: 09:00 hours to 24:00 hours  
Friday and Saturday: 09:00 hours to 24:00 hours  
Sunday: 09:00 hours to 22:30 hours  
Sundays Immediately Prior To A Bank Holiday: 09:00 hours to 24:00 hours

## **8. Restaurants**

Monday to Thursday: 09:00 hours to 23:30 hours  
Friday and Saturday: 09:00 hours to 24:00 hours  
Sunday: 09:00 hours to 22:30 hours  
Sundays Immediately Prior To A Bank Holiday: 09:00 hours to 24:00 hours

## **9. Sexual Entertainment Venues and Sex Cinemas**

Monday to Thursday: 09:00 hours to 23:30 hours  
Friday and Saturday: 09:00 hours to 24:00 hours  
Sunday: 09:00 hours to 22:30 hours  
Sundays Immediately Prior To A Bank Holiday: 09:00 hours to 24:00 hours

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City of Westminster

## Licensing Sub-Committee Report

Item No:

Date:

17 February 2022

Licensing Ref No:

21/13833/LIPV - Premises Licence Variation

Title of Report:

The Princess Royal  
47 Hereford Road  
London  
W2 5AH

Report of:

Director of Public Protection and Licensing

Wards involved:

Bayswater

Policy context:

City of Westminster Statement of Licensing Policy

Financial summary:

None

Report Author:

Kevin Jackaman  
Senior Licensing Officer

Contact details

Telephone: 0207 641 6500  
Email: [kjackaman@westminster.gov.uk](mailto:kjackaman@westminster.gov.uk)

<b>1.</b>	<b>Application</b>		
<b>1-A</b>	<b>Applicant and premises</b>		
<b>Application Type:</b>	Variation of a Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	29 November 2021		
<b>Applicant:</b>	Cubitt House Limited		
<b>Premises:</b>	The Princess Royal		
<b>Premises address:</b>	47 Hereford Road London W2 5AH	<b>Ward:</b>	Bayswater
		<b>Cumulative Impact Area:</b>	None
		<b>Special Consideration Zone:</b>	Queensway and Bayswater
<b>Premises description:</b>	The premises are a public house		
<b>Variation description:</b>	<p>(1) To amend the layout of the premises in accordance with the submitted plans.</p> <p>(2) To amend the hours in relation to opening, late night refreshment and sale of alcohol.</p> <p>(3) To add, remove and amend conditions currently attached to the premises licence.</p>		
<b>Premises licence history:</b>	<p>The premises have had the benefit of a premises licence since December 2005. The current premises licence (licence number 21/13803/LIPDPS) is attached as appendix 1 of this report. A full licence history for the premises appears at appendix 3.</p>		
<b>Applicant submissions:</b>	<p>The applicant wishes to renovate the site and open a food led pub with letting rooms above to be called The Princess Royal, in a similar manner to other pubs in the group. Please see further details at <a href="https://www.cubittouse.co.uk/">https://www.cubittouse.co.uk/</a>.</p> <p>The Applicant would like to reconfigure the outside areas so that Area 2 on the current approved plan and the conservatory area can be used for drinkers/diners, with the terminal hour for use of the outside areas extended until 10 p.m. for all outside areas. However, the application also reduces the terminal hour for the sale of alcohol and opening. In addition, changes to other conditions are sought.</p> <p>WCC Environmental Health has been pre-consulted. There has been extensive negotiation with SEBRA and The Hereford Road Association in respect of hours and conditions.</p> <p>Many have now been agreed albeit there are still a few issues of concern outstanding. The application is being lodged now in a bid to ensure the re-opening is not delayed but the applicant would welcome continued discussions with local residents and residents' groups</p>		
<b>Applicant amendments:</b>	None		



<b>1-B</b>	<b>Current and proposed licensable activities, areas and hours</b>					
<b>Regulated Entertainment</b>						
<b>Performance of live music, playing of recorded music and anything of a similar description</b>						
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Licensable Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
<b>Monday</b>	10:00	23:00	No change		Ground floor	No change
<b>Tuesday</b>	10:00	23:00				
<b>Wednesday</b>	10:00	23:00				
<b>Thursday</b>	10:00	23:30				
<b>Friday</b>	10:00	23:30				
<b>Saturday</b>	10:00	23:30				
<b>Sunday</b>	12:00	22:30				
<b>Seasonal Variations/non-standard timings:</b>	<b>Current:</b>				<b>Proposed:</b>	
	Sundays before Bank Holidays: 12:00 to 23:30 Licensable activities shall be permitted on 1st January to 01:00 with provision of Late night Refreshment until 01:30.				No change	

<b>Late night refreshment</b>						
<b>Indoors, outdoors or both</b>			<b>Current :</b>		<b>Proposed:</b>	
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Licensable Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
<b>Monday</b>	23:00	23:30	No change		Ground floor	No change
<b>Tuesday</b>	23:00	23:30				
<b>Wednesday</b>	23:00	23:30				
<b>Thursday</b>	23:00	00:00				
<b>Friday</b>	23:00	00:00	23:00	23:30		
<b>Saturday</b>	23:00	00:00	23:00	23:30		
<b>Sunday</b>	N/A		No change			
<b>Seasonal variations/ Non-standard timings:</b>	<b>Current:</b>				<b>Proposed:</b>	
	Sundays before Bank Holidays: 23:00 to 00:00 Licensable activities shall be permitted on 1st January to 01:00 with provision of Late night Refreshment until 01:30				Sundays before Bank Holidays: 23:00 to 00:00 Licensable activities shall be permitted on 1st January to 01:00 with provision of Late night Refreshment until 01:30	

Sale by Retail of Alcohol						
On or off sales			Current :		Proposed:	
			On and off		No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
<b>Monday</b>	10:00	23:30	10:00	23:00	Ground floor	No change
<b>Tuesday</b>	10:00	23:30	10:00	23:00		
<b>Wednesday</b>	10:00	23:30	10:00	23:00		
<b>Thursday</b>	10:00	00:00	10:00	23:00		
<b>Friday</b>	10:00	00:00	10:00	23:30		
<b>Saturday</b>	10:00	00:00	10:00	23:30		
<b>Sunday</b>	12:00	23:00	10:00	22:00		
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	Sundays before Bank Holidays: 10:00 to 00:00 Licensable activities shall be permitted on 1st January to 01:00 with provision of Late night Refreshment until 01:30				Sundays before Bank Holidays: 10:00 to 23:30 Licensable activities shall be permitted on 1st January to 01:00 with provision of Late night Refreshment until 01:30	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
<b>Monday</b>	08:00	23:30	No change		Ground floor	No change
<b>Tuesday</b>	08:00	23:30				
<b>Wednesday</b>	08:00	23:30				
<b>Thursday</b>	08:00	00:00	08:00	23:30		
<b>Friday</b>	08:00	00:00	No change			
<b>Saturday</b>	09:00	00:00	08:00	00:00		
<b>Sunday</b>	09:00	23:00	10:00	22:30		
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	Sundays before Bank Holidays: 09:00 to 00:00 On 1st January the premises shall close 30 minutes after the end of licensable activities.				Sundays before Bank Holidays: 08:00 to 00:00 On 1st January the premises shall close 30 minutes after the end of licensable activities. Opening hours will be 24 hours a day for residents	

1-C	Layout alteration
<p>Ground Floor</p> <ul style="list-style-type: none"> <li>- Strip out existing bar and banquette seating</li> <li>- Allow for new central horse shoe bar</li> <li>- Multiple new banquette seating as illustrated</li> <li>- Retain kitchen as existing, minor alterations to kit</li> <li>- Cover pergola in polycarbonate sheeting</li> </ul> <p>First Floor</p>	

- Strip put existing external fire stair
- Form 4no. new bedrooms within first floor ancillary space
- Omit gents toilets forming unisex toilet
- Retain private dining rooms as existing with exception of new access via supply kitchen to form protected lobby from bedrooms
- Office & Staff facilities to be retained as existing

<b>1-D Conditions being varied</b>	
<b>Condition</b>	<b>Proposed variation</b>
9. Adequate sound proofing to the Conservatory wall abutting Hereford Mansions shall be effected when the alterations authorised by the Minor Variation are carried out.	9. Adequate sound proofing to the Conservatory wall abutting Hereford Mansions shall be affected.
11a The private front area as shown hatched green on the plan. This will be the designated smoking area (which will be physically separated by way of barrier to keep the public pavement clear) and licensed for seated consumption of food and beverages only. No stand up drinking shall be allowed and this area shall be limited to a maximum of 15 customers at any time. All tables and chairs shall be removed from this area at 22.30 each evening. The smoking area shall cease to be utilised to coincide with closure of the premises being Monday to Wednesday 23.30, Saturday 00.00 and Sunday 23.00.	11a. The private front area as shown hatched green on the plan. This will be the designated smoking area (which will be physically separated by way of barrier to keep the public pavement clear) and licensed for seated consumption of food and beverages only. No stand up drinking shall be allowed and this area shall be limited to a maximum of 15 customers at any time. All tables and chairs shall be removed from this area or rendered unusable at 22.30 each evening. The smoking area shall cease to be utilised to coincide with closure of the premises.
24. No rubbish shall be moved, removed or placed in outside areas between 22:30 hours and 08:00 hours and no bottles shall be moved, removed or placed in outside areas between 20:30 hours and 08:00 hours	24. No rubbish shall be moved, removed or placed in outside areas between 22:30 hours and 08:00 hours and no bottles shall be moved, removed or placed in outside areas between 19:00 hours and 10:00 hours.
27. All persons under 18 years of age shall not be allowed to remain on the premises after 21:00 hours (unless they are attending a private function and accompanied by an adult), or when happy hours or similar promotions are in operation	27. All persons under 18 years of age shall not be allowed to remain on the premises after 21:00 hours (unless they are attending a private function or dining and accompanied by an adult), or when happy hours or similar promotions are in operation.
29. Substantial food and suitable beverages other than intoxicating liquor (including drinking water) shall be available during the whole of the permitted hours in all parts of the premises except for the areas marked on the plan and used as deli and market garden (Area 2) respectively during the hours of such operation. The only licensable activity permitted whilst the conservatory area is used as a deli will be the sale of alcohol for consumption off the premises.	29. Substantial food and suitable beverages other than intoxicating liquor (including drinking water) shall be available during the whole of the permitted hours in all parts of the premises.
42. Garden Area 3. In this area alcohol will be	Garden Areas 2 and 3. These area are

ancillary for only seated patrons dining with waiter/waitress service, conditional that the area is vacated by 20:00 hours during GMT extended to 21:30 hours during BST. The maximum capacity of patrons should be no more than 45 persons. No barbecues or gas heaters to be allowed in this area.	vacated by 22:00 hours. The maximum capacity of patrons should be no more than 50 persons in Garden Area 3 and 20 persons in Garden Area 2 (excluding staff). No barbecues or gas heaters to be allowed in this area.
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1-D	Conditions being removed
Condition	Proposed variation
12. Area 2. The open area as shown to the front right side as shown on the plan. a. Such use will be subject to no tables and chairs being permitted in this area and to customers and staff not being permitted to smoke or take any refreshment there and the area shall be laid out to have restricted width passage for customers to enter and leave only. A manned reception desk shall be situated within the conservatory. b. The existing gates shall be locked from 22:30 until 08.00 each day and entrance/exit shall then be via the central lobbied doors. c. No barbecues or gas heaters to be allowed in Area 2 at any time.	
28. The capacity for these premises shall not exceed 150 including staff and performers	
31. A noise limiter located in a separate and remote lockable cabinet from the volume control shall 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 or businesses. 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	
32. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised officer of the Environmental health Service.	
33. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device	
41. Furniture used in area 1 shall be rendered incapable of use or securely stored (e.g. in area 2) by 23:30 hours	
45. All doors leading to external areas and the internal doors to the conservatory will remain closed (except for entrance and exit) at all times under this licence using self-closing mechanisms except that the door from the conservatory/delicatessen to Area 2 may be open whilst the deli is operated as such but no later than 20:00 hours and the front door may be open whilst a receptionist is on duty but no later than 18:00 hours.	
46. A sound limiter is to be provided set to 5Db below the fire alarm level or link the amplifier to a power source, which is linked to the fire alarm to disconnect power on activation	
47. Regulated entertainment in the form of Live Music shall be limited to a maximum of 2 performers	
48. That the metal staircase and proposed new external door from the first floor to the rear garden area can only be used in the event of an emergency and signs attached indicating 'fire exit only'.	

49. There shall be no new customer entry to the premises after 22:30hrs.
50. During the last 30 minutes of licensable activity, only customers taking table meals shall be permitted to remain on the premises
51. The bar will be closed to the public one hour before the terminal hour and only used as a dispense bar by waiting staff to supply alcohol to customers taking a table meal.
52. After 23:00hrs the supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.

<b>1-D</b>	<b>Conditions being added</b>	
<b>Condition</b>	<b>Proposed variation</b>	
There shall be no televisions or speakers in the conservatory area.		
When in use the entirety of the trading space in Garden Areas 2 and 3 will contain tables and chairs.		
The gates of the Garden Area leading onto the road shall be kept closed at all times save for fire escape and emergency access.		
The balcony on the first floor shall not be used by patrons after 22:00 hours. All tables and chairs in this area shall be rendered unusable at 22.30 each evening		
Waiter or waitress service shall be available for the supply of alcohol and food		
The variation of this premises licence (19/14245/LIPDPS) to vary hours, conditions and plans (ref. TCO_LC_101 and TCO_LC_102) will have no effect until the premises have been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from this licence by the licensing authority.		
<b>Adult entertainment:</b>	<b>Current position:</b>	<b>Proposed position:</b>
	None	No change

<b>2.</b>	<b>Representations</b>	
<b>2-B</b>	<b>Other Persons</b>	
<b>Name:</b>	[REDACTED]	
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Received:</b>	22 December 2021	
<p>I live on [REDACTED], which along with Botts Mews, is directly behind the applicant, The Princess Royal, I look forward to its opening however I wish to register my objection to a number of largely noise related issues based on WCC's commitment to the prevention of public nuisance:</p> <p>I am concerned with any extension of hours for the pub's customers in the garden areas as well as the conservatory as any extra noise would ultimately impact the peace and quiet of the residents near by including my property. .</p> <p>With the proposed additional customer areas and numbers not previously licenced (front garden</p>		

and conservatory), a much too early 8am opening time, proposed extended vacating times for these areas, and other changes to the conditions of licence, I urge WCC not to accept these additional conditions but continue to represent the community's ability to work and sleep peacefully, in this very dense residential area.

I therefore join Hereford Mansions Residents Association in their objections

<b>Name:</b>	██████████
<b>Address and/or Residents Association:</b>	██████████ ██████████ ██████████
<b>Received:</b>	22 December 2021

As a long-standing resident of ██████████, which along with Botts Mews, is directly behind the applicant, The Princess Royal, I and my neighbours look forward to its opening, but wish to register my objection to a number of largely noise related issues based on WCC's commitment to the prevention of public nuisance. The residents of both streets include those of us who work from home, children who have had to study from home during Covid, and young families. We are concerned with any extension of hours for customers in the garden areas and garden conservatory. We join Hereford Mansions Residents Association in their objections, along with those of Hereford Road Association and SEBRA.

We wish the applicant every success, but the premises were long operated as a restaurant, and it will now operate as a pub. With the proposed additional customer areas and numbers not previously licenced (front garden and conservatory), a much too early 8am opening time (staff will need to set up even earlier), proposed extended vacating times for these areas, and other changes to the conditions of licence, we urge the Committee not to accept these conditions and continue to represent the community's ability to work and sleep peacefully, in this very dense residential area.

<b>Name:</b>	██████████ aster
<b>Address and/or Residents Association:</b>	██████████ ██████████ ██████████ ██████████
<b>Received:</b>	23 December 2021

My husband and I are residents at ██████████ next door to the Princess Royal and although We welcome the Property being opened again we are concerned about the extension of opening and closing hours that the applicant is proposing, on the basis of 'prevention of public nuisance.' Our bedroom is on the second floor of Hereford Mansions and we have been disturbed by noise in the past from the gardens. Early morning and late closing time noise, with the proposed extended hours and increase in the number of customers worries me and my elderly husband. In addition, the change in use of the front garden and conservatory will introduce additional noise, so I object to the proposed extension of hours for all outside areas and the conservatory and urge the Committee to be guided by the local residents and community associations concerns.

<b>Name:</b>	██████████
<b>Address and/or Residents Association:</b>	██████████ ██████████ ██████████ ██████████
<b>Received:</b>	20 December 2021

I am an active 82 year old widow who has lived in ██████████ since 2000. The premises until recently a restaurant now applying as a pub, are directly next to the Mansions, and have

changed hands several times since 2000. As a person who enjoys eating out in the neighbourhood, I welcome the new owners and look forward to eating at the Princess Royal, but wish register my objections and join those of Hereford Mansions Residents Association, who have written in separately.

Because of these last two years with Covid leading to many more people spending more time at home, including working and studying, the prospect of further noise is objectionable. The applicant's premises are surrounded by residential flats and homes.

I am deeply concerned about the extension of opening and closing hours that the applicant is proposing, on the basis of 'prevention of public nuisance.' My bedroom is on the second floor of Hereford Mansions within earshot of the back garden of the applicant. I value my sleep, as do my neighbours, and the prospect of loud early morning and closing time noise, which would be worsened by the proposed extended hours and increase in the number of customers deeply concerns me. In addition, the change in use of the front garden and conservatory will introduce additional noise, so I object to the proposed extension of hours for all outside areas and the conservatory and urge the Committee to be guided by our resident and community associations concerns.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	20 December 2021

As a neighbour to the applicant, The Princess Royal, while I wish the new managers/owners every success, there are proposed changes to the previous licence that I object to out of concern for increased noise and disturbance to nearby residents' quality of life and based on WCC's commitment to the prevention of public nuisance. I am an academic and consultant who, especially under Covid, works from home. Hereford Mansions has 16 flats including children, students, numerous people working from home and some retired seniors. Hereford Mansions is just next to 47 Hereford Road, and my flat is directly on the other side of the wall of the Mansions that the applicant's conservatory is attached to. It is not a shared or common wall, but one belonging to Hereford Mansions. The conservatory has been used as reception area for the restaurant in the past, and before that as a small deli that operated during the day. No customers were served or seated in this area in the past. Previous licence conditions required that there be automatic door closures to the main room of the restaurant and ensured that the other two double doors to the gardens were closed during operating hours. The applicant wants to remove this condition, which I object to, as it reduced noise significantly to my bedroom, on the other side of the wall. Previously, 47 Hereford Road was a restaurant, but will now operate as a full pub, so removing this condition and allowing for the high number of customers in this space will certainly increase noise and have detrimental impact on our long enjoyed peace. I fully support all of the objections raised by Hereford Mansions Association, and particularly stress the concern that many residents have regarding the licencing and use of two areas that were previously not used for customers dining or drinking, even as a quiet restaurant. Please consider these objections.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	21 December 2021

As chairman of Hereford Mansions Ltd, I support the objections made by those in our company

that are most affected by this development. As the Mansions is immediately adjacent to this development and is in an area designated for residential properties, there seems no justification to support any development that adds to the noise of the district or that is likely to create more traffic in Hereford RD

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	22 December 2021

I object to the proposed planning application on the grounds that a pub and extended opening times would greatly disturb the peace for the residents directly behind the pub and those on Chepstow Road who's rear facade looks directly onto the premises at 47 Hereford Road.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	23 December 2021

The Committee of the Hereford Road Association endorses the comments lodged on 20 December 2021 by the Hereford Mansions Residents' Association.

<b>Name:</b>	Hereford Mansions Residents Association
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	20 December 2021

The comments below are from the Hereford Mansions Residents Association.

We welcome the prospect of the opening of The Princess Royal. Along with SEBRA and the Hereford Road Association, we have had productive meetings with the applicant's management and solicitor in connection with this licensing application. We have agreed to several proposed changes to the current licence but have objections to: (i) significant changes to the proposed increased density of customers; (ii) extended hours in the external areas; and (iii) new use of certain areas of the premises. The premises long operated as a restaurant, so while the new pub theme is welcome, it will add new challenges for residents in terms of noise if some of the requested conditions are approved. Our comments are therefore made on the basis of 'prevention of public nuisance'.

Hereford Mansions is a five storey, Victorian residential building, of 16 flats directly adjacent (north) of The Princess Royal on Hereford Road. The Princess Royal is surrounded on all sides by flats and houses on Hereford Road, Botts Mews and Bristow Place and, directly opposite, in Hereford Mews. Residents are owners and long-term tenants, include children, working adults and seniors. Many have had to work and study from home, over the last two years, so we are particularly concerned about incremental noise.

References below to Areas 1, 2 and 3 are to the three external areas shown on the plan forming part of the current licence.

Our objections are:

- To the proposed service in the external areas, namely Area 1 (tables on the pavement of Hereford Road), Area 2 (front garden), Area 3 (rear garden), the first-floor balcony and in the conservatory beginning at 08:00. Opening at 08:00 would require staff to be preparing these areas even earlier, which would be greatly disturbing to residents if before 10am on week days and noon on weekends and bank holidays.
- We object to the extension of service in Areas 2, 3, the balcony and the conservatory to



22:00; we urge the retention of the current hours (20:00 GMT/21:30 BST).

3. The greatly increased proposed customer seating in Area 2, Area 3 and the conservatory. Neither the front garden Area (2) nor the conservatory were areas used for customer drinking/dining under the last licence or management.

4. We have the following comments in connection with the garden conservatory:

a. To date, the conservatory has not been used for drinking or dining but as a small deli and latterly as a reception area for the previous restaurant. The proposal is that it should now be used for drinking and dining.

b. The conservatory adjoins the wall and a bedroom in Hereford Mansions; it is not a shared party wall. The conservatory has three sets of double doors, two opening into the gardens and one into the core of the pub. To date, these doors have had automatic closing mechanisms or were locked to reduce noise emanating from the main bar area or outdoors into the conservatory. These were very effective.

c. The proposal is to remove the existing condition that the internal doors are required to have self-closing mechanisms. We request that the condition be retained. Past managers have, for years, operated with doors having such mechanisms and, in the unusual situation of a customer propping them open, staff cleared and closed the doors, as they would a fire door.

d. With the retention of the condition that doors and closures be retained, as well as a limit on the number of seated places at 16, we would support this change of use of the conservatory, all other conditions incorporated being retained. We have urged the new owners to also consider carpeting the room to reduce the transmission of noise.

5. Area 2 (front garden) adjacent to Hereford Mansions has, for many years, been only used as a garden and an entrance to the reception area (in the conservatory). The current licence does not permit Area 2 to be used for dining or licensed activities. The applicant is proposing to change the use of the area and to allow for 20 seated places. We would support it being used as a dining area, but for no more than 14 places and provided that it is a designated no-smoking area out of consideration for the five floors of flats meters above the area.

6. Area 3 (back garden) is directly adjacent to five floors of bedroom windows of Hereford Mansions. The proposed seating area is literally one meter from the first floor flat; residents are particularly concerned and object to the proposed increased numbers of customers and the extended opening hours. This area also is within meters of residential properties in Botts Mews and Bridstow Place. The number of seated customers should be no more than 42. This too should be a no-smoking area out of consideration for the residents in the five floors of bedrooms overlooking it from Hereford Mansions and those guests staying in the new bedrooms in the pub, also overlooking the garden. We object to the extension of hours.

7. Area 1 (front pavement seated area)

a. This area should have a separation/barrier rope or other mechanism to keep the seated area from expanding to the public pavement. This was achieved by the previous restaurant management with attractive planters and other restaurants in the area with roped or other barriers, keeping the public pavement clear.

b. This is referred to as the "Smoking area". Management should ensure that smoking is confined to the seated area behind the barriers to the public pavement and that the surrounding pavement is cleaned by staff each evening.

8. The external narrow balcony on the first floor (Hereford Road) This area is directly across Hereford Road from a plot of land that has WCC permission to be developed into four flats and two houses. The windows of the new development will face the balcony and pavement area. We urge WCC to apply the same licencing and vacating hours for both the balcony and the area along the pavement.

9. All external areas, other than the roped off seated enclosed area along the pavement, should be designated as no smoking areas.

We raised no objections to the early Planning Application to the change in use of the second floor which, for the first time, would allow for the development of 5-6 bedrooms to be operated as a B&B or small hotel, provided the windows facing Hereford Mansions bedrooms are translucent, which they are currently, respecting residents' and guests' privacy. Window mechanisms restricting the windows from being opened significantly would also be useful in

reducing noise and preserving privacy for guests and neighbouring residents. We look forward to working with the applicant to address as many of these remaining outstanding items as possible so as to expedite the licensing process

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	23 December 2021

The South East Bayswater Residents' Association (SEBRA) objects to the Premises Licence application on 47 Hereford Road W2 5AH

We fully support objections raised below, by the Hereford Mansions Residents Association and other objectors.

Our concerns are based on noise nuisance and, disturbance etc to the residents of Hereford Mansions along with residents in surrounding properties.

As always, SEBRA is content for our representation and contact details to be forwarded to the applicants solicitors.

We trust we can continue our dialogue with the applicant in order to resolve our reasonable concerns on this application.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	21 December 2021

As a long-standing resident of Hereford Mansions, the apartment block adjacent to the Princess Royal, I welcome the prospect of a good local. I do however have grave concerns on two counts:

- 1) smoking in the external areas under our bedroom windows.
- 2) the impact of the extended opening and closing hours proposed, specially in the external and conservatory areas.

I live and work (seven days a week) in Hereford Mansions. Our flat overlooks the Princess Royal and my study and some of our bedrooms are immediately above the internal courtyard. I am deeply worried about the detrimental impact of noise and the smell of smoke on my work and on the quality of our life. I share the concerns raised by resident and community associations and strongly object to the extended use of outside areas and the extended hours. The Princess Royal is in a residential area, surrounded by houses and flats on all sides. In considering this application I urge the Committee to take the concerns of the neighbourhood into account, whose quality of life would be severely affected on a daily basis from early in the morning until late at night if the hours were to be extended and smoking be allowed outside our windows.

<b>3.</b>	<b>Policy &amp; Guidance</b>
The following policies within the City Of Westminster Statement of Licensing Policy apply:	
<b>Policy HRS1 applies</b>	A. Applications within the core hours set out below in this policy will

	<p>generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> <li>1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm.</li> <li>2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation.</li> <li>3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.</li> <li>4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.</li> <li>5. The proposed hours when any music, including incidental music, will be played.</li> <li>6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises.</li> <li>7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.</li> <li>8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.</li> <li>9. The capacity of the premises.</li> <li>10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.</li> <li>11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.</li> <li>12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.</li> <li>13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.</li> <li>14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation applications.</li> </ol>
<p><b>Policy PB1(A) applies</b></p>	<p>A. Applications outside the West End Cumulative Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1,</li> </ol>

	<p>PN1 and CH1.</p> <p>2. The hours for licensable activities being within the council's Core Hours Policy HRS1.</p> <p>3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1.</p> <p>4. The applicant has taken account of the Special Consideration Zones policy SCZ1 if the premises are located within a designated zone.</p> <p>5. The application and operation of the venue meet the definition of a Public House or Bar in Clause D.</p> <p>Clause. For the purposes of this policy a Public House or Bar is defined as a premises, or part of a premises that's primary use is the sale or supply of alcohol for consumption on those premises and/or for consumption off the premises for consumption outside the venue.</p>
<b>Policy SCZ1 applies</b>	<p>A. In addition to meeting the other policies within this statement, applications within a designated Special Consideration Zone should demonstrate that they have taken account of the issues particular to the Zone, in question as identified within the 2020 Cumulative Impact Assessment, and should set out any proposed mitigation measures in relation to those issues within their operating schedule.</p> <p>B. For the purpose of Clause A, the designated Special Consideration Zone fo this application is:</p> <ul style="list-style-type: none"> <li>• Queensway and Bayswater</li> </ul>

#### 4. Equality Implications

The Council in its capacity as Licensing Authority has a duty to have regard to its public sector equality duty under section 149 of the Equality Act 2010. In summary, section 149 provides that a Public Authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristics and persons who do not share it.

Section 149 (7) of the Equality Act 2010 defines the relevant protected characteristics as age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

<b>5.</b>	<b>Appendices</b>
<b>Appendix 1</b>	Existing Premises Licence
<b>Appendix 2</b>	Premises Plans
<b>Appendix 3</b>	Applicant supporting documents
<b>Appendix 4</b>	Premises history
<b>Appendix 5</b>	Proposed conditions
<b>Appendix 6</b>	Residential map and list of premises in the vicinity

<b>Report author:</b>	Kevin Jackaman Senior Licensing Officer
<b>Contact:</b>	Telephone: 020 7641 6500 Email: kjackaman@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**

<b>1</b>	Licensing Act 2003	N/A
<b>2</b>	City of Westminster Statement of Licensing Policy	7th January 2021
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
<b>4</b>	Interested Part representation (1)	22 December 2021
<b>5</b>	Interested Part representation (2)	22 December 2021
<b>6</b>	Interested Part representation (3)	23 December 2021
<b>7</b>	Interested Part representation (4)	20 December 2021
<b>8</b>	Interested Part representation (5)	20 December 2021
<b>9</b>	Interested Part representation (6)	22 December 2021
<b>10</b>	Interested Part representation (7)	22 December 2021
<b>11</b>	Interested Part representation (8)	23 December 2021
<b>12</b>	Interested Part representation (9)	20 December 2021
<b>13</b>	Interested Part representation (10)	23 December 2021
<b>14</b>	Interested Part representation (11)	21 December 2021



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

**Schedule 12  
Part A**

**WARD: Bayswater  
UPRN: 100022765417**

**Premises licence**

Regulation 33, 34

**Premises licence number:**

21/13803/LIPDPS

**Original Reference:**

05/11558/LIPN

**Part 1 – Premises details**

**Postal address of premises:**

The Princess Royal  
47 Hereford Road  
London  
W2 5AH

**Telephone Number:** Not Supplied

**Where the licence is time limited, the dates:**

Not applicable

**Licensable activities authorised by the licence:**

Performance of Live Music  
Playing of Recorded Music  
Anything of a similar description to Live Music or Recorded Music  
Late Night Refreshment  
Sale by Retail of Alcohol

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

**Performance of Live Music**

Monday to Wednesday: 10:00 to 23:00  
Thursday to Saturday: 10:00 to 23:30  
Sunday: 12:00 to 22:30  
Sundays before Bank Holidays: 12:00 to 23:30

Non-standard Timings: For times authorised for New Year see conditions at Annex 3

**Playing of Recorded Music**

Monday to Wednesday: 10:00 to 23:00  
Thursday to Saturday: 10:00 to 23:30  
Sunday: 12:00 to 22:30  
Sundays before Bank Holidays: 12:00 to 23:30

Non-standard Timings: For times authorised for New Year see conditions at Annex 3

**Anything of a similar description to Live Music or Recorded Music**

Monday to Wednesday: 10:00 to 23:00  
Thursday to Saturday: 10:00 to 23:30  
Sunday: 12:00 to 22:30  
Sundays before Bank Holidays: 12:00 to 23:30

Non-standard Timings: For times authorised for New Year see conditions at Annex 3

**Late Night Refreshment**

Monday to Wednesday: 23:00 to 23:30  
Thursday to Saturday: 23:00 to 00:00  
Sundays before Bank Holidays: 23:00 to 00:00

Non-standard Timings: For times authorised for New Year see conditions at Annex 3

**Sale by Retail of Alcohol**

Monday to Wednesday:	10:00 to 23:30
Thursday to Saturday:	10:00 to 00:00
Sunday:	12:00 to 23:00
Sundays before Bank Holidays:	12:00 to 00:00

Non-standard Timings: For times authorised for New Year see conditions at Annex 3

**The opening hours of the premises:**

Monday to Wednesday:	08:00 to 23:30
Thursday to Friday:	08:00 to 00:00
Saturday:	09:00 to 00:00
Sunday:	09:00 to 23:00
Sundays before Bank Holidays:	09:00 to 00:00

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

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

**Part 2**

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

Cubitt House Limited  
37 Pimlico Road  
London  
SW1W 8NE

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

05399542

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

**Name:** Karolina Malgorzata Dropinska

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

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

Licence Number: LN/199904421

Licensing Authority: London Borough Of Barnet

**Date: 04 February 2022**

**This licence has been authorised by Kevin Jackaman on behalf of the Director - Public Protection and Licensing.**



## Annex 1 – Mandatory conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
  - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
  - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
    - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
      - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
      - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
    - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
    - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
    - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
    - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6.
  - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
  - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
  - (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the

policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

- (a) a holographic mark, or
- (b) an ultraviolet feature.

7. The responsible person must ensure that—

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

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

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

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

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

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

Where -

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

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

## **Annex 2 – Conditions consistent with the operating Schedule**

9. Adequate sound proofing to the Conservatory wall abutting Hereford Mansions shall be effected when the alterations authorised by the Minor Variation are carried out.
10. If it proves necessary to abate a noise nuisance arising from the floor surface in the Conservatory an adequate rug shall be provided.
11. The private front area as shown hatched green on the plan.
  - a) This will be the designated smoking area (which will be physically separated by way of barrier to keep the public pavement clear) and licensed for seated consumption of food and beverages only. No stand up drinking shall be allowed and this area shall be limited to a maximum of 15 customers at any time. All tables and chairs shall be removed from this area at 22.30 each evening. The smoking area shall cease to be utilised to coincide with closure of the premises being Monday to Wednesday 23.30, Saturday 00.00 and Sunday 23.00.
  - b) No Barbecues or gas heaters will be allowed in this area. Best endeavours will always be used to ensure that no pavement drinking takes place.
12. Area 2. The open area as shown to the front right side as shown on the plan.
  - a) Such use will be subject to no tables and chairs being permitted in this area and to customers and staff not being permitted to smoke or take any refreshment there and the area shall be laid out to have restricted width passage for customers to enter and leave only. A manned reception desk shall be situated within the conservatory.
  - b) The existing gates shall be locked from 22:30 until 08.00 each day and entrance/exit shall then be via the central lobbied doors.
  - c) No barbecues or gas heaters to be allowed in Area 2 at any time.

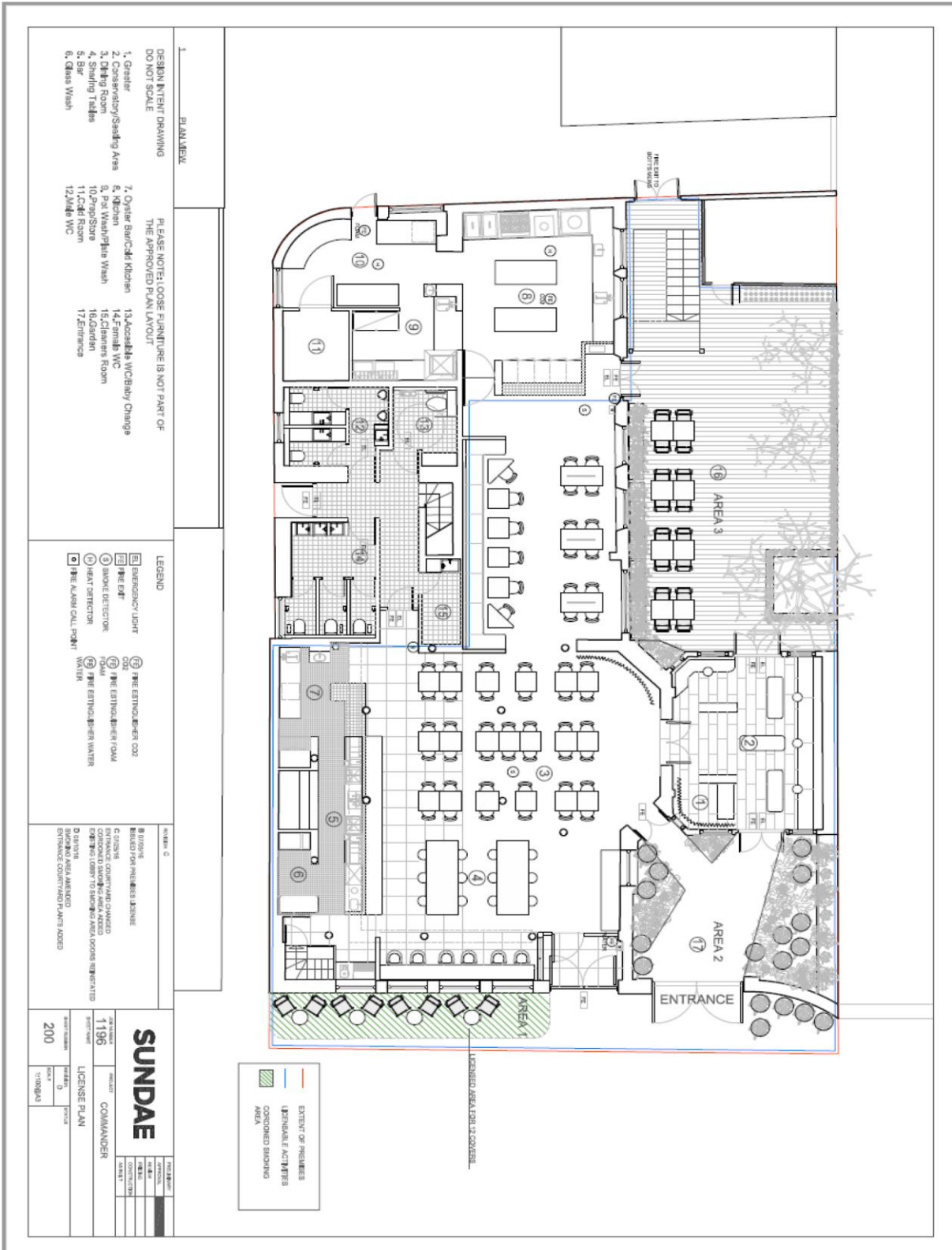
### Annex 3 – Conditions attached after a hearing by the licensing authority

13. The premises shall maintain a comprehensive CCTV system that ensures all areas of the licensed premises are monitored including all entry and exit points, and the street environment and which enables frontal identification of every person entering in any light condition. All cameras shall continually record whilst the premises are open to the public and the video recordings shall be kept available for a minimum of 31 days with time and date stamping. (ii) Tape recordings shall be made available to an authorised officer or a police officer together with facilities for viewing. (iii) The recordings for the preceding two days shall be made available immediately on request. Recordings outside this period shall be made available on 24 hours notice. (Subject to the Data Protection Act 1998)
  14. The only ID that shall be accepted will be that approved by PASS, photo driving licences or passports.
  15. Signs shall be displayed, which are clearly visible to prospective customers, stating the hours of the licensable activities.
  16. Where a customer chooses to pay by credit card, they shall be supplied with an itemised bill upon final payment, showing details of all drink and food purchased.
  17. No changes shall be made to the approved layout of the premises without the consent of the Council.
  18. No alteration which would result in it being impossible to comply with an existing licence condition shall be made without first seeking variation of the Premises licence to delete or amend the condition(s) in question.
  19. Any special effects or mechanical installations shall be arranged and stored so as to minimise any risk to the safety of those using the premises. The following special effects will only be used on 7 days prior notice being given to the Council where consent has not previously been given:
    - ' Dry ice and cryogenic fog
    - ' Smoke machines and fog generators
    - ' Pyrotechnics including fireworks
    - ' Firearms
    - ' Lasers
    - ' Explosives and highly flammable substances
    - ' Real flame
    - ' Strobe lighting
  20. No person shall give at the premises any exhibition, demonstration or performances of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased.
- NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism act 1952
21. All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be permitted after 23:00 hours.
  22. Noise and vibration shall not be allowed to emanate from the premises so as to cause a nuisance to nearby properties.
  23. Notices shall be prominently displayed at exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
  24. No rubbish shall be moved, removed or placed in outside areas between 22:30 hours and 08:00 hours and no bottles shall be moved, removed or placed in outside areas between 20:30 hours and 08:00 hours.

25. Noxious smells shall not be allowed to emanate from the premises so as to cause a nuisance to nearby properties.
26. Flashing or particularly bright lights on or outside the premises shall not be permitted to cause a nuisance to nearby properties (save insofar as they are necessary for the prevention of crime).
27. All persons under 18 years of age shall not be allowed to remain on the premises after 21:00 hours (unless they are attending a private function and accompanied by an adult), or when happy hours or similar promotions are in operation.
28. The capacity for these premises shall not exceed 150 including staff and performers.
29. Substantial food and suitable beverages other than intoxicating liquor (including drinking water) shall be available during the whole of the permitted hours in all parts of the premises except for the areas marked on the plan and used as deli and market garden (Area 2) respectively during the hours of such operation. The only licensable activity permitted whilst the conservatory area is used as a deli will be the sale of alcohol for consumption off the premises.
30. All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
31. A noise limiter located in a separate and remote lockable cabinet from the volume control shall 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 or businesses. 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.
32. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised officer of the Environmental health Service.
33. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.
34. The approved arrangements at the premises, including means of escape provisions, fire warning and fire fighting equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
35. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
36. Escape routes shall be kept clear and unobstructed, in good order with non slippery and even surfaces, free of hazards and clearly identified.
37. All exit doors shall be available at all material times without the use of a key, code, card or similar means.
38. A telephone number for immediate contact of a member of the management team will be displayed in a position where it can easily be read from the outside. This telephone number will be supplied to Hereford Road Association and to Resident Associations of properties in the immediate vicinity and kept up-to-date.
39. The manager will arrange and/or attend representative residents' meeting at least quarterly so that any issues concerning the operation of the premises may be discussed.
40. There shall be no music relayed to nor to speakers used in external areas.

41. Furniture used in area 1 shall be rendered incapable of use or securely stored (e.g. in area 2) by 23:30 hours.
42. Garden Area 3. In this area alcohol will be ancillary for only seated patrons dining with waiter/waitress service, conditional that the area is vacated by 20:00 hours during GMT extended to 21:30 hours during BST. The maximum capacity of patrons should be no more than 45 persons. No barbecues or gas heaters to be allowed in this area.
43. Garden Area 3 shall be vacated by staff at 20:30 hours during GMT and 22:00 hours during BST
44. No speakers or television/film screens will be located in the large conservatory, which abutts Hereford Mansion, separating areas 1 and 2.
45. All doors leading to external areas and the internal doors to the conservatory will remain closed (except for entrance and exit) at all times under this licence using self-closing mechanisms except that the door from the conservatory/delicatessen to Area 2 may be open whilst the deli is operated as such but no later than 20:00 hours and the front door may be open whilst a receptionist is on duty but no later than 18:00 hours.
46. A sound limiter is to be provided set to 5Db below the fire alarm level or link the amplifier to a power source, which is linked to the fire alarm to disconnect power on activation.
47. Regulated entertainment in the form of Live Music shall be limited to a maximum of 2 performers.
48. That the metal staircase and proposed new external door from the first floor to the rear garden area can only be used in the event of an emergency and signs attached indicating 'fire exit only'.
49. There shall be no new customer entry to the premises after 22:30hrs.
50. During the last 30 minutes of licensable activity, only customers taking table meals shall be permitted to remain on the premises.
51. The bar will be closed to the public one hour before the terminal hour and only used as a dispense bar by waiting staff to supply alcohol to customers taking a table meal.
52. After 23:00hrs the supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.
53. Licensable activities shall be permitted on 1st January to 01:00 with provision of Late Night Refreshment until 01:30.
54. On 1st January the premises shall close 30 minutes after the end of licensable activities.

Annex 4 – Plans







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

Schedule 12  
Part B

WARD: Bayswater  
UPRN: 100022765417

Premises licence  
summary

Regulation 33, 34

Premises licence number:

21/13803/LIPDPS

**Part 1 – Premises details**

**Postal address of premises:**

The Princess Royal  
47 Hereford Road  
London  
W2 5AH

**Telephone Number:** Not Supplied

**Where the licence is time limited, the dates:**

Not applicable

**Licensable activities authorised by the licence:**

Performance of Live Music  
Playing of Recorded Music  
Anything of a similar description to Live Music or Recorded Music  
Late Night Refreshment  
Sale by Retail of Alcohol

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

**Performance of Live Music**

Monday to Wednesday: 10:00 to 23:00  
Thursday to Saturday: 10:00 to 23:30  
Sunday: 12:00 to 22:30  
Sundays before Bank Holidays: 12:00 to 23:30

Non-standard Timings: For times authorised for New Year see conditions at Annex 3

**Playing of Recorded Music**

Monday to Wednesday: 10:00 to 23:00  
Thursday to Saturday: 10:00 to 23:30  
Sunday: 12:00 to 22:30  
Sundays before Bank Holidays: 12:00 to 23:30

Non-standard Timings: For times authorised for New Year see conditions at Annex 3

**Anything of a similar description to Live Music or Recorded Music**

Monday to Wednesday: 10:00 to 23:00  
Thursday to Saturday: 10:00 to 23:30  
Sunday: 12:00 to 22:30  
Sundays before Bank Holidays: 12:00 to 23:30

Non-standard Timings: For times authorised for New Year see conditions at Annex 3

**Late Night Refreshment**

Monday to Wednesday: 23:00 to 23:30  
Thursday to Saturday: 23:00 to 00:00  
Sundays before Bank Holidays: 23:00 to 00:00

Non-standard Timings: For times authorised for New Year see conditions at Annex 3

**Sale by Retail of Alcohol**

Monday to Wednesday: 10:00 to 23:30  
Thursday to Saturday: 10:00 to 00:00  
Sunday: 12:00 to 23:00  
Sundays before Bank Holidays: 12:00 to 00:00

Non-standard Timings: For times authorised for New Year see conditions at Annex 3

**The opening hours of the premises:**

Monday to Wednesday: 08:00 to 23:30  
Thursday to Friday: 08:00 to 00:00  
Saturday: 09:00 to 00:00  
Sunday: 09:00 to 23:00  
Sundays before Bank Holidays: 09:00 to 00:00

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

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

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

Cubitt House Limited  
37 Pimlico Road  
London  
SW1W 8NE

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

05399542

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

Name: Karolina Malgorzata Dropinska

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

Restricted

Date: 04 February 2022

This licence has been authorised by Kevin Jackaman on behalf of the Director - Public Protection and Licensing.

Ground Floor

**Legend**

- Approved
- Treated
- Considered
- Proposed
- Pending
- At Risk

**Notes**

1. All fire doors must be self-closing and must be kept closed at all times.

2. All fire doors must be clearly marked with a fire door sign.

3. All fire doors must be inspected and maintained in accordance with BS 5830.

4. All fire doors must be clearly marked with a fire door sign.

5. All fire doors must be inspected and maintained in accordance with BS 5830.

**Scale**

1:500

**Client:** CABRIOTTI HOUSE LTD

**Drawn by:** J. K. [Name]

**Checked by:** [Name]

**Date:** [Date]

FIRE DETAILS	ELECTRICAL SYMBOLS
<p> FIRE ALARM IN COMPARTMENT</p> <p> ESCAPE ROUTE SIGN</p> <p> FIRE EXTINGUISHER</p> <p> FIRE ALARM PULL POINT</p> <p> FIRE ALARM CALL POINT</p> <p> FIRE ALARM CONTROL PANEL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p>	<p> POWER SOCKET</p> <p> LIGHT FIXTURE</p> <p> SWITCH</p> <p> FIRE ALARM CONTROL PANEL</p> <p> FIRE ALARM CALL POINT</p> <p> FIRE ALARM PULL POINT</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p> <p> FIRE ALARM BELL</p>

**Notes:**

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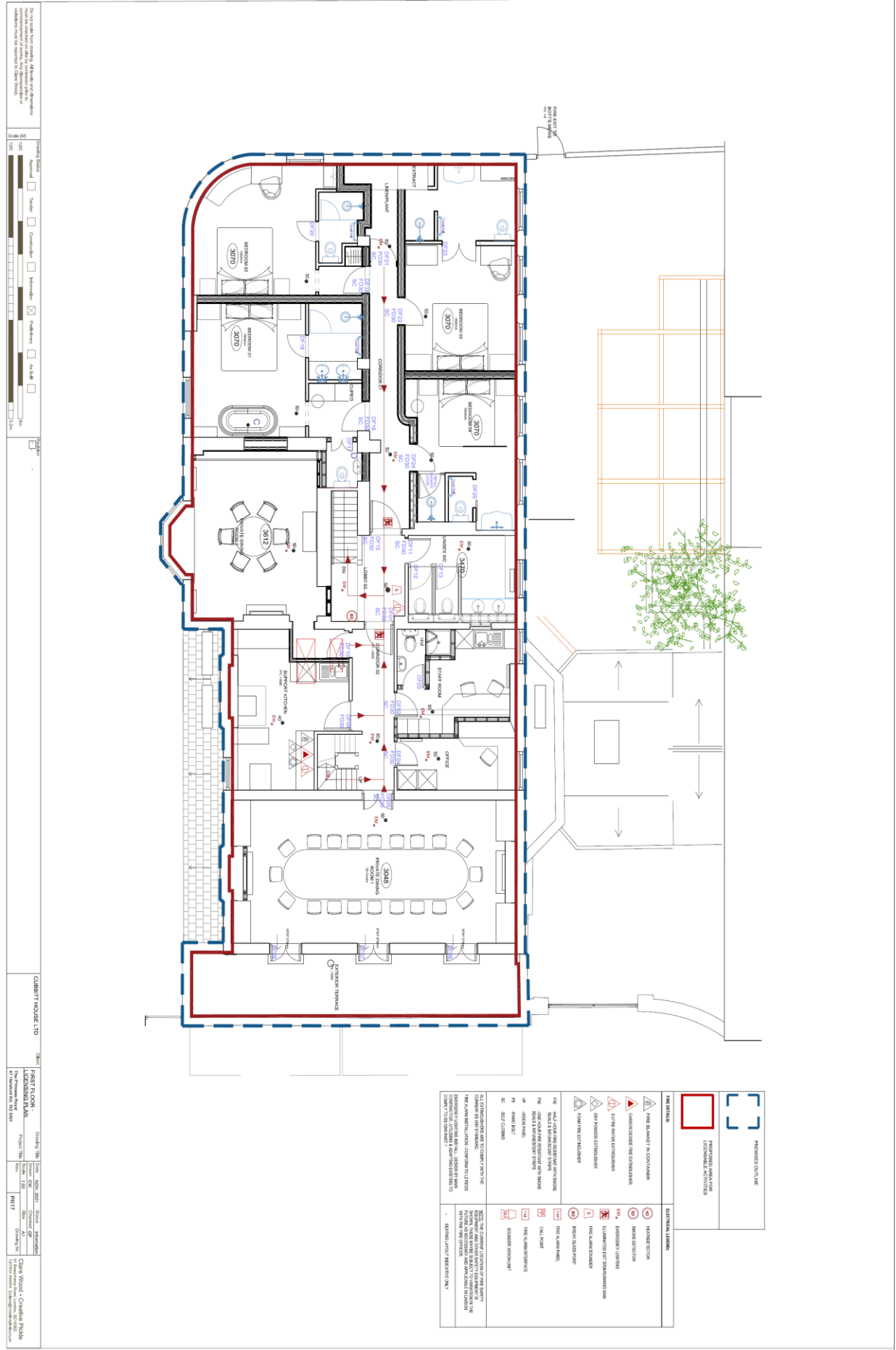
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4. All fire doors must be clearly marked with a fire door sign.

5. All fire doors must be inspected and maintained in accordance with BS 5830.

# First Floor



Applicant written submissions



48 Chancery Lane | DX 193 Chancery Ln | @keystone\_law  
London WC2A 1JF | t +44 (0)20 3319 3700 | enquiries@keystonelaw.co.uk  
United Kingdom | f +44 (0)845 458 9398 | www.keystonelaw.co.uk

**Cubitt House Limited**

**(the "Applicant")**

**Application for Variation of a Premises Licence**

**Princess Royal, 47 Hereford Road, London W2 (the "Premises")**

**Applicant's Written Submissions**

This statement is made in support of an application for a variation of a premises licence with the intention of outlining the Applicant's case and seeking to address the concerns of those maintaining representations.

Amplification of the points made below, together with further submissions, will be made orally at the licensing sub-committee hearing.

**Background**

The Applicant formerly completed a lease of the Premises in November 2021. Previously, it was briefly a restaurant called Pomona's and, before that, The Commander (a 'child and dog friendly pub serving food with Sky TV' (see **exhibit 1**). Approximately £2,000,000 is being invested in the Premises to create a food led pub with bedrooms to the same standard as the Applicant's sister sites in Belgravia, Knightsbridge, Pimlico, Marylebone and St James (all of which are in the City of Westminster). Please see <http://cubitthouse.co.uk/> for further details. An artist's impression of the final look of the Premises and mood boards are at **exhibit 2** with indicative food and drinks menus at **exhibit 3**.

**The Proposed Changes**

The variation application comprises three parts:

1. a change of layout as described in annex B of the application, most notably to add four bedrooms on the first floor and to reconfigure what was previously a delicatessen space;

2. a reduction to the late-night hours of opening and for licensable activity whilst applying to open earlier on Saturdays; and
3. adding, removing and amending conditions.

### **Pre-application Consultation**

Given that Hereford Road is a residential street, the Applicant was acutely conscious of the need to liaise with the Premises' neighbours at an early stage. Initially, formal pre-application advice was sought from Mr Dave Nevitt of Environmental Health. New conditions to replace those existing were shared and the proposals were discussed via Teams in February 2021. Mr Nevitt was happy with the proposed changes and recommended contacting Mr John Zamit (Chairman of SEBRA) and the Hereford Road Residents' Association which the Applicant duly did.

Following several calls with Mr Zamit, Mr Bob Annibale and Mr David Moss of the Hereford Road Residents' Association and Mr Richard Brown of the Licensing Advice Project, their strong preference was that the existing conditions were amended rather than replaced in full and a travelling draft of amended conditions evolved over the following months with agreement being reached with much that was being proposed.

Discussions were always cordial and, whilst agreement between the main interested parties was close, after delays with planning, the Applicant had to make the variation application to hopefully avoid any delay to the proposed reopening.

### **The Representations**

The Applicant was pleased to receive no representations from any of the statutory authorities and welcomes the kind words expressed by a number of those raising representations. To avoid duplication, rather than comment on each representation in turn, the Applicant's responses to the concerns raised are as follows:

### Extension to the Hours of the Garden Spaces

From the Applicant's perspective the extension to the permitted hours of use for the garden spaces is crucial with a 10 p.m. close important to ensure that patrons enjoying an al fresco meal can sit down at 8 p.m. and not feel rushed. Presently, save for the existing space at the front of the Premises which has a terminal hour of 10.30 p.m., the outside areas must close at 8.00 p.m. in the Winter and 9.30 p.m. from the end of March to the end of October (realistically when the garden will be used). As a *quid pro quo* the application seeks to reduce the terminal hour for the sale of alcohol by 30 minutes or an hour depending on the day (albeit it is accepted that the current licence limits activities during those later hours).

The Applicant has years of experience of operating outside areas in residential areas. All the outside spaces will be closely supervised by staff and patrons talking too loudly will be asked to lower their voices. In keeping with the Applicant's premium image these spaces will always be kept clean. Also, to reassure residents further, capacity limits remain as do the restrictions on music, gas heaters and barbeques.

### Use of Area 2 & the Conservatory

Area 2 was used by Pomona's as the main entrance and exit to both the dining space and the delicatessen in the conservatory. The intention is to move the entrance/exit slightly away from the Hereford Mansions and to use the conservatory for additional seating and the entrance as an additional small garden area. Proffered conditions limit the capacity of the outside space to the front of the conservatory to 20 persons with the same terminal hour as the larger back garden.

Concerns were raised during the pre-application discussions that existing problems with noise escape through the party wall when it was a delicatessen would be exacerbated if used as a seating area. To resolve this potential issue the Applicant employed an acoustic engineer who met with Mr Annibale to assess what steps could be taken. In agreement with Mr Annibale a 65mm wall cavity was constructed with a fully independent wall lining system on one side comprising two 15mm SoundBlocs on independent Gypframe 'I' Stud framework with 50mm Isover Streeel Frame Infill Batts in the cavity. With this work the sound engineer was confident that any noise from the Premises would not be heard in Hereford Mansions.

### Earlier Opening

The existing permitted opening hours of the Premises are 8.00 a.m. Monday to Friday and 9.00 a.m. on Saturdays and Sundays. The application seeks an earlier opening hour on Saturdays by an hour but pushes back the time from 9.00 a.m. to 10 a.m. on Sundays which will hopefully reassure any local residents that their Sunday mornings will not be disturbed. The Premises will not necessarily open for breakfast – it depends on demand and staffing levels. Twenty-four hour opening for residents has been requested to reflect that guests will stay in the four bedrooms. For the avoidance of doubt, whilst there will be a night porter, overnight residents will not be offered food or beverages outside of the hours for use by members of the public.

#### Automatic Door Closures in the Conservatory

There is no intention to keep open the doors from the conservatory to the gardens. Therefore, the Applicant is happy to proffer the following condition:

**“All doors leading to external areas and the internal doors to the conservatory will remain closed (except for entrance and exit) at all times under this licence using self-closing mechanisms.”**

#### Creation of More Traffic

Traffic, parking etc are not issues which concern the Licensing Act 2003. However, the Premises is already licensed with footfall not expected to change significantly.

#### Smoking in the Gardens

Whilst the percentage of the population which smoke has decreased significantly since the introduction of the Health Act 2006 with food led pubs not usually attracting heavy smokers, all the outside spaces at other Cubitt House premises permit smoking. This has never been an issue even when residents live directly next door, for example, at The Thomas Cubitt or The Alfred Tennyson. Nevertheless, to reassure residents of Hereford Mansions, the Applicant is happy to proffer the following condition:

**“Any outside tables abutting party walls will be non-smoking”**



### Separation between Area 1 and the Pavement

The Applicant will have removable planters located between the front seating area and the pavement.

### Hours of Use of the Balcony

The Applicant is happy to close the balcony at the same time as the garden areas at the rear and what was Area 2, namely 10.00 p.m. and proffers the following additional condition:

**“The first-floor balcony will be closed to patrons and guests between 22.00 and 10.00.”**

### Ensuring Privacy with the First Floor Bedrooms

The bedroom windows cannot open and have air conditioning. Shutters, blinds or curtains will be installed to ensure privacy.

### Westminster City Council’s Statement of Licensing Policy (the “Policy”)

The Premises is not located within the West End Cumulative Impact Zone and hence there is no presumption of refusal. Further, whilst the Premises is on the edge of the Queensway/Bayswater Special Consideration Zone the ‘gatekeeper’ of the Policy, namely the Licensing Authority itself, has not raised a representation, presumably because the terminal hour is being reduced and robust conditions to address the licensing objectives have been either maintained, adapted or proffered.

The reduced hours applied for are within the core hours which ‘will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy’.

### Conclusion

Thanks to several conference calls and numerous emails over the past year or so the Applicant has developed a good relationship with local residents – one which it hopes to maintain. This relationship is

reflected in the content and tone of the representations. There is no call for the application to be refused in its entirety. Points of difference have already been significantly narrowed and, given the additional conditions proffered above, it is hoped that they will narrow further prior to the licensing sub-committee hearing. As discussions are set to continue the Applicant will endeavour to provide a further brief update nearer the hearing date.

**Niall McCann**  
**Partner, Keystone Law**

**ANNEX 1**



Search pubs, beers and events near you...

# The Commander

A child and dog friendly pub serving food with Sky TV in London.

Details   [Drinks](#)   [Gallery](#)   [Rooms](#)   [TV Sport](#)   [Food](#)

“ The Commander Porterhouse & Oyster Bar is a charming venue (in Notting Hill, London) serving a delectable mix of Modern British cuisine. From fresh seafood to springbok, The Commander caters for both traditional and creative tastes.

📍 47 Hereford Road, Westbourne Grove, London, Greater London, W2 5AH

[View Map](#)

☎ 020 7229 1503

✉ [info@commanderbar.co.uk](mailto:info@commanderbar.co.uk)

🌐 <http://www.commanderbar.co.uk/>

★ Facilities include: Outside Seating, Sky, Traditional Sunday Roast, Traditional, Separate food area, Meeting rooms, Dogs allowed inside, Water bowl provided, Dog walks nearby, Cocktails, Beer, Wine, Baby Friendly,

🕒 Mon - Thu: 12:00 - 23:00  
Fri - Sat: 12:00 - 00:00  
Sun: 12:00 - 22:30

🍴 [View Food Menu](#)



Exhibit 2



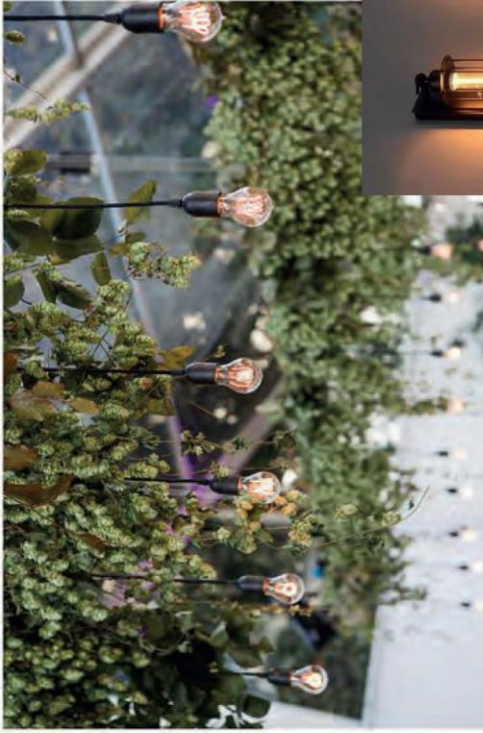
ANNEX 2 - MOOD BOARD



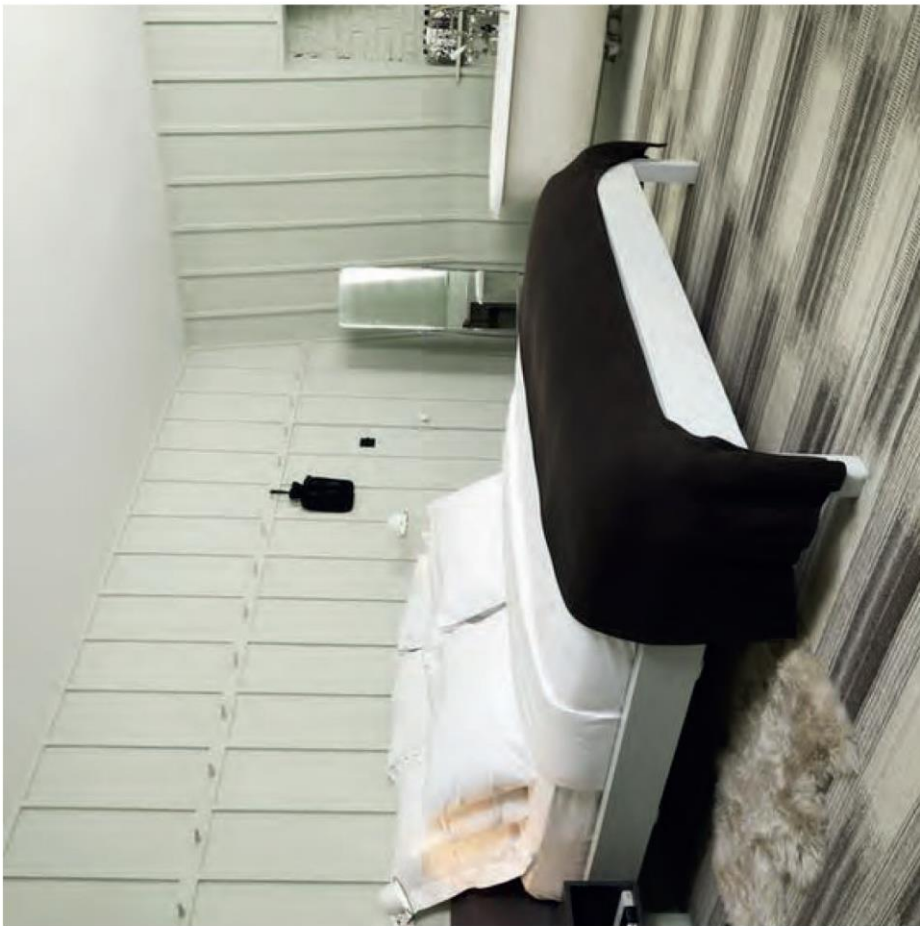
The Princess Royal - Bar Design



# The Princess Royal - Restaurant



# The Princess Royal - Conservatory

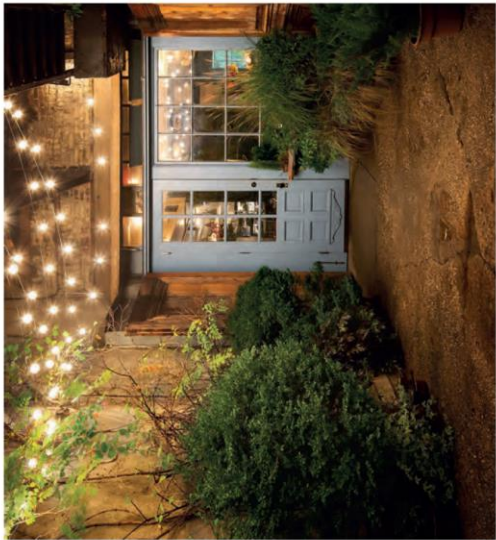


# The Princess Royal - Bedroom 1





The Princess Royal - Bedroom 2



# The Princess Royal - Garden Design



# The Princess Royal - Garden Design

***All prices include VAT.  
An optional 15% service charge will be included on your bill.  
Allergens? Please tell your server.***

**THE  
PRINCESS  
ROYAL**

**DRINKS LIST**

## BEERS

<b>CRAFT</b>	Stiegl, Goldbräu, <i>Premium Lager</i> 5%	6.6
	Freedom, Pils, <i>Pilsner</i> 4.4%	6.25
	Deya, Steady Rolling Man, <i>Pale Ale</i> 5.2%	7
	Deya, Rotational, <i>IPA</i> (2/3 pint) 6.2%	6.5
	Gypsy Hill, Bandit, <i>GF Session IPA</i> 3.8%	6.5
	London Brewing Co, Upright, <i>Session IPA</i> 4%	6.5
	Pearsons, <i>Cider</i> 4.8%	6.5
	Stiegl, Weisse, <i>Wheat Beer</i> 5.1%	6.75
	Rye River, <i>Dry Irish Stout</i> 4.5%	6.5
<b>DRAUGHT</b>	Guinness, <i>Stout</i> 4.3%	6
	Westons, <i>London Cider</i> 4.3%	6
	Flensburger, <i>Lager</i> 4%	6.4
	Beavertown, Neck Oil, <i>Session IPA</i> 4.3%	6.5
	Asahi, Peroni, <i>Lager</i> 5.1%	6.4
<b>CASK ALES</b>	Timothy Taylor, Landlord, <i>Pale Ale</i> 4.3%	5.85
	Fullers, London Pride, <i>Amber Ale</i> 4.7%	5.85
	Allsopp's India Pale Ale, <i>IPA</i> 5.6%	6.25

***We have an ever-evolving list of exceptional craft beer -  
please talk to a member of our team for a recommendation.***

## SOFT DRINKS

Franklin & Sons Rhubarb Lemonade (275ml)	3.75
Franklin & Sons Raspberry Lemonade (275ml)	3.75
Coca Cola (330ml)	3
Diet Coke (330ml)	3
Franklin & Sons flavoured mixers (200ml)	3 ALL
- Elderflower & Cucumber Tonic	
- Rhubarb & Hibiscus Tonic	
- Pink Grapefruit & Bergamot Tonic	
- Sicilian Lemon Tonic	
- Ginger Ale	
- Ginger Beer	
- Lemonade	
- Soda	

## SPIRITS

50ml

<b>COGNAC &amp; ARMAGNAC</b>	La Vieille Noix, <i>France</i> 30%	25
	La Vieille Prune, <i>France</i> 42% (300cl)	25
	Hennessy XO, <i>France</i> 40%	28
	Château De Lacquy Bas Armagnac 12 Ans, <i>France</i> 40%	16
<b>0% ABV</b>	Pentire, Seaward, <i>England</i> 0%	6
	Pentire, Adrift, <i>England</i> 0%	6
<b>LIQUEURS</b>	Campari, <i>Italy</i>	8
	Aperol, <i>Italy</i> 11%	8
	Asterley Bros dry vermouth, <i>England</i> 16%	8
	Asterley Bros sweet vermouth, <i>England</i> 16%	8
	Creme de cassis, <i>France</i> 18%	8
	Creme de mure, <i>France</i> 18%	8
	Pedra no.03 white port, <i>Portugal</i> 19%	8
	Pastis Rocroy, <i>France</i> 45%	10
	Jagermeister, <i>Germany</i> 35%	8
	Mr. Black's coffee liqueur, <i>Australia</i> 23%	10
Pimm's, <i>England</i> 25%	8	

*All spirits also available in 25ml measures*



## PUB WINES

*175ml/500ml*

<b>WHITE</b>	2020	Vermentino - Sauvignon Blanc, LA CROIX, FRANCE	6.5/20
	2019	Roussanne - Chardonnay, FÉLINES JOURDAN, FRANCE	8/24
	2020	Albariño Sentidiño, BODEGAS GALLEGAS, GALICIA, SPAIN	11/35
	2019	Gavi di Gavi Superiore, MORGASSI, PIEDMONT, ITALY	12.5/40
	2019	Douro Branco Reserva, QUINTA DE LA ROSA, PORTUGAL	14/45
	2018/19	Chablis, GILBERT PICQ, BURGUNDY	16/50
<b>ROSE</b>	2019	Luberon Rosé, FAMILLE PERRIN, RHÔNE	9/26
<b>RED</b>	2019/20	Grenache Syrah, FÉLINES JOURDAN, FRANCE	7/24
	2019	Chianti Rufina, FATTORIA DI BASCIANO	9.5/30
	2018	Château Gardegan, CÔTES DE CASTILLON, BORDEAUX	11/32
	2020	Chinon Canal des Grandes Pièces, DOMAINE DE 'R, LOIRE	13/40
	2019	Langhe Nebbiolo, GIOVANNI ROSSO, PIEDMONT, ITALY	16/46
	2017	Bourgogne Rouge, DOMAINE NICOLAS ROSSIGNOL, BURGUNDY	20/60

*All wines also available in 125ml measures*

## COCKTAILS

### HOUSE CLASSICS

**Refined and assured, Princess Royal house cocktails are delicious serves for any occasion.**

Black Velvet <i>Guinness, Vieille Prune with Crémant</i>	12
Rye Old Fashioned <i>Rye Whiskey, Rye River Stout Reduction, Chocolate Bitters</i>	12
Late Bottled Negroni <i>Beefeater Gin, Campari, Asterley Bros Sweet Vermouth, LBV Port</i>	12

### ON TAP

**Swiftly served, slowly savoured.**

Paloma No Faith <i>Ocho Blanco Tequila, Pink Grapefruit Juice, Citrus with Pink Grapefruit Tonic</i>	13
Espresso Martini <i>Ramsbury vodka, Origin Cold Brew Coffee, House Coffee Liqueur</i>	13

### HIGHBALL SERIES

**Our 'highball series' are provenance focussed, exciting & delicious long serves.**

PedraTonica <i>Pedra No.03 White Port, Naturally, Light Tonic Water, Basil</i>	11.5
Sea-Sawdust <i>Tidal Rum, Mexican Lime Soda, Nettle Cordial</i>	12.5
'Burning' Green Man <small>SERVED WARM</small> <i>Green Man Wildwood Gin, Reverend Hubert Gin Liqueur, Orange Sherbet, Triple Sec, Epping Good Honey Water and Citrus</i>	12
Lost At Sea <i>Pentire Adrift, Light Tonic Water, Bergamot Sherbet</i>	10

### BOILER MAKERS

**Stylish single sippers, that pack a punch.**

Vielle Prune	10
Waterford Gaia 1:1 <i>Paired with London Brewing Co Upright</i>	10
X Muse Vodka mini martini	10

# SPIRITS

50ml

<b>GIN</b>	Beefeater, <i>England</i> 40%	10
	Star of Bombay, <i>England</i> 45%	13
	Green Man, <i>England</i> 45%	11
	Hepple, <i>England</i> 45%	12
	Ki No Bi Kyoto, <i>Japan</i> 45.7%	14.5
	Four Pillars Bloody Shiraz, <i>Australia</i> 37.8%	13
	Monkey 47, <i>Germany</i> 47%	13.5
	Lunar, Hendricks, <i>Scotland</i> 43.4%	12
<b>VODKA</b>	Wyborowa Vodka, <i>Poland</i> 40%	10
	Belvedere, <i>France</i> 40%	11
	Titos, <i>USA</i> 40%	10.5
	Ramsbury, <i>England</i> 43%	12
	X Muse, <i>Scotland</i> 40%	14
<b>RUM</b>	Havana Club 3, <i>Cuba</i> 40%	10
	Havana Club 7, <i>Cuba</i> 40%	10.5
	El Dorado 21, <i>Guyana</i> 40%	24
	Tidal, <i>Jersey</i> 40%	12
<b>WHISKEY</b>	Johnnie Walker Black Label, <i>Scotland</i> 40%	12
	Johnnie Walker Blue Label, <i>Scotland</i> 40%	40
	Glendronach, 21 Years, <i>Scotland</i> 46%	28
	'The Macallan', Rare Cask, <i>Scotland</i> 43%	45
	Glenmorangie, Signet, <i>Scotland</i> 46%	26
	Lagavulin, 2001 PX Cask, <i>Scotland</i> 43%	20
	Glenfarclas, 21 Year, <i>Scotland</i> 43%	22
	Ardbeg, Corryvreckan, <i>Scotland</i> 57.1%	17
	Jameson, <i>Ireland</i> 40%	10
	Redbreast, 15 Year, <i>Ireland</i> 46%	20
	Waterford, Gaia 1:1, <i>Ireland</i> 50%	20
	ELLC Single Malt, <i>England</i> 48%	20
	Nikka, From The Barrel, <i>Japan</i> 51.4%	16
	Yamazaki, 12 Year, <i>Japan</i> 43%	26
	Jack Daniels single barrel, <i>USA</i> 45%	14
<b>AGAVE</b>	Ocho Blanco, <i>Mexico</i> 40%	11
	Ocho Reposado, <i>Mexico</i> 40%	12
	Illegal Joven, <i>Mexico</i> 40%	22

*All spirits also available in 25ml measures*

CH

THE PRINCESS ROYAL, 47 HEREFORD ROAD,  
NOTTING HILL, LONDON W2 5AH

ANNEX 3 - FOOD MENU

**SNACKS / BAR**

Nocellera olives 4 Focaccia, extra virgin olive oil 4  
Cippolini onions, pangrattato, marjoram 4

**STARTERS**

Padron peppers, sea salt & lemon 7  
Smoked anchovies & pickled shallots on toast 8  
Whipped nduja, fennel biscuits 9  
Three cheese pizzette frita - burrata, mascarpone & fontina with spring truffle 8

**OYSTERS**

seasonal oysters served with either  
shallot & marsala vinegar dressing - 3.5 each  
or hot chorizo - 4 each

**SMALL PLATES / RAW**

English burrata, blood orange, radicchio, toasted coriander seeds 12  
Aged beef tartare, pine nuts, mint & dried chilli 14  
Cornish crab with chilli & lemon, radish, early peas & pangrattato 14  
Red prawn crudo, rosemary & orange 15  
Wild bream crudo, wild oregano & capers 12

**SALADS**

Grilled artichokes, wild rocket, pomegranate, smoked anchovy & spelt 11/17  
Slow cooked free-range chicken, roast seasonal tomatoes, grilled gem, sourdough croutons & parmesan 12/18  
Spice roasted cauliflowers, radish, fennel herbs & pistachio pesto 10/16

**LARGE PLATES**

Pan fried potato Gnocci with chickpeas, chilli, lemon, & sage 16  
Princess Parmigiana 17  
Old spot pork chop, salt roasted beets, new season carrots, walnut picada 22  
Whole grilled wild bream, bottarga butter & preserved lemon 23  
Grilled Dorset coast monkfish with borlotti, chilli & salsa verde 26  
Josper grilled ribeye on the bone, porcini butter, watercress, radish & pecorino, rosemary & garlic fries 32

**SIDES**

Seasonal tomatoes, chicory & fig leaf vinegar 6 Josper Grilled spring cabbage, Aleppo pepper 5  
Salt baked beets & leaves with molasses 5  
Purple sprouting broccoli with smoked anchovy 5 Rosemary-garlic fries & aioli 5

**PUDDINGS**

Amalfi lemon & olive oil cake, whipped mascarpone 9  
Pannacotta, marsala & blood orange 9  
Spiced Calaspara rice pudding brulee, forced rhubarb ice cream 9  
Chocolate ganache with chestnut honey ice cream & toasted walnuts 9.5  
Doughnuts, saffron custard and lemon curd 8  
Pistachio & apricot fudge 4  
Seasonal cheese selection with membrillo & fennel crackers 12

All prices include VAT. An optional 10% service charge will be included on your bill. Allergens? Please tell your server.

OYSTERS

seasonal oysters served with either  
shallot & marsala vinegar dressing - 3.5 each  
or hot chorizo - 4 each

SNACKS

- Nocellera olives 4  
Focaccia, extra virgin olive oil 4  
Cippolini onions, pangrattato, marjoram 4  
Padron peppers, sea salt & lemon 7  
Norcia & tallegio toastie 9  
Whipped nduja, fennel biscuits 8  
Three cheese pizzette frita - burrata, mascarpone & fontina, spring truffle 8  
Crispy squids, sesame & ink alioli 8  
Smoked anchovies & pickled shallots on toast 8  
Rosemary & garlic fries with alioli 5

PLATES

- Marinated, grilled steak on focaccia with tropea onions & gremolata 00  
Crispy hake goujons, romesco, rosemary & garlic fries 00  
Slow cooked free-range chicken, roast tomatoes, grilled gem,  
sourdough croutons & parmesan 12/18  
House burger - with aged manchego, nduja, sweet guindilla & alioli,  
rosemary & garlic fries 00  
Princess parmigiana 17

*All prices include VAT. An optional 15% service charge will be included on your bill. Allergens? Please tell your server.*

**THE PRINCESS ROYAL**

*Cover - awaiting Chris Brown illustration*

**CH**

THE PRINCESS ROYAL, 47 HEREFORD ROAD,  
NOTTING HILL, LONDON W2 5AH

**Licence & Appeal History**

<b>Application</b>	<b>Details of Application</b>	<b>Date Determined</b>	<b>Decision</b>
05/11558/LIPN	New premises licence	20.12.2005	Granted by Licensing Sub Committee
06/03581/LIPV	Variation – reinstate external area and variation of conditions	22.06.2006	Granted by Licensing Sub Committee
06/07958/LIPDPS	Variation of DPS	31.08.2006	Granted under delegated Authority
06/08590/LIPDPS	Variation of DPS	14.09.2006	Granted under delegated Authority
07/00394/LIPDPS	Variation of DPS	31.01.2007	Granted under delegated Authority
07/09488/LIPV	Variation – Alteration of plans	29.11.2007	Granted by Licensing Sub Committee
07/10562/LIPDPS	Variation of DPS	03.01.2008	Granted under delegated Authority
06/04911/WCCMAP	Master Licence	29.11.2007	Granted under delegated Authority
08/09027/LIPV	Variation – Alteration of plans and amendment of conditions	23.12.2008	Granted by Licensing Sub Committee
09/02261/LIPV	Variation – Extend hours to 00:00 and extension for NYE	21.05.2009	Granted by Licensing Sub Committee
09/05691/LIPDPS	Variation of DPS	10.08.2009	Granted under delegated Authority
09/07013/LIPDPS	Variation of DPS	01.10.2009	Granted under delegated Authority

10/03802/LIPV	Variation – Extension of hours on the first floor	29.07.2010	Refused by Licensing Sub Committee
11/05087/LIPVM	Minor variation – change of layout	13.06.2011	Granted under delegated Authority
14/08344/LIPDPS	Variation of DPS	22.10.2014	Granted under delegated Authority
15/02486/LIPDPS	Variation of DPS	21.10.2015	Granted under delegated Authority
16/07074/LIPV	Variation – update of plans following refurbishment	06.09.2016	Granted under delegated authority
16/07092/LIPDPS	Variation of DPS	21.07.2016	Granted under delegated Authority
17/02018/LIPVM	Minor variation – Change of opening hours	15.03.2017	Granted under delegated Authority
19/07316/LIPDPS	Variation of DPS	03.07.2019	Granted under delegated Authority
19/14245/LIPDPS	Variation of DPS	26.11.2019	Granted under delegated Authority
20/11241/LIPT	Transfer - Sleepwell Hotels (UK) Limited to Ei Group Ltd	07.01.2021	Granted under delegated Authority
21/12671/LIPT	Transfer - Ei Group Ltd to Cubitt House Limited	03.02.2022	Granted under delegated Authority
21/13803/LIPDPS	Variation of DPS	03.02.2022	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**

9. Adequate sound proofing to the Conservatory wall abutting Hereford Mansions shall be effected when the alterations authorised by the Minor Variation are carried out.

**The applicant is proposing the following amendment:**

9. **Adequate sound proofing to the Conservatory wall abutting Hereford Mansions shall be affected.**
10. If it proves necessary to abate a noise nuisance arising from the floor surface in the Conservatory an adequate rug shall be provided.
11. The private front area as shown hatched green on the plan.
  - a) This will be the designated smoking area (which will be physically separated by way of barrier to keep the public pavement clear) and licensed for seated consumption of food and beverages only. No stand up drinking shall be allowed and this area shall be limited to a maximum of 15 customers at any time. All tables and chairs shall be removed from this area at 22.30 each evening. The smoking area shall cease to be utilised to coincide with closure of the premises being Monday to Wednesday 23.30, Saturday 00.00 and Sunday 23.00.

**The applicant is proposing the following amendment:**

11. **The private front area as shown hatched green on the plan.**
  - a) **This will be the designated smoking area (which will be physically separated by way of barrier to keep the public pavement clear) and licensed for seated consumption of food and beverages only. No stand up drinking shall be allowed and this area shall be limited to a maximum of 15 customers at any time. All tables and chairs shall be removed from this area or rendered unusable at 22.30 each evening. The smoking area shall cease to be utilised to coincide with closure of the premises.**
  - b) No Barbecues or gas heaters will be allowed in this area. Best endeavours will always be used to ensure that no pavement drinking takes place.

**The applicant is seeking to remove conditions 12a, 12b and 12c**

12. Area 2. The open area as shown to the front right side as shown on the plan.
  - a) Such use will be subject to no tables and chairs being permitted in this area and to customers and staff not being permitted to smoke or take any refreshment there and the area shall be laid out to have restricted width passage for customers to enter and leave only. A manned reception desk shall be situated within the conservatory.
  - b) The existing gates shall be locked from 22:30 until 08.00 each day and entrance/exit shall then be via the central lobbied doors.
  - c) No barbecues or gas heaters to be allowed in Area 2 at any time.

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

13. The premises shall maintain a comprehensive CCTV system that ensures all areas of the licensed premises are monitored including all entry and exit points, and the street environment and which enables frontal identification of every person entering in any light

condition. All cameras shall continually record whilst the premises are open to the public and the video recordings shall be kept available for a minimum of 31 days with time and date stamping. (ii) Tape recordings shall be made available to an authorised officer or a police officer together with facilities for viewing. (iii) The recordings for the preceding two days shall be made available immediately on request. Recordings outside this period shall be made available on 24 hours notice. (Subject to the Data Protection Act 1998)

14. The only ID that shall be accepted will be that approved by PASS, photo driving licences or passports.
15. Signs shall be displayed, which are clearly visible to prospective customers, stating the hours of the licensable activities.
16. Where a customer chooses to pay by credit card, they shall be supplied with an itemised bill upon final payment, showing details of all drink and food purchased.
17. No changes shall be made to the approved layout of the premises without the consent of the Council.
18. No alteration which would result in it being impossible to comply with an existing licence condition shall be made without first seeking variation of the Premises licence to delete or amend the condition(s) in question.
19. Any special effects or mechanical installations shall be arranged and stored so as to minimise any risk to the safety of those using the premises. The following special effects will only be used on 7 days prior notice being given to the Council where consent has not previously been given:
  - ' Dry ice and cryogenic fog
  - ' Smoke machines and fog generators
  - ' Pyrotechnics including fireworks
  - ' Firearms
  - ' Lasers
  - ' Explosives and highly flammable substances
  - ' Real flame
  - ' Strobe lighting
20. No person shall give at the premises any exhibition, demonstration or performances of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased.

NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism act 1952

21. All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be permitted after 23:00 hours.
22. Noise and vibration shall not be allowed to emanate from the premises so as to cause a nuisance to nearby properties.
23. Notices shall be prominently displayed at exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.

24. No rubbish shall be moved, removed or placed in outside areas between 22:30 hours and 08:00 hours and no bottles shall be moved, removed or placed in outside areas between 20:30 hours and 08:00 hours.

**The applicant is proposing the following amendment:**

24. **No rubbish shall be moved, removed or placed in outside areas between 22:30 hours and 08:00 hours and no bottles shall be moved, removed or placed in outside areas between 19:00 hours and 10:00 hours**
25. Noxious smells shall not be allowed to emanate from the premises so as to cause a nuisance to nearby properties.
26. Flashing or particularly bright lights on or outside the premises shall not be permitted to cause a nuisance to nearby properties (save insofar as they are necessary for the prevention of crime).
27. All persons under 18 years of age shall not be allowed to remain on the premises after 21:00 hours (unless they are attending a private function and accompanied by an adult), or when happy hours or similar promotions are in operation.

**The applicant is proposing the following amendment:**

27. **All persons under 18 years of age shall not be allowed to remain on the premises after 21:00 hours (unless they are attending a private function or dining and accompanied by an adult), or when happy hours or similar promotions are in operation.**
28. The capacity for these premises shall not exceed 150 including staff and performers.

**The applicant is seeking to remove condition 28**

29. Substantial food and suitable beverages other than intoxicating liquor (including drinking water) shall be available during the whole of the permitted hours in all parts of the premises except for the areas marked on the plan and used as deli and market garden (Area 2) respectively during the hours of such operation. The only licensable activity permitted whilst the conservatory area is used as a deli will be the sale of alcohol for consumption off the premises.

**The applicant is proposing the following amendment:**

29. **Substantial food and suitable beverages other than intoxicating liquor (including drinking water) shall be available during the whole of the permitted hours in all parts of the premises.**
30. All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
31. A noise limiter located in a separate and remote lockable cabinet from the volume control shall 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 or businesses. 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.

**The applicant is seeking to remove condition 31**

32. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised officer of the Environmental health Service.

**The applicant is seeking to remove condition 32**

33. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.

**The applicant is seeking to remove condition 33**

34. The approved arrangements at the premises, including means of escape provisions, fire warning and fire fighting equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
35. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
36. Escape routes shall be kept clear and unobstructed, in good order with non slippery and even surfaces, free of hazards and clearly identified.
37. All exit doors shall be available at all material times without the use of a key, code, card or similar means.
38. A telephone number for immediate contact of a member of the management team will be displayed in a position where it can easily be read from the outside. This telephone number will be supplied to Hereford Road Association and to Resident Associations of properties in the immediate vicinity and kept up-to-date.
39. The manager will arrange and/or attend representative residents' meeting at least quarterly so that any issues concerning the operation of the premises may be discussed.
40. There shall be no music relayed to nor to speakers used in external areas.
41. Furniture used in area 1 shall be rendered incapable of use or securely stored (e.g. in area 2) by 23:30 hours.

**The applicant is seeking to remove condition 41**

42. Garden Area 3. In this area alcohol will be ancillary for only seated patrons dining with waiter/waitress service, conditional that the area is vacated by 20:00 hours during GMT extended to 21:30 hours during BST. The maximum capacity of patrons should be no more than 45 persons. No barbecues or gas heaters to be allowed in this area.

**The applicant is proposing the following amendment:**

42. **Garden Areas 2 and 3. These areas are vacated by 22:00 hours. The maximum capacity of patrons should be no more than 50 persons in Garden Area 3 and 20 persons in Garden Area 2 (excluding staff). No barbecues or gas heaters to be allowed in this area.**
43. Garden Area 3 shall be vacated by staff at 20:30 hours during GMT and 22:00 hours during BST

44. No speakers or television/film screens will be located in the large conservatory, which abutts Hereford Mansion, separating areas 1 and 2.
45. All doors leading to external areas and the internal doors to the conservatory will remain closed (except for entrance and exit) at all times under this licence using self-closing mechanisms except that the door from the conservatory/delicatessen to Area 2 may be open whilst the deli is operated as such but no later than 20:00 hours and the front door may be open whilst a receptionist is on duty but no later than 18:00 hours.

**The applicant is seeking to remove condition 45**

46. A sound limiter is to be provided set to 5Db below the fire alarm level or link the amplifier to a power source, which is linked to the fire alarm to disconnect power on activation.

**The applicant is seeking to remove condition 46**

47. Regulated entertainment in the form of Live Music shall be limited to a maximum of 2 performers.

**The applicant is seeking to remove condition 47**

48. That the metal staircase and proposed new external door from the first floor to the rear garden area can only be used in the event of an emergency and signs attached indicating 'fire exit only'.

**The applicant is seeking to remove condition 48**

49. There shall be no new customer entry to the premises after 22:30hrs.

**The applicant is seeking to remove condition 49**

50. During the last 30 minutes of licensable activity, only customers taking table meals shall be permitted to remain on the premises.

**The applicant is seeking to remove condition 50**

51. The bar will be closed to the public one hour before the terminal hour and only used as a dispense bar by waiting staff to supply alcohol to customers taking a table meal.

**The applicant is seeking to remove condition 51**

52. After 23:00hrs the supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.

**The applicant is seeking to remove condition 52**

53. Licensable activities shall be permitted on 1st January to 01:00 with provision of Late Night Refreshment until 01:30.
54. On 1st January the premises shall close 30 minutes after the end of licensable activities

**Additional conditions proposed by the Applicant**

55. There shall be no televisions or speakers in the conservatory area.

56. When in use the entirety of the trading space in Garden Areas 2 and 3 will contain tables and chairs.
57. The gates of the Garden Area leading onto the road shall be kept closed at all times save for fire escape and emergency access.
58. Waiter or waitress service shall be available for the supply of alcohol and food.
59. The variation of this premises licence (19/14245/LIPDPS) to vary hours, conditions and plans (ref. TCO\_LC\_101 and TCO\_LC\_102) will have no effect until the premises have been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from this licence by the licensing authority.





Resident count: 193

Licensed premises within 75m of 47 Hereford Road

Licence Number	Trading Name	Address	Premises Type	Time Period
21/07596/LIPV	Sunday In Brooklyn	Unit 7 98 Westbourne Grove London W2 5RU	Restaurant	Monday; 09:00 - 23:30   Tuesday; 09:00 - 23:30   Wednesday; 09:00 - 23:30   Thursday; 09:00 - 23:30   Friday; 09:00 - 00:00   Saturday; 09:00 - 00:00   Sunday; 09:00 - 23:00   Sundays before Bank Holidays; 12:00 - 23:30
21/00430/LIPN	Cote (Shadow Licence)	Unit 7 98 Westbourne Grove London W2 5RU	Premises Licence - Shadow Licence	Sunday; 12:00 - 23:00   Monday to Thursday; 10:00 - 23:30   Friday to Saturday; 10:00 - 00:00
19/08871/LIPDPS	Co-Operative	108 Westbourne Grove London W2 5RU	Shop (large)	Monday to Sunday; 07:00 - 23:00
21/06210/LIPN	Seasons	6 Chepstow Road London W2 5BH	Restaurant	Sunday; 07:00 - 22:30   Monday to Thursday; 07:00 - 23:30   Friday to Saturday; 07:00 - 00:00
14/07833/LIPN	Perfetto	Basement Floor And Ground Floor 112 Westbourne Grove London W2 5RU	Cafe	Sunday; 07:00 - 23:00   Monday to Saturday; 07:00 - 23:30
16/10441/LIPDPS	Sainsburys Supermarkets Limited	Grove House 88 - 94 Westbourne Grove London W2 5RT	Food store (large)	Monday to Sunday; 07:00 - 23:00

18/16176/LIPDPS	Sainsbury's	Grove House 88 - 94 Westbourne Grove London W2 5RT	Shop	Monday to Sunday; 07:00 - 23:00
14/07096/LIPDPS	Oriental Deli	16 Chepstow Road London W2 5BD	Shop	Sunday; 10:00 - 22:30   Monday to Saturday; 08:00 - 23:00
22/00277/LIPDPS	Ghost Kitchen	Basement And Ground Floor 115 Westbourne Grove London W2 4UP	Restaurant	Monday to Sunday; 10:00 - 23:30
21/11364/LIPT	Ghost Kitchen	Basement And Ground Floor 115 Westbourne Grove London W2 4UP	Restaurant	Monday to Sunday; 10:00 - 23:30
06/11786/WCCMAP	Rodizio Rico	111 Westbourne Grove London W2 4UW	Restaurant	Sunday; 12:00 - 00:00   Monday to Saturday; 10:00 - 00:30
16/09990/LIPDPS	Franco Manca	111 Westbourne Grove London W2 4UW	Restaurant	Sunday; 12:00 - 00:00   Monday to Saturday; 10:00 - 00:30
19/16505/LIPDPS	Verderame Restaurant	Basement And Ground Floor 84 Westbourne Grove London W2 5RT	Restaurant	Sunday; 12:00 - 22:30   Monday to Thursday; 10:00 - 23:30   Friday to Saturday; 10:00 - 00:00   Sundays before Bank Holidays; 12:00 - 00:00

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City of Westminster

Item No:	
Date:	17 February 2022
Licensing Ref No:	21/10493/LIPN - New Premises Licence
Title of Report:	Baaria 76 - 78 Charing Cross Road London WC2H 0BD
Report of:	Director of Public Protection and Licensing
Wards involved:	St James's
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Kevin Jackaman Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: <a href="mailto:kjackaman@westminster.gov.uk">kjackaman@westminster.gov.uk</a>

<b>1.</b>	<b>Application</b>		
<b>1-A</b>	<b>Applicant and premises</b>		
<b>Application Type:</b>	New Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	29 September 2021		
<b>Applicant:</b>	Baaria Leicester Square Ltd		
<b>Premises:</b>	Baaria		
<b>Premises address:</b>	76 - 78 Charing Cross Road London WC2H 0BD	<b>Ward:</b>	St James's
		<b>Cumulative Impact Area:</b>	West End
		<b>Special Consideration Zone:</b>	None
<b>Premises description:</b>	According to the application form the premises intend to trade as a café.		
<b>Premises licence history:</b>	This is an application for a new premises licence and therefore has no licence history.		
<b>Applicant submissions:</b>	None		
<b>Applicant amendments:</b>	During consultation the applicant has reduced the hours applied for from 09:00 to 23:30 Monday to Thursday, 09:00 to 00:00 Friday and Saturday and 09:00 to 22:30 Sunday and removed late night refreshment from the application. The hours now applied for are set out at 1-B below.		

<b>1-B</b>	<b>Proposed licensable activities and hours</b>						
<b>Sale by retail of alcohol (On the premises)</b>				<b>On or off sales or both:</b>			Both
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	09:00	09:00	09:00	09:00	09:00	09:00	09:00
<b>End:</b>	22:00	22:00	22:00	22:00	22:00	22:00	22:00
<b>Seasonal variations/ Non-standard timings:</b>			None				

<b>Sale by retail of alcohol (Off the premises)</b>				<b>On or off sales or both:</b>			Both
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	08:00	08:00	08:00	08:00	08:00	08:00	08:00
<b>End:</b>	22:00	22:00	22:00	22:00	22:00	22:00	22:00
<b>Seasonal variations/ Non-standard timings:</b>			None				

<b>Hours premises are open to the public</b>							
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	08:00	08:00	08:00	08:00	08:00	08:00	08:00
<b>End:</b>	22:00	22:00	22:00	22:00	22:00	22:00	22:00
<b>Seasonal variations/ Non-</b>			None				

<b>standard timings:</b>	
<b>Adult Entertainment:</b>	None

<b>2.</b>	<b>Representations</b>
<b>2-A</b>	<b>Responsible Authorities</b>

<b>Responsible Authority:</b>	Metropolitan Police Service (withdrawn)
<b>Representative:</b>	Reaz Guerra
<b>Received:</b>	25 October 2021

With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, will be objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives. The premises is located within the West End Cumulative impact Area.

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

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

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

**Following a reduction in hours and agreement of conditions, the Metropolitan Police withdrew their representation on 4<sup>th</sup> February 2022**

<b>Responsible Authority:</b>	Environmental Health
<b>Representative:</b>	Anil Dryan
<b>Received:</b>	26 October 2021

I refer to the application for a new Premises Licence for the above premises which is located in the West Cumulative Impact Zone

The applicant has submitted plans of the premises showing Basement and Ground Floors, drawing no 08-01, dated 22/09/21.

**The following licensable activities are being sought:**

1. Supply of Alcohol 'On' and 'Off' the premises on Monday to Thursday 09:00 to 23:30 hours, Friday and Saturday 09:00 to 00:00 hours and Sunday 09.00 – 10.30 hours. Also Non-Standard times of Sundays before Bank Holidays to 00:00 hours and from end of permitted hours on New Year's Eve to start of permitted hours on New Year's Day
2. Provision of Late-Night Refreshment 'Indoors' on Monday to Thursday 23:00 to 23:30 hours and Friday and Saturday 23:00 to 00:00 hours. Also Non-Standard times of Sundays before Bank Holidays to 00:00 hours and from end of permitted hours on New Year's Eve to start of permitted hours on New Year's Day

**I wish to make the following representations based on the plans and operating schedule submitted:**

1. The Supply of Alcohol and for the hours requested may have the effect of increasing Public Nuisance in the area and may impact on Public Safety
2. Provision of Late-Night Refreshment and for the hours requested may have the effect of increasing Public Nuisance in the area

**Environmental Health also makes the following further comments:**

- An extensive list of conditions have been offered with the application. These are under consideration as to whether they are sufficient to allay Environmental Health concerns.
- It is unclear from the application if the premises have already been constructed for the proposed use. Nevertheless, prior to commencement of licensable activities it will need to be inspected for Public Safety by Environmental Health.
- As well as on safety considerations any public capacity will also be assessed with regards to the provision of sanitary accommodation being in line with BS6465.
- Particularly for any new hot food operation Environmental Health shall require details of how odour nuisance shall be prevented and how internal noise transference shall not occur through party wall connections. The following guidance is therefore provided:

- i. To prevent odour nuisance from kitchen ventilation/discharge systems advice on this can be found on the Council's website:
- ii. In addition the whole of Westminster is an Air Quality Management Area (AQMA) under the Clean Air Acts and if there is any intention to employ solid fuel cooking (eg wood, charcoal etc) then premises must also comply with smoke control area requirements – for the authorised fuels and/or the exempt appliances that can be used in such areas see website at:

➤ <https://www.gov.uk/smoke-control-area-rules>

- iii. With regards to preventing internal noise transfer within the building block the sound insulation measures to the party walls/ceilings must be to at least the standards set out in Appendix 11 of the Council's Statement Of Licensing policy which can be found at:

➤ <https://www.westminster.gov.uk/node/20023>

- The Council revised its Statement of Licensing Policy earlier this year. One of the new requirements under the Policy is that greater emphasis has been placed on licensed premises demonstrating compliance with policy CH1, Protection of Children from Harm, (see page 36 of policy).

The applicant is therefore requested to contact the undersigned to discuss the above and arrange a site after which Environmental Health may propose additional conditions for the proposed use.

<b>Responsible Authority:</b>	Licensing Authority
<b>Representative:</b>	Jessica Donovan
<b>Received:</b>	26 October 2021

Dear Sirs

I write in relation to the application submitted for a new premises licence for 76 - 78 Charing Cross Road, London, WC2H 0BD.



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

- Public Nuisance
- Prevention of Crime & Disorder
- Public Safety
- Protection of children from harm

The application seeks the following:

### **Late Night refreshment**

Monday to Thursday 23:00 to 23:30

Friday to Saturday 23:00 to 00:00

From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

Sundays before Bank Holidays to 00:00.

### **Retail Sale of Alcohol (On and Off sales)**

Monday to Thursday 09:00 to 23:30

Friday to Saturday 09:00 to 00:00

Sunday 09:00 to 22:30

From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

Sundays before Bank Holidays to 00:00.

### **Hours premises are open to the public**

Monday to Thursday 09:00 to 00:00

Friday to Saturday 09:00 to 00:30

Sunday 09:00 to 23:00

From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

Sundays before Bank Holidays to 00:30

The premises are located within the West End Cumulative Impact Zone and as such various policy points must be considered, namely CIP1, HRS1 and RNT1.

Policy RNT1 (B) states

B. Applications inside the West End Cumulative Impact Zone will generally be granted subject to:

1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.
2. The hours for licensable activities are within the council's Core Hours Policy HRS1.
3. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone.
4. The application and operation of the venue meeting the definition of a restaurant as per Clause C.

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

1. A premises in which customers are shown to their table or the customer will select a table themselves to which food is either served to them or they have collected themselves.

2. Which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at a table.
3. Which do not provide any takeaway service of food and/or drink for immediate consumption.
4. Where alcohol shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.
5. The sale and consumption of alcohol prior to such meals may be in a bar area but must also be ancillary to the taking of such meal.

The Licensing Authority note that the application falls within Westminster core hours for Restaurants.

The Core hours for restaurants are:

Monday to Thursday: 9am to 11.30pm.

Friday and Saturday: 9am to 12am.

Sunday: 9am to 10.30pm.

Sundays immediately prior to a bank holiday: 9am to 12am.

The Licensing Authority note that the applicant has proposed an amended MC66 to bring the application in line with RNT1.

MC66 (amended) The premises shall only operate as a restaurant,

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

(ii) where the supply of alcohol is by waiter or waitress service only,

(iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table,

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

(v) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.

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

The Licensing Authority require the applicant to provide submissions as to how the operation of the premises will not add to cumulative impact in the West End cumulative impact zone, in accordance with policy CIP1.

The Licensing Authority looks forward to receiving further submissions from the applicant in due course.

Please accept this as a formal representation.

<b>2-B Other Persons</b>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	25 October 2021
<p>As a resident in the building [REDACTED] premise in this application I object to the licensing hours extension request on the grounds of extra noise that it would create.</p> <p>Whilst living in the Soho area you obviously expect to have and do live with some noise but the Sandringham Flats building is a residential building and the commercial units under it are more suited to daytime shop premises such as the antique book shops that the street is known for. There are many locations in Soho and Covent Garden where offices are above the commercial units and these locations are more suitable for cafes and restaurants looking to operate with extended hours.</p> <p>Even with the best will in the world late night venues do create extra noise whether this is from music being audible when people enter or leave and the doors are open, from taxis or tuk-tuk vehicles dropping people off and collecting them, from staff coming and going etc. There is already enough noise pollution from this street without adding more - the wider area also already has many late night cafes and restaurants so it is unclear that there is a real need for one more.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	3 October 2021
<p>I strongly oppose the application to serve alcohol on these premises. This will cause serious noise and disruption to the residents living above, not to mention an increase in rubbish and vermin in our courtyard.</p> <p>Already we have serious such problems with BUNSIK down the road. Allowing alcohol to be sold in this mew place will only make matters worse!</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	14 October 2021
<p>We are resident living in [REDACTED] and having small kids.</p> <p>We already facing lot of nuisance, crime, disorder, urinating and vomiting outside our main entrance. Noises are getting that loud that we and our children can't sleep at night anymore which is disturbing us so much to carry on our day to day normal activities.</p> <p>Many times strange drunk people walked inside our building (Despite having secure gated entrance following residents coming in)on weekends and having alcohol and urinating. Which</p>	

also create safety concerns for us and our children.

If one more pub/ Alcohol/ Restaurant will open outside our building then our life will be very much disturbed by having more crime, safety concerns to public, residents and children and it will restrict us more to go outside with kids. All residents already been complaining about all the above mentioned issues.

Please don't allow Alcohol/Pub/Restaurant business outside our building.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	23 October 2021

This is an application for a new LNR and Alcohol Licence for a premises on the ground floor of Sandringham Mansions, a large Social Housing block on the East side of Charing Cross Road. The site was previously a book shop which kept normal retail hours and had few customers. The use facilitated by this application is both more intensive and is proposed to operate until as late as 00:30.

The CGCA's view is that the application, if granted as applied for, will harm the Licensing Objective of the Prevention of Public Nuisance.

The premises are described as a Café and we understand that the intended use is similar to Ole & Steen situated on the West side of Charing Cross Road. This is consistent with the internal layout. However unlike Ole & Steen the premises are not purpose built for this type of operation and have residents immediately above at first floor level with limited sound proofing built in.

The CGCA's view is that in order to support the Licensing Objectives the application should be modified as follows:

The premises opening hours and licensable activities should end at 21:00A condition to manage queuing should be added. We suggest that MC24 with the location for queuing restricted to an area immediately outside the premises frontage and with a depth of no more than 1m. No queuing should be permitted after 20:00.

The MC35 and MC64 conditions proposed should restrict deliveries and collections to between 08:00 and 20:00. This time window accommodates 2 of the 3 waste collection windows on the street. Use of the 3rd window (01:00-02:00) would cause a noise nuisance for residents.

The internal capacity should be restricted to 15 customers.

A condition should be added to address the risk of nuisance from the use of delivery services such as Deliveroo/Just Eats. Our proposed condition is:

*Where goods are supplied for delivery to the customer, the licence holder shall ensure that specific procedures are in place and that the activity does not cause a nuisance at or near to the premises.*

We note that the applicant has proposed to include MC 12 (Noise) and MC 87 (Odours) in the operating schedule. We appreciate this but would like to understand the steps which will be taken to ensure that they are able to comply with these as conditions. The age and structure of the building and the fact that it located under residential accommodation means that we believe that these may be difficult to achieve.

We hope that this representation is clear and ask that you advise us well in advance of any meeting at which this application will be discussed.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	06 October 2021

As a resident in [REDACTED], I STRONGLY OBJECT to the a licence to both sell alcohol to take away and to be consumed on the premises unit as late as midnight, 7 days a week. As you can imagine, this will cause a massive increase in problems with more noise, vermin, rubbish in our courtyard, smells and queues blocking the north side of the block. Already a number of residents are having to alter their route home to avoid the queues caused by Bunsik with their customers and rubbish. One of our residents was knocked to the ground outside Bunsik recently which shows how bad the situation has become.

**Name:** [REDACTED]

**Address and/or Residents Association:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Received:** 06 October 2021

I am a resident [REDACTED] this parade of shops we already have a serious issue with the bunsik Koreann takeaway on this parade and this will cause another massive increase in problems with more noise, vermin, rubbish in our courtyard, smells and queues blocking the north side of the block. Already a number of residents are having to alter their route home to avoid the queues caused by Bunsik with their customers and rubbish. One of our residents was knocked to the ground by the queues. This is a residential area with both Sandringham Flats and Vale Royal affected by late noise - we are also situated in an already licence saturated area and apart from causing disturbance to residents this is not a suitable place for this type of letting. The pavements are slim and Deliveries and removal of rubbish would need to be made via Charing Cross Road a busy road at the best of times. The history of book shops on this parade should be preserved if possible - or at least with retail not licensed properties.

**Name:** [REDACTED]

**Address and/or Residents Association:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Received:** 20 October 2021

[REDACTED] I strong object to this proposal, none of the existing units as part of the Sandringham building have a license as this protects the risk of disturbance for the residents.  
There are already a significant number of licensed premises within close proximity there is no need for another.  
As a resident I do not want further noise, nuisance or disturbance by having a licensed premises in the building.

**Name:** [REDACTED]

**Address and/or Residents Association:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Received:** 12 October 2021

I am objecting to the licence application above. None of the premises beneath this residential block are suitable for catering premises of any description. We already have problems with Bunsik - a Korean corn dog restaurant that has vast queues and completely blocks the pavement. There are smells associated with the cooking of food and vermin issues linked to the

disposal of food waste. Westminster has the highest number of licensed premises in the country and we certainly do not need to add it to it.

The licence application show no details of the true nature of the business so we can only suppose that this will be linked to food. There is no security or risk assessment plan in place. The only fire escape is into the residential block and not to the outside. Security is a major issue for residents in the block and we have already had homeless people setting up camp and defecating in communal areas. Residents have also been attacked on entering the estate. As the block was built in the Victorian era insulation for sound, vibration etc is limited and as we have already experienced music, deliveries and waste disposal will all cause undue distress for residents.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	12 October 2021

As a registered blind resident I wish to object to another eatery in area. I have real issues with mobility getting out of my flat trying to get to tube station with the licence you granted to other business, I now have to turn right passing this proposed business to get to bus stop which at present is fine as it's shops. I object to any business that will cause possible queuing outside and people consuming alcohol on premises then loitering outside. As a resident I have the right to freely be able to walk without issues which is proving more difficult in this area.

<b>Name:</b>	[REDACTED] (Withdrawn)
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	02 October 2021

I object on the grounds that the premises are unsuitable for such activities as can be seen with the Korean food outlet a few doors down. This will cause considerable distress to residents and pedestrians with noise, smells and deliveries all causing problems. I note there is no detail on security, CCTV and the premises do not have a separate fire exit (it opens into residential premises) so this would be unsuitable as an exit for large numbers of people. We have 2 premises nearby which already sell alcohol so there is no business demand for this activity and previous experience with premises nearby showed that this type of activity had many problems and led to a substantial increase in antisocial behaviour. As a local resident, we have a number of issues with late night noise and disturbance and this application will make matters worse.

**Following a reduction in hours and agreement of conditions, the interested party withdrew their representation on 26<sup>th</sup> January 2022**

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	06 October 2021

I am a resident [REDACTED] this parade of shops we already have a serious issue with the

bunsik Koreann takeaway on this parade and this will cause another massive increase in problems with more noise, vermin, rubbish in our courtyard, smells and queues blocking the north side of the block. Already a number of residents are having to alter their route home to avoid the queues caused by Bunsik with their customers and rubbish. One of our residents was knocked to the ground by the queues. This is a residential area with both Sandringham Flats and Vale Royal affected by late noise - we are also situated in an already licence saturated area and apart from causing disturbance to residents this is not a suitable place for this type of letting. The pavements are slim and Deliveries and removal of rubbish would need to be made via Charing Cross Road a busy road at the best of times. The history of book shops on this parade should be preserved if possible - or at least with retail not licensed properties.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	27 October 2021

I object to the application because of the potential for noise, anti-social behaviour and the deleterious effect it will have on the quality of life in the area.

On adjoining Litchfield Street, there are already three restaurants, of which two have outdoor seating and also a members club above the Ivy restaurant.

In the 22 years, I have lived here, there has never, to my recollection been any type of licensed premises on the block containing Sandringham Flats.

There have been bakeries and coffee shops which have closed by the evening, but never anything that has opened until 11 PM or midnight, which is not surprising because Sandringham Flats and the properties across the road means that this part of Charing Cross Road is overwhelmingly a residential area.

There are many elderly people, households with children and disabled people here and the awarding of the license would diminish their quality of life and the peaceful enjoyment of their homes.

There is also a problem with vermin such as mice and rats. A licensed restaurant would worsen that and create an increasing health hazard.

I hope you consider my objection and refused the licensing application.

<b>Name:</b>	[REDACTED] (withdrawn)
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	06 October 2021

There are 121 flats in this block, above the premises applying for the license, with another even larger block on the other side of the street, bringing the number of residents directly affected to several hundred.

Living on a busy main road, we already suffer greatly with excessive noise from traffic revving engines at the lights, pedicabs blaring their music out at maximum volume in an attempt to draw custom, revellers yahooping at the bus stop and hordes of people queuing for fast food clogging up and blocking the footpath so that we are forced onto the road in order to pass.

Please, please, please DO NOT add alcohol and the anti social behaviour it brings with it, to our already considerable problems. No-one can sleep at night, as it is. This being the heart of the West End, there are already more than enough establishments where alcohol can be bought and/or consumed.

**Following a reduction in hours and agreement of conditions, the interested party withdrew their representation on 8<sup>th</sup> February 2022**

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	12 October 2021
<p>I am an elderly man with my wife and I have Parkinson's. I have issues with my walking and wish to object to any cafe business that may have queuing or seating outside which will hinder me walking outside my property. I need rest and with drink license I object to noise that this business will bring to my home. We are happy with shops but object to eatery and anything with drinks licence as we have enough noise from the present business no need for more. We have issues with pest control and more food will increase this issue.</p>	

### 3. Policy & Guidance

<p>The following policies within the City Of Westminster Statement of Licensing Policy apply:</p>	
<p><b>Policy HRS1 applies</b></p>	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> <li>1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm.</li> <li>2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation.</li> <li>3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.</li> <li>4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.</li> <li>5. The proposed hours when any music, including incidental music, will be played.</li> <li>6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises.</li> <li>7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.</li> <li>8. Whether customers and staff have adequate access to public</li> </ol>



	<p>transport when arriving at and leaving the premises, especially at night.</p> <p>9. The capacity of the premises.</p> <p>10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.</p> <p>11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.</p> <p>12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.</p> <p>13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.</p> <p>14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation applications.</p> <p>C. For the purpose of Clauses A and B above, the Core Hours for applications for each premises use type as defined within this policy are:</p> <p><b>8. Restaurants</b></p> <p>Monday to Thursday: 9am to 11.30pm.  Friday and Saturday: 9am to 12am.  Sunday: 9am to 10.30pm.  Sundays immediately prior to a bank holiday: 9am to 12am.</p> <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.</p> <p>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p>
<p><b>Policy RTN1(B) applies</b></p>	<p>B. Applications inside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities are within the council's Core Hours Policy HRS1.</li> <li>3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1.</li> <li>4. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone.</li> <li>5. The application and operation of the venue meeting the definition of a restaurant as per Clause C.</li> </ol> <p>C. For the purposes of this policy a restaurant is defined as:</p> <ol style="list-style-type: none"> <li>1. A premises in which customers are shown to their table or the customer will select a table themselves to which food is either served to them or they have collected themselves.</li> </ol>

	<p>2. Which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at a table.</p> <p>3. Which do not provide any takeaway service of food and/or drink for immediate consumption, except if provided via an ancillary delivery service to customers at their residential or workplace address.</p> <p>4. Where alcohol shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.</p> <p>5. The sale and consumption of alcohol prior to such meals may be in a bar area but must also be ancillary to the taking of such meal.</p>
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#### 4. Equality Implications

The Council in its capacity as Licensing Authority has a duty to have regard to its public sector equality duty under section 149 of the Equality Act 2010. In summary, section 149 provides that a Public Authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristics and persons who do not share it.

Section 149 (7) of the Equality Act 2010 defines the relevant protected characteristics as age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

<b>5.</b>	<b>Appendices</b>
<b>Appendix 1</b>	Premises plans
<b>Appendix 2</b>	Applicant supporting documents
<b>Appendix 3</b>	Premises history
<b>Appendix 4</b>	Proposed conditions
<b>Appendix 5</b>	Residential map and list of premises in the vicinity

<b>Report author:</b>	Kevin Jackaman Senior Licensing Officer
<b>Contact:</b>	Telephone: 0207 641 6500 Email:kjackaman@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**

<b>1</b>	Licensing Act 2003	N/A
<b>2</b>	City of Westminster Statement of Licensing Policy	7 <sup>th</sup> January 2021
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
<b>4</b>	Metropolitan Police Service representation	25 October 2021 (withdrawn 04 February 2022)
<b>5</b>	Environmental Health representation	26 October 2021
<b>6</b>	Licensing Authority representation	26 October 2021
<b>7</b>	Interested Party representation (1)	25 October 2021
<b>8</b>	Interested Party representation (2)	05 October 2021
<b>9</b>	Interested Party representation (3)	14 October 2021
<b>10</b>	Interested Party representation (4)	23 October 2021
<b>11</b>	Interested Party representation (5)	06 October 2021
<b>12</b>	Interested Party representation (6)	06 October 2021
<b>13</b>	Interested Party representation (7)	20 October 2021
<b>14</b>	Interested Party representation (8)	12 October 2021
<b>15</b>	Interested Party representation (9)	12 October 2021
<b>16</b>	Interested Party representation (10)	02 October 2021 (withdrawn 26 January 2022)
<b>17</b>	Interested Party representation (11)	06 October 2021
<b>18</b>	Interested Party representation (12)	27 October 2021
<b>19</b>	Interested Party representation (13)	06 October 2021 (withdrawn 08 February 2022)
<b>20</b>	Interested Party representation (14)	12 October 2021



1 Proposed Ground Floor Plan  
Scale: 1:500

RED OUTLINE AREA FOR THE SALE OF ALCOHOL, AND THE PROVISION OF LATE NIGHT REFRESHMENT



2 Proposed Basement Plan  
Scale: 1:500

- Doors:
  - 1. Indicate if an automatic fire detection system is to be fitted throughout in accordance with BS58 Part 1:2002
  - 2. Indicate if doors are to be self-closing
  - 3. Indicate if doors are to be self-closing in the direction of escape
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**GENERAL NOTES**

1. All drawings are to conform to the relevant current Building Codes & Regulations in the applicable jurisdiction.
2. The Contractor must verify all site conditions, drawings, details and specifications and report any discrepancies to DesignLISM before proceeding with any work.
3. The Contractor is to conform to DesignLISM project specifications & details of materials.
4. All proposed changes showing design and construction changes are required to be supported by a written justification of the proposed changes.
5. All specialist items are to be installed in accordance with the manufacturer's instructions and in a suitable environment.
6. The Contractor is to provide a safe and suitable working environment and work practices to the current Health and Safety and Local Authority regulations.
7. All drawings are to be implemented in a strict and timely manner and are not to be subject to the time of the Contractor.
8. All drawings are to be subject to the time of the Contractor and are not to be subject to the time of the Contractor.
9. All drawings are to be subject to the time of the Contractor and are not to be subject to the time of the Contractor.
10. All drawings are to be subject to the time of the Contractor and are not to be subject to the time of the Contractor.
11. The Contractor is to check and approve all design and construction details and any alterations, as appropriate, to implement the design.
12. In the event that there is a conflict in interpretation, the Contractor is to refer to the drawings in the Design / Contract Administration system in the absence of a design, specification, schedule and detail (DesignLISM system).
13. The drawings to be used in conjunction with the other design drawings, specifications, schedules and details (DesignLISM system).
14. The drawings to be used in conjunction with the other design drawings, specifications, schedules and details (DesignLISM system).
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20. The drawings to be used in conjunction with the other design drawings, specifications, schedules and details (DesignLISM system).

**PROJECIT**  
**BARNS, 75-78 Charing Cross Road, London WC2H 0BB**

**TITLE**  
**Licensing Plan**

ISSUE	DATE	SCALE	CHECKED
TM	22.09.21	1:500@A1	-

**PROJECT NO.** 00636  
**DATE** 08-01

**DESIGNLISM**

+44 (0)1273 820 033  
 info@designlism.com  
 designlism.com

Office 11, Level 6, Tower Point  
 44 North Road  
 Brighton, East Sussex,  
 UK BN1 1YR

None

There is no licence or appeal history for the premises.

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

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

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

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

**Mandatory Conditions**

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

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

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

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



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

### **Conditions consistent with the operating schedule**

9. (a) The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team.
- (b) All entry and exit points will be covered enabling frontal identification of every person

entering in any light condition.

(c) The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance.

(d) All recordings shall be stored for a minimum period of 31 days with date and time stamping.

(e) 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 any of 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. Sales of alcohol for consumption off the premises shall only be (a) in sealed containers, and shall not be consumed on the premises or (b) consumed by persons who are seated in an area appropriately authorised for the use of tables and chairs on the highway and bona fide taking a substantial table meal there, and where the consumption of alcohol by such persons is ancillary to taking such a meal, and where the supply of alcohol is by waiter or waitress service only.

For the purpose of this condition 'Substantial Table Meal' means – a meal such as might be expected to be served as the main midday or main evening meal, or as a main course at either such meal and is eaten by a person seated at a table, or at a counter or other structure which serves the purposes of a table and is not used for the service of refreshments for consumption by persons not seated at a table or structure servicing the purposes of a table.

13. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
14. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity.
15. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the public highway.
16. Outside of the hours authorised for the sale of alcohol and whilst the premises are open to the public, the licence holder shall ensure that all alcohol within the premises (including alcohol behind the counter) is secured in a locked store room or behind locked grilles, locked screens or locked cabinet doors so as to prevent access to the alcohol by both customers and staff.
17. No super-strength beer, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles and cans.
18. No more than 15% of the sales area shall be used at any one time for the sale, exposure for sale, or display of alcohol.
19. Prominent signage indicating the permitted hours for the sale of alcohol shall be displayed so as to be visible before entering the premises, where alcohol is on public

- display, and at the point of sale.
20. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
  21. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 20.00 hours and 08.00 hours on the following day.
  22. The number of persons permitted in the premises at any one-time (excluding staff) shall not exceed 40 persons on the ground floor and 60 in total.
  23. 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.
  24. No collections of waste or recycling materials (including bottles) from the premises shall take place between 20.00 and 08.00 hours on the following day.
  25. 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.
  26. 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.
  27. No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.
  28. 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.
  29. Delivery drivers shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the license premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway.
  30. No deliveries to the premises shall take place between 20.00 and 08.00 hours on the following day.
  31. Any tables and chairs placed immediately outside the premises shall be removed or rendered unusable by 21.00 hours.

## Conditions proposed by the Environmental Health

None

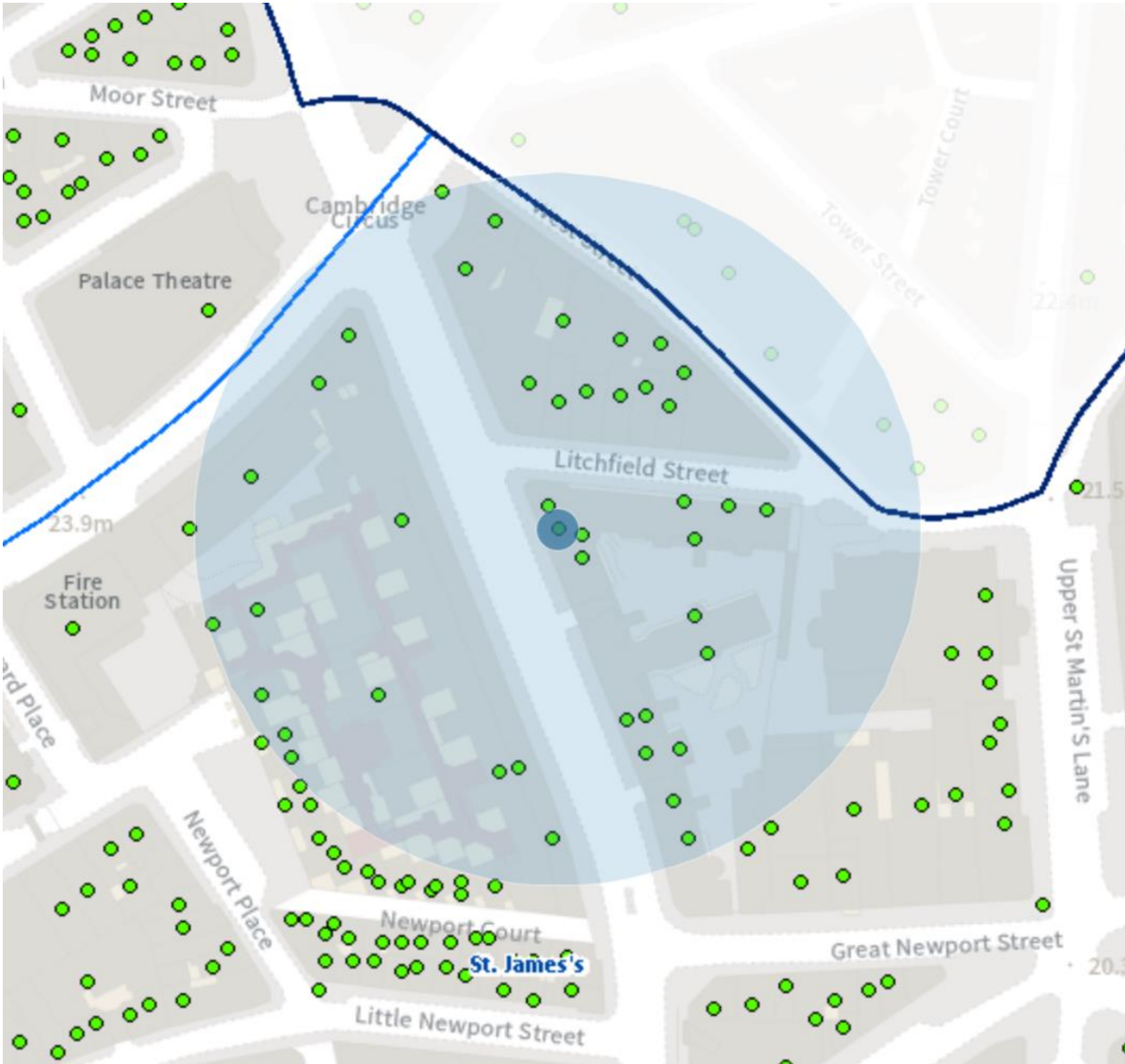
## Conditions proposed by the Police and agreed by the applicant so as to form part of the operating schedule

32. The premises shall only operate as a restaurant,
- (i) in which customers are shown to their table or the customer will select a table themselves,
  - (ii) where the supply of alcohol is by waiter or waitress service only,
  - (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table,
  - (iv) which do not provide any takeaway service of food or drink for immediate consumption off the premises,
  - (v) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.

For the purpose of this condition 'Substantial Table Meal' means – a meal such as might be expected to be served as the main midday or main evening meal, or as a main course at either such meal and is eaten by a person seated at a table, or at a counter or other structure which serves the purposes of a table and is not used for the service of refreshments for consumption by persons not seated at a table or structure servicing the purposes of a table.

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

33. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall not be permitted to take glass containers with them.
34. The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and are properly supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway



Resident count: 315

Licensed premises within 75m of 76-78 Charing Cross Road

Licence Number	Trading Name	Address	Premises Type	Time Period
08/06532/LIPN	Karine Jackson Hair Beauty	24 Litchfield Street London WC2H 9NJ	Hairdresser or beauty salon	Monday; 10:00 - 19:00   Tuesday; 10:00 - 21:00   Wednesday; 10:00 - 20:00   Thursday; 10:00 - 21:00   Friday; 10:00 - 19:00   Saturday; 09:00 - 18:00
16/04558/LIPT	Le Beaujolais Wine Bar	25 Litchfield Street London WC2H 9NJ	Wine bar	Sunday; 12:00 - 23:00   Monday to Saturday; 10:00 - 23:30
16/04565/LIPT	Le Beaujolais Restaurant Club	25 Litchfield Street London WC2H 9NJ	Wine bar	Sunday; 12:00 - 23:00   Monday to Thursday; 10:00 - 23:30   Friday to Saturday; 10:00 - 00:00
10/10268/LIPT	Subway	82 Charing Cross Road London WC2H 0BA	Shop	Sunday; 08:00 - 00:00   Monday to Saturday; 08:00 - 06:00
09/01988/LIPD	Souk Restaurant	Ground 27 Litchfield Street London WC2H 9NJ	Cafe	Sunday; 12:00 - 00:00   Monday to Saturday; 10:00 - 00:30
21/08071/LIPDPS	The Ivy	1 - 5 West Street London WC2H 9NQ	Restaurant	Sunday; 08:00 - 01:00   Monday to Saturday; 08:00 - 01:30
17/09476/LIPRW	London Grace	11 West Street London WC2H 9NE	Hairdresser or beauty salon	Saturday; 09:00 - 20:00   Sunday; 10:00 - 16:00   Monday to Wednesday; 09:00 - 21:00   Thursday to Friday; 09:00 - 22:00

20/07509/LIPRW	Louis	13-15 West Street London WC2H 9NE	Restaurant	Sunday; 12:00 - 22:30   Monday to Saturday; 09:00 - 02:00
21/06150/LIPDPS	The Ivy Club	9 West Street London WC2H 9NE	Shop	Sunday; 10:00 - 23:00   Monday to Saturday; 08:00 - 02:30
13/02532/LIPN	Real Beijing	67 Charing Cross Road London WC2H 0NE	Restaurant	Sunday; 11:00 - 23:00   Monday to Saturday; 11:00 - 23:30   Sundays before Bank Holidays; 11:00 - 23:30
13/06515/LIPN	Make Noodle Heaven	51 Charing Cross Road London WC2H 0NE	Restaurant	Monday to Sunday; 11:00 - 00:00
21/02975/LIPDPS	Sainsburys	57 Charing Cross Road London WC2H 0NE	Food store	Monday; 07:00 - 00:00   Tuesday; 07:00 - 00:00   Wednesday; 07:00 - 00:00   Thursday; 07:00 - 00:00   Friday; 07:00 - 00:00   Saturday; 07:00 - 00:00   Sunday; 07:00 - 00:00
21/08880/LIPDPS	Oseyo	Unit EC2 67-75 Charing Cross Road London WC2H 0NE	Not Recorded	Sunday; 09:00 - 22:00   Monday to Saturday; 08:00 - 23:00
19/13663/PREAPM	Not Recorded	57 Charing Cross Road London WC2H 0NE	Not Recorded	
21/14253/LIPCH	Ole & Steen, Unit 8	67 - 69 Charing Cross Road London WC2H 0NE	Not Recorded	Sunday; 06:30 - 22:30   Monday to Thursday; 06:30 - 23:30   Friday to Saturday; 06:30 - 00:00
13/05563/LIPDPS	Walkabout	136 Shaftesbury Avenue London	Pub or pub restaurant with lodge	Sunday; 10:00 - 04:00   Monday to

		W1D 5EZ		Saturday; 09:00 - 04:00
18/09254/LIPN	Not Recorded	136 Shaftesbury Avenue London W1D 5EZ	Not Recorded	Sunday; 10:00 - 04:00   Monday to Saturday; 09:00 - 04:00
21/08126/LIPDPS	Stone Nest	136 Shaftesbury Avenue London W1D 5EZ	Miscellaneous	Sunday; 10:00 - 04:00   Monday to Saturday; 09:00 - 04:00
21/07916/LIPT	Shake Shack	1 Cambridge Circus London WC2H 8PA	Restaurant	Sunday; 12:00 - 00:00   Monday to Saturday; 10:00 - 00:30
19/09087/LIPDPS	Wingstop Restaurants	Basement To Second Floor 138 Shaftesbury Avenue London WC2H 8HB	Restaurant	Monday to Sunday; 10:00 - 00:00
19/00693/LIPV	Unit 15	Development Site Bounded By 10 To 18 Newport Place 28 To 35 Newport Court And 51-79 Charing Cross Road London WC2H 0NE	Restaurant	Sunday; 08:00 - 22:30   Monday to Thursday; 07:00 - 23:30   Friday to Saturday; 07:00 - 00:00   Sundays before Bank Holidays; 08:00 - 00:00
18/15580/LIPV	Unit 14	Development Site Bounded By 10 To 18 Newport Place 28 To 35 Newport Court And 51-79 Charing Cross Road London WC2H 0NE	Not Recorded	Monday; 07:00 - 23:30   Tuesday; 07:00 - 23:30   Wednesday; 07:00 - 23:30   Thursday; 07:00 - 23:30   Friday; 07:00 - 00:00   Saturday; 07:00 - 00:00   Sunday; 08:00 - 22:30   Sundays before Bank Holidays; 08:00 - 00:00



18/03099/LIPCH	Unit 13	Development Site Bounded By 10 To 18 Newport Place 28 To 35 Newport Court And 51-79 Charing Cross Road London WC2H 0NE	Restaurant	Sunday; 08:00 - 22:30   Monday to Thursday; 07:00 - 23:30   Friday to Saturday; 07:00 - 00:00   Sundays before Bank Holidays; 08:00 - 00:00
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City of Westminster

# Licensing Sub-Committee Report

Item No:	
Date:	17 February 2022
Licensing Ref No:	21/10479/LIPN - New Premises Licence
Title of Report:	Ukiyo Ground And Basement Floor 8 Slingsby Place London WC2E 9AB
Report of:	Director of Public Protection and Licensing
Wards involved:	St James's
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Karyn Abbott Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: <a href="mailto:kabbott@westminster.gov.uk">kabbott@westminster.gov.uk</a>

## 1. Application

1-A Applicant and premises			
<b>Application Type:</b>	New Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	29 September 2021		
<b>Applicant:</b>	Ukiyo Hand Roll Bar Ltd		
<b>Premises:</b>	Ukiyo		
<b>Premises address:</b>	Ground And Basement Floor 8 Slingsby Place London WC2E 9AB	<b>Ward:</b>	St James's
		<b>Cumulative Impact Area:</b>	West End
		<b>Special Consideration Zone:</b>	None
<b>Premises description:</b>	According to the application form, the premises proposes to operate as a restaurant.		
<b>Premises licence history:</b>	This is a new premises licence application and therefore no premises licence history exists.		
<b>Applicant submissions:</b>	None		
<b>Applicant amendments:</b>	None		

1-B Proposed licensable activities and hours							
<b>Late Night Refreshment:</b>				<b>Indoors, outdoors or both</b>			Indoors
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	23:00	23:00	23:00	23:00	23:00	23:00	N/A
<b>End:</b>	23:30	23:30	23:30	23:30	00:00	00:00	N/A
<b>Seasonal variations/ Non-standard timings:</b>		Sundays immediately prior to a Bank Holiday until 00:00.					

<b>Sale by retail of alcohol</b>				<b>On or off sales or both:</b>			Both
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	11:00	11:00	11:00	11:00	11:00	11:00	11:00
<b>End:</b>	23:30	23:30	23:30	23:30	00:00	00:00	22:30
<b>Seasonal variations/ Non-standard timings:</b>		Sundays immediately prior to a Bank Holiday until 00:00.					

Hours premises are open to the public							
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	09:00	09:00	09:00	09:00	09:00	09:00	09:00
<b>End:</b>	23:30	23:30	23:30	23:30	00:00	00:00	22:30
<b>Seasonal variations/ Non-standard timings:</b>		Sundays immediately prior to a Bank Holiday until 00:00.					
<b>Adult Entertainment:</b>		None					

## 2. Representations

2-A Responsible Authorities	
<b>Responsible Authority:</b>	Metropolitan Police Service
<b>Representative:</b>	PC Reaz Guerra
<b>Received:</b>	25 October 2021
<p><b>Application for a New Premises Licence 21/10479/LIPN Ground And Basement Floor 8 Slingsby Place, London, WC2E 9AB</b></p> <p>With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, will be objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives. The premises is located within the West End Cumulative impact Area.</p> <p>There is insufficient detail within the operating schedule to promote the Licensing Objectives.</p> <p>An officer from this unit will be in contact with you shortly to discuss the application. However it is for the applicant to prove that this application will not add to the cumulative impact problems already experienced in this area.</p> <p>It is for these reasons that we are objecting to the application.</p>	
<b>Responsible Authority:</b>	Environmental Health Service
<b>Representative:</b>	Maxwell Koduah
<b>Received:</b>	28 October 2021
<p>I refer to the application for a new Premises Licence number for the above-mentioned premises. The premises is located within the West End Cumulative Impact Area. I have considered the information that you have provided within and accompanying this application. I have also considered the proposed variation in line with the relevant policies within the Councils Statement of Licensing Policy dated October 2021.</p> <p>The applicant is seeking the following:</p> <ol style="list-style-type: none"> <li>1. Provision of late-night refreshment indoors at the following times: <ul style="list-style-type: none"> <li>Monday to Thursday 23:00 – 23:30 hours</li> <li>Friday to Saturday 23:00 – 00:00 hours</li> <li>Sunday before bank holiday 23:00 – 00:00 hours</li> </ul> </li> <li>2. Supply of alcohol for consumption on &amp; off the premises at the following times: <ul style="list-style-type: none"> <li>Monday to Thursday 11:00 – 23:30 hours</li> <li>Friday to Saturday 11:00 – 00:00 hours</li> <li>Sunday 11:00 – 22:30 hours</li> <li>Sunday before bank holiday 11:00 – 00:00 hours</li> </ul> </li> </ol> <p><b>Proposed Environmental Health conditions in addition to those contained within the operating schedule</b></p> <ol style="list-style-type: none"> <li>1. The hours requested to provide late night refreshment may have the likely effect of causing an increase in Public Nuisance and may affect Public Safety within the West</li> </ol>	

## End Cumulative Impact Area

2. The supply of alcohol and the hours requested may have the likely effect of causing an increase in Public Nuisance and may affect Public Safety within the West End Cumulative Impact Area

A capacity of 40 has been proposed within the operating schedule. Applicant is required to provide a justification that 40 persons is a safe capacity for the premises. Such justification may be provided by way of a fire risk assessment.

As presented, the application would have the likely effect of causing an increase in Public Nuisance and may affect Public Safety within the area

Conditions, in addition to those contained within the operating schedule, have been proposed below to support the licensing objectives of Prevention of Public Nuisance and Public Safety accompany this representation.

### ***Proposed Environmental Health condition to replace those contained within the operating schedule***

1. 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.
2. There shall be no sales of alcohol for consumption off the premises after 23.00 hours
3. Condition 9 within operating schedule to be replaced with  
*No licensable activities shall take at the premises until the capacity of the premises has been determined by the Environmental Health Consultation Team and the licensing authority has replaced this condition on the licence with a condition detailing the capacity so determined*

Applicant is advised to study these conditions and discuss same if minded.

<b>Responsible Authority:</b>	Licensing Authority
<b>Representative:</b>	Kevin Jackaman
<b>Received:</b>	22 November 2021

I write in relation to the application submitted for a new premises licence for Ground And Basement Floor, 8 Slingsby Place, London, WC2E 9AB

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

- Public Nuisance
- Prevention of Crime & Disorder
- Public Safety
- Protection of children from harm

The application seeks the following:

- **Late night Refreshment**  
23:00 to 23:30 Monday to Thursday  
23:00 to 00:00 Friday to Saturday and Sundays immediately prior to Bank Holidays

- **Supply of Alcohol – On and Off the Premises**

11:00 to 23:30 Monday to Thursday

11:00 to 00:00 Friday to Saturday and Sundays immediately prior to Bank Holidays

11:00 to 22:30 Sunday

- **Opening Hours to Public**

09:00 to 23:30 Monday to Thursday

09:00 to 00:00 Friday to Saturday and Sundays immediately prior to Bank Holidays

09:00 to 22:30 Sunday

The premises are located within the West End Cumulative Impact Area and as such various policy points must be considered, namely CIP1 and RTN1.

Policy CIP1 states:

A. It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone for: pubs and bars, fast food premises, and music and dancing and similar entertainment, other than applications to:

1. Vary the hours within Core Hours under Policy HRS1, and/or
2. Vary the licence to reduce the overall capacity of the premises.

C. Applications for other premises types within the West End Cumulative Impact Zones will be subject to other policies within this statement and must demonstrate that they will not add to cumulative impact.

D. For the purposes of this policy the premises types referred to in Clause A are defined within the relevant premises use policies within this statement.

Policy RTN1(B) states:

B. Applications inside the West End Cumulative Impact Zone will generally be granted subject to:

1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.
2. The hours for licensable activities are within the council's Core Hours Policy HRS1.
3. The operation of any delivery services for alcohol and/or late night refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1.
4. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone.
5. The application and operation of the venue meeting the definition of a restaurant as per Clause C.

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

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

The Licensing Authority note that the premises intend to trade predominantly as a restaurant and have proposed Westminster's model condition MC66.

Is there any element of deliveries of hot food or alcohol taking place from the premise?

The Licensing Authority's policies, in relation to the Cumulative Impact Areas, are directed at the global and cumulative effects of licences on the area as a whole. The applicant is required

to provide further submissions on how the premises will ensure that there is no adverse impact within the West End Cumulative Impact Areas per policy CIP1 and RTN1(B)(4).

The Licensing Authority looks forward to receiving further submissions from the applicant in due course.

Please accept this as a formal representation

## 2-B Other Persons

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	26 October 2021

The [REDACTED] objects to this application on the grounds of the impact on Public Nuisance.

This is a holding objection as we believe the application notice has not been displayed as required. We have sent details of the reason for this to the Officer responsible for the application.

We believe that the application time should restart at the time that the Notice is correctly displayed.

### Further Submissions received on 25<sup>th</sup> November 2021

Licensing Representation from the [REDACTED]

Application No.: 21/10479/LIPN

Premises: Ukiyo Hand Roll Bar Ltd.

Address: Unit 8, Slingsby Place, London WC2E9AB

This is an application for a Restaurant Licence for what appears to be a Sushi restaurant. The application is to operate during Core Hours for the sale of alcohol with LNR between 23:00 and the end of core hours. A capacity of 80 has been proposed although the plans show only 55 seats.

MC66 has been proposed, although takeaway food and drink for immediate consumption is permitted between 11:00 and 15:00, presumably for the lunch trade.

It should be noted that the unit in which this restaurant is located was originally in A1 retail use and more recently a beauty salon. From a Planning point of view, we assume that it is taking advantage of the introduction of Class E to become a restaurant.

The CGCA believes that the grant of the licence, as applied for, will harm the Licensing Objective of the prevention of Public Nuisance. This is for 2 reasons:

#### Servicing Impacts

Conditions 22 proposed by the applicant deals with deliveries. This allows deliveries to take place other than between 23:00 and 07:00. This would result in servicing taking place from the surrounding streets, most likely Mercer Street which contains a significant number of residents. St. Martins Courtyard has planning conditions related to deliveries which require all servicing to take place from within the Courtyard, with no deliveries being made from the surrounding streets. This servicing needs to take place between 07:30 and 11:30 daily, but with no deliveries on Sundays. We believe that this restriction should also be placed on the Licence to prevent harm to the Licensing Objective of the prevention of Public Nuisance.

Condition 19-21 are with respect to waste and are the usual conditions and times for waste if it is managed premises by premises. In this case all waste is managed via 2 communal bin stores which are accessed via service areas in the basement, or so we have been told. This is normally a preferred solution but in this case one of the bin stores, behind 8 Shelton Street, causes significant noise issues for residents because of its proximity to bedrooms with no noise



attenuation. The process of placing waste, especially glass, in this glass, placed in this bin store causes significant amounts of noise and if this is after 21:00 this is very disturbing for residents. Because of this we believe it is appropriate to replace the proposed conditions 19-21 with the following.

- All waste will be managed in accordance with the arrangements for communal waste for the St. Martin's Courtyard area
- In any case no waste or recyclable materials, including glass, will be moved or placed in the bin stores between 21:00 and 08:00.

#### Hours of Operation

The premises are within the West End CIZ but there is not an automatic presumption to refuse because Policy RTN1 applies, and the premises propose to operate within core hours.

However, the CGCA's view is that the premises have not demonstrated that they will not add to Cumulative Impact within the immediate area. This is one of the requirements of RTN1. We are concerned about this because the amount of licensable activity in the immediate area has increased significantly within the last few years and the impact of the number of premises is now harming the Licensing Objectives.

At the time of the original development of St. Martin's Courtyard there were 5 restaurant units which are now

Dishoom

Dishoom (formerly Jamies Italian)

Bills

Miscusi (previously Suda)

18-50

Of these only 1 unit (Miscusi) was accessed from the courtyard.

Since then, 3 additional retail units have changed restaurant use and have been granted licenses and one unit has been granted a change of use to bar use, with conditions. This has not yet applied for a licence. All these units are accessed from within the Courtyard. In addition, the neighbouring Mercer Walk development and Langley Street have acquired 4 restaurants and a club, in addition to the existing restaurant (Café Pacifico) and bar (The Langley).

This means that we have gone from 7 licensed premises to 15 in a very small area with a significant number of residents. This licence would make it 16.

The CGCA's view is that this concentration of licenced premises, even though the vast majority re restaurants, is now giving rise to harm and so does not support the Licensing Objective of the Prevention of Public Nuisance in the immediate vicinity.

We believe that to mitigate this harm it is appropriate and proportionate for the premises to be granted a licence for fewer hours than applied for, namely for licensable activities ending at 23:00, 22:30 on Sunday. Given this earlier time there would be no need for LNR.

There are at least 4 other vacant retain units in St. Martins Courtyard which are all able, under the Class E Planning Use Class to operate as restaurants. If they do they will cause even more harm by way of cumulative impact. We believe that it is appropriate to recognise this at this stage and limit the hours on this premises licence as described above.

We hope that this representation is clear and ask that you advise us well in advance of any meeting at which this application will be discussed.

### 3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
<b>Policy CIP1 applies</b>	<p>A. It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone for: pubs and bars, fast food premises, and music and dancing and similar entertainment, other than applications to:</p> <ol style="list-style-type: none"> <li>1. Vary the hours within Core Hours under Policy HRS1, and/or</li> <li>2. Vary the licence to reduce the overall capacity of the premises.</li> </ol> <p>C. Applications for other premises types within the West End Cumulative Impact Zones will be subject to other policies within this statement and must demonstrate that they will not add to cumulative impact.</p> <p>D. For the purposes of this policy the premises types referred to in Clause A are defined within the relevant premises use policies within this statement.</p>
<b>Policy HRS1 applies</b>	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> <li>1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm.</li> <li>2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation.</li> <li>3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.</li> <li>4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.</li> <li>5. The proposed hours when any music, including incidental music, will be played.</li> <li>6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises.</li> <li>7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.</li> <li>8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.</li> <li>9. The capacity of the premises.</li> <li>10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.</li> <li>11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.</li> </ol>

	<p>12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.</p> <p>13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.</p> <p>14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation applications.</p> <p>C. For the purpose of Clauses A and B above, the Core Hours for applications for each premises use type as defined within this policy are:</p> <p><b>8. Restaurants</b>  Monday to Thursday: 9am to 11.30pm.  Friday and Saturday: 9am to 12am.  Sunday: 9am to 10.30pm.  Sundays immediately prior to a bank holiday: 9am to 12am.</p> <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.</p> <p>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p>
<p><b>Policy RNT1 applies</b></p>	<p>B. Applications inside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities are within the council's Core Hours Policy HRS1.</li> <li>3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1.</li> <li>4. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone.</li> <li>5. The application and operation of the venue meeting the definition of a restaurant as per Clause C.</li> </ol> <p>C. For the purposes of this policy a restaurant is defined as:</p> <ol style="list-style-type: none"> <li>1. A premises in which customers are shown to their table or the customer will select a table themselves to which food is either served to them or they have collected themselves.</li> <li>2. Which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at a table.</li> <li>3. Which do not provide any takeaway service of food and/or drink for immediate consumption, except if provided via an ancillary delivery service to customers at their residential or workplace address.</li> <li>4. Where alcohol shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.</li> </ol>

	5. The sale and consumption of alcohol prior to such meals may be in a bar area but must also be ancillary to the taking of such meal.
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#### 4. Equality Implications

The Council in its capacity as Licensing Authority has a duty to have regard to its public sector equality duty under section 149 of the Equality Act 2010. In summary, section 149 provides that a Public Authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristics and persons who do not share it.

Section 149 (7) of the Equality Act 2010 defines the relevant protected characteristics as age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

#### 5. Appendices

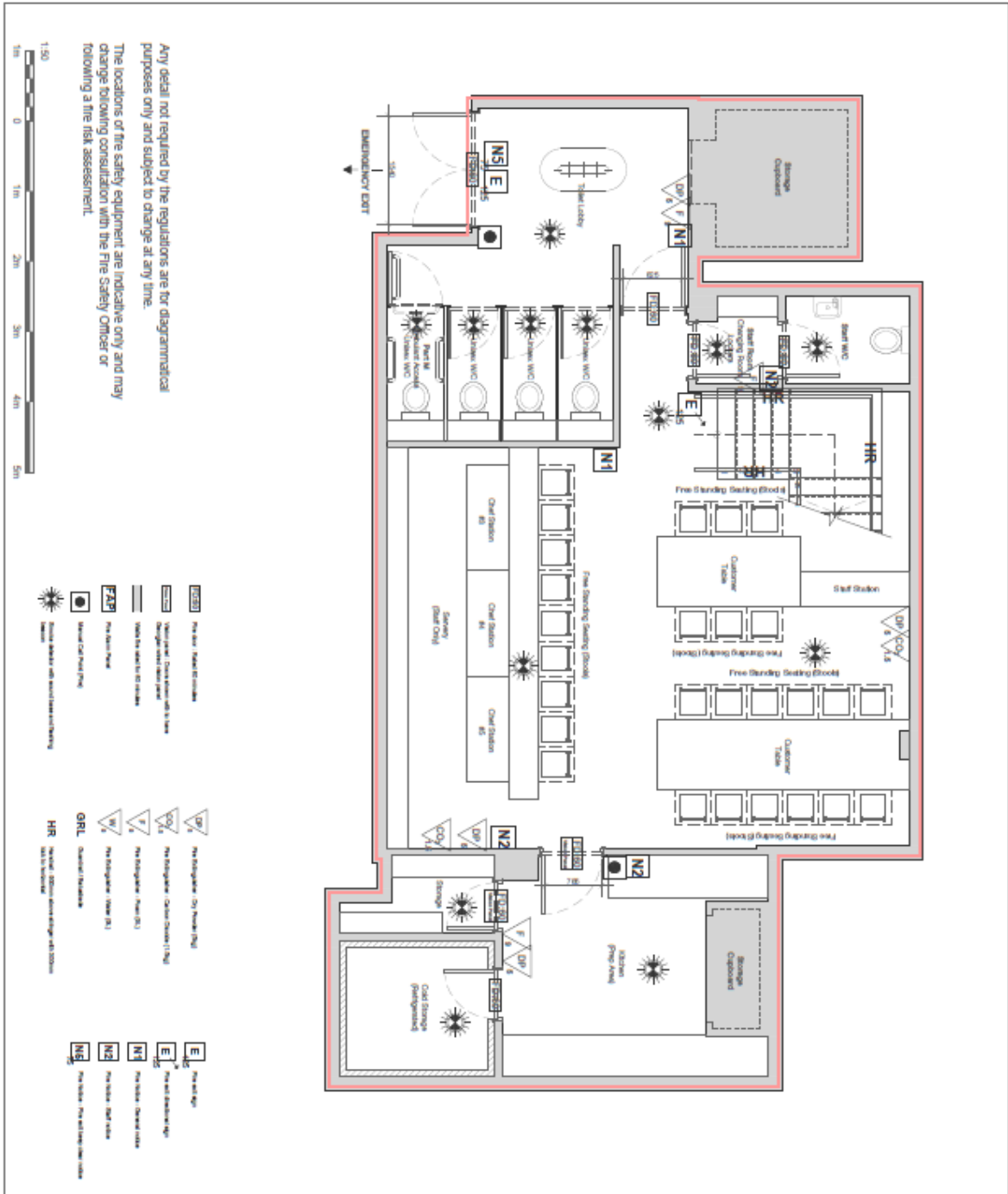
<b>Appendix 1</b>	Premises plans
<b>Appendix 2</b>	Applicant supporting documents
<b>Appendix 3</b>	Premises history
<b>Appendix 4</b>	Proposed conditions
<b>Appendix 5</b>	Residential map and list of premises in the vicinity

<b>Report author:</b>	Karyn Abbott Senior Licensing Officer
<b>Contact:</b>	Telephone: 020 7641 6500 Email: kabbott@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**

<b>1</b>	Licensing Act 2003	N/A
<b>2</b>	City of Westminster Statement of Licensing Policy	7 <sup>th</sup> January 2021
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
<b>4</b>	Metropolitan Police Service	25 October 2021
<b>5</b>	Environmental Health Service	28 October 2021
<b>6</b>	Licensing Authority	22 November 2021
<b>7</b>	Representation 1	26 October 2021



REVISION	DATE	DESCRIPTION
1	20/07/21	Issue for Approval
2	20/07/21	Issue for Approval
3	11/02/21	Issue for Approval

1) Licensed Area Boundary

STUDIO  
— LOT

www.studio.ct.co.uk



**Applicant Supporting Documents**

**Appendix 2**

There are no submissions from the applicant.

There is no licence or appeal history for the premises.



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

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

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

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

**Mandatory Conditions**

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

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

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

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

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

## Conditions consistent with the operating schedule

9. The premises shall only operate as a restaurant
- (i) in which customers are shown to their table or the service counter,
  - (ii) where the supply of alcohol is by waiter or waitress service or directly over the service counter 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 or service counter using non disposable crockery,
  - (iv) which do not provide any takeaway service of food or drink for immediate consumption save between the hours of 11:00 and 15:00,
  - (v) which do not provide any takeaway service of food or drink after 23.00, and
  - (vi) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.

**Condition 9 has proposed to be amended as shown below by the Police and has not yet been agreed by the applicant.**

The premises shall only operate as a restaurant

- (i) in which customers are shown to their table or the service counter,
- (ii) where the supply of alcohol is by waiter or waitress service or directly over the service counter 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 or service counter using non disposable crockery,
- (iv) which do not provide any takeaway service of food or drink for immediate consumption save between the hours of 11:00 and 15:00,
- (v) which do not provide any takeaway service of food or drink after 23.00, and
- (vi) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.

For the purpose of this condition 'Substantial Table Meal' means – a meal such as might be expected to be served as the main midday or main evening meal, or as a main course at either such meal and is eaten by a person seated at a table, or at a counter or other structure which serves the purposes of a table and is not used for the service of refreshments for consumption by persons not seated at a table or structure servicing the purposes of a table.

10. Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.
11. With the exception of alcohol in sealed containers the sale of alcohol off the premises shall be restricted to alcohol consumed at any outside tables and chairs authorised by a relevant permission for the premises. Such sales shall be by waiter or waitress service and served only to a person taking a substantial tables meal there and for consumption by such a person as ancillary to their meal.
12. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.

13. No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority. Where the layout of the premises has changed during the course of construction, new plans shall be provided to the Licensing Authority.
14. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.

**Condition 14 has proposed to be amended as shown below by the Police and has not yet been agreed by the applicant.**

- (a) The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team.
  - (b) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.
  - (c) The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance.
  - (d) All recordings shall be stored for a minimum period of 31 days with date and time stamping.
  - (e) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.
15. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested
  16. 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
    - (g) any refusal of the sale of alcohol
    - (h) any visit by a relevant authority or emergency service.
  17. The number of persons permitted in the premises at any one-time (excluding staff) shall not exceed 80 persons.

**Condition 17 has proposed to be amended as shown below by Environmental Health and has not yet been agreed by the applicant.**

No licensable activities shall take at the premises until the capacity of the premises has been determined by the Environmental Health Consultation Team and the licensing authority has replaced this condition on the licence with a condition detailing the capacity so determined

18. 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.
19. 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.
20. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
21. 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.
22. Loudspeakers shall not be located in the entrance lobby or outside the premises building
23. All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
24. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
25. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 8 persons at any one time.
26. 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.
27. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
28. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23:00 hours and 08:00 hours on the following day.

**Condition 28 has proposed to be amended as shown below by an Interested Party and has not yet been agreed by the applicant**

All waste will be managed in accordance with the arrangements for communal waste for the St. Martin's Courtyard area

29. No collections of waste or recycling materials (including bottles) from the premises shall take place between 23:00 and 08:00 on the following day.

**Condition 29 has proposed to be amended as shown below by an Interested Party and has not yet been agreed by the applicant**

In any case no waste or recyclable materials, including glass, will be moved or placed in the bin stores between 21:00 and 08:00.

30. No deliveries to the premises shall take place between 23:00 and 08:00 on the following day.

31. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
32. 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.
33. 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.
34. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

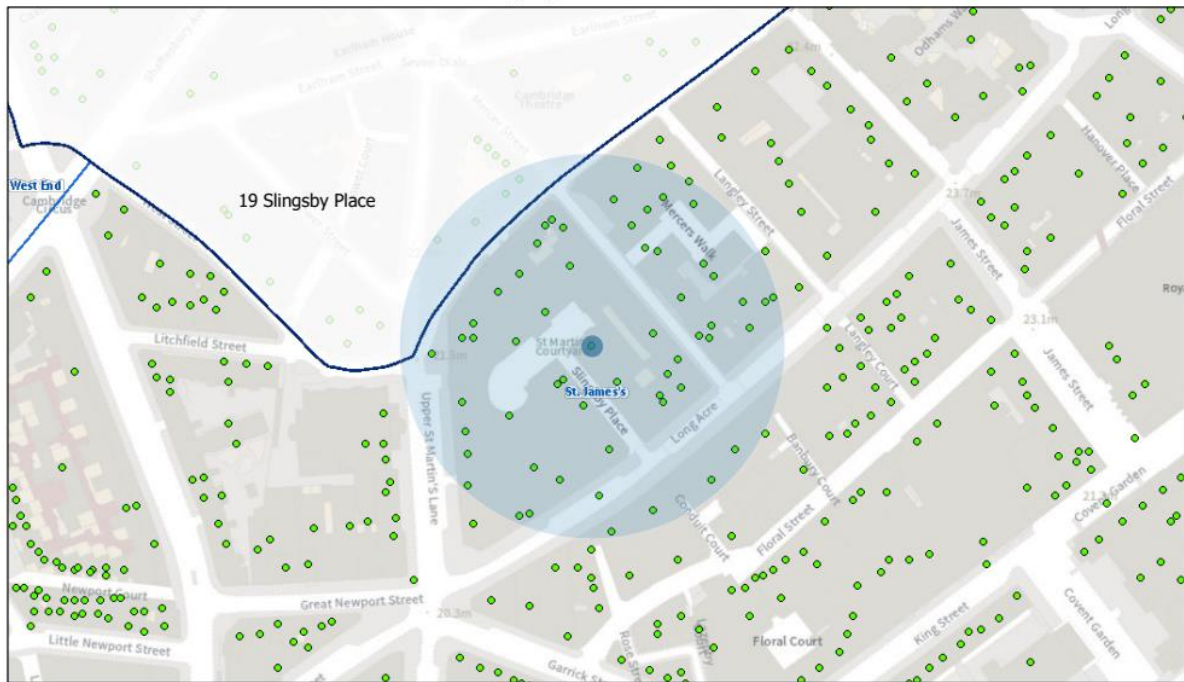
**Conditions proposed by Environmental Health and have not yet been agreed by the applicant.**

35. 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.
36. There shall be no sales of alcohol for consumption off the premises after 23.00 hours

**Conditions proposed by the Police**

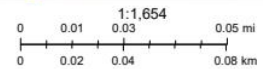
None

8 Slingsby Place, London



31/01/2022, 13:54:19

- Property Mailing List
- Ward Labels
- Borough Boundary - Mask
- Borough Boundary - Detailed
- Ward Boundaries



Resident Count = 141

Licensed premises within 75 metres of 8 Slingsby Place, London				
Licence Number	Trading Name	Address	Premises Type	Time Period
21/06843/LIPDPS	Bills Produce	13 Slingsby Place London WC2E 9AB	Shop	Sunday; 08:00 - 22:30   Monday to Thursday; 08:00 - 23:30   Friday to Saturday; 08:00 - 00:00
21/13699/LIPDPS	Dalla Terra	25 Slingsby Place London WC2E 9AB	Cafe	Sunday; 12:00 - 22:30   Monday to Thursday; 10:00 - 23:30   Friday to Saturday; 10:00 - 00:00
21/14435/LIPDPS	Not Recorded	21 Slingsby Place London WC2E 9AB	Restaurant	Monday; 09:00 - 00:00   Tuesday; 09:00 - 00:00   Wednesday; 09:00 - 00:00   Thursday; 09:00 - 00:00   Friday; 09:00 - 00:00   Saturday; 09:00 -



				00:00   Sunday; 09:00 - 00:00
21/10066/LIPDPS	Not Recorded	23 Slingsby Place London WC2E 9AB	Restaurant	Monday to Sunday; 09:00 - 00:00
19/06363/LIPN	Not Recorded	19 Slingsby Place London WC2E 9AB	Restaurant	Monday to Sunday; 09:00 - 00:00
21/08824/LIPT	Not Recorded	23 Slingsby Place London WC2E 9AB	Restaurant	Monday to Sunday; 09:00 - 00:00
20/10810/LIPN	Not Recorded	9 Mercer Street London WC2H 9QJ	Cafe	Saturday; 08:00 - 20:30   Sunday to Friday; 08:00 - 20:00
21/10616/LIPV	Temper	5 Mercer Walk London WC2H 9FA	Restaurant	Monday; 08:00 - 23:30   Tuesday; 08:00 - 23:30   Wednesday; 08:00 - 23:30   Thursday; 08:00 - 23:30   Friday; 08:00 - 00:00   Saturday; 09:00 - 00:00   Sunday; 09:00 - 22:30
14/10096/LIPT	Subway	2 Upper St Martin's Lane London WC2H 9NY	Takeaway food outlet	Sunday; 10:00 - 22:00   Monday to Saturday; 10:00 - 00:00
20/05229/LIPV	Le Bab	4 Mercer Walk London WC2H 9FA	Restaurant	Monday; 10:00 - 23:00   Tuesday; 10:00 - 23:00   Wednesday; 10:00 - 23:00   Thursday; 10:00 - 23:00   Friday; 10:00 - 23:30   Saturday; 10:00 - 23:30   Sunday; 10:00 - 22:30
19/14320/LIPDPS	Cantina Laredo	10 Upper St Martin's Lane London WC2H 9FB	Restaurant	Sunday; 08:00 - 22:30   Monday to Thursday; 08:00 - 23:30   Friday to Saturday; 08:00 - 00:00   Sundays before Bank Holidays; 12:00 - 00:00
21/14051/LIPDPS	Crazy Bear	17 Mercer Street London WC2H 9QJ	Restaurant	Sunday; 12:00 - 01:00   Monday to Saturday; 10:00 - 01:30
21/00599/LIPV	Not Recorded	11 Upper St Martin's Lane London WC2H 9FB	Restaurant	Monday; 08:00 - 23:30   Tuesday; 08:00 - 23:30   Wednesday; 08:00 - 23:30   Thursday; 08:00 - 23:30   Friday; 08:00 - 00:00   Saturday; 08:00 - 00:00   Sunday;

				08:00 - 23:30
21/14547/LIPCH	Wework	22 Long Acre London WC2E 9LY	Not Recorded	Not open to the General Public
18/10114/LIPCH	Hawksmoor	11 Langley Street London WC2H 9JG	Restaurant	Sunday; 12:00 - 23:30   Monday to Thursday; 10:00 - 00:30   Friday to Saturday; 10:00 - 01:00
20/04771/LIPVM	Stringfellows	16-19 Upper St Martin's Lane London WC2H 9EF	Night clubs and discos	Not Recorded; Monday to Saturday 10:00 to 06:00 Sunday 09:00 to 23:00