



City of Westminster

Committee Agenda

Title: **Licensing Sub-Committee (6)**

Meeting Date: **Thursday 6 October 2022**

Time: **10.00 am**

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

Members: **Councillors:**

Angela Piddock
Iman Less
Melvyn Caplan

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 9.30am. If you have a disability and require any special assistance, please contact the Committee Officer (details listed below) in advance of the meeting.



An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact the Committee Officer, Sarah Craddock, Committee and Councillor Co-ordinator.

Email: scraddock@westminster.gov.uk Tel: 07790980186
Corporate Website: www.westminster.gov.uk

Note for Members: Members are reminded that officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. 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. PITCH 945 OXFORD STREET, W1C 1DH

(Pages 1 - 22)

Ward CIA* SCZ* *	Site Name & Address	Application Type	Licensing Reference No.
West End N/A * N/A**	Pitch 945 Oxford Street, W1C 1DH	Rescindment of Designating Resolution	22/08812/RESCIN
*Cumulative Impact Area ** Special Consideration Zone			

2. COFFEE ISLAND, GROUND FLOOR SOUTH ORION HOUSE 5 UPPER ST MARTIN'S LANE, WC2H 9EA

(Pages 23 - 52)

Ward CIA* SCZ**	Site Name & Address	Application Type	Licensing Reference No.
St James's West End* None**	Coffee Island, Ground Floor South Orion House 5 Upper St Martin's Lane, WC2H 9EA	New Premises Licence	22/06519/LIPN
*Cumulative Impact Area ** Special Consideration Zone			

**3. BASEMENT (EXCLUDING NORTH WEST PART) 20
COCKSPUR STREET, SW1Y 5BL**

(Pages 53 - 78)

Ward CIA* SCZ**	Site Name & Address	Application Type	Licensing Reference No.
St James's None* West End Buffer**	Basement (Excluding North West Part) 20 Cockspur Street, SW1Y 5BL	New Premises Licence	22/04530/LIPN
*Cumulative Impact Area ** Special Consideration Zone			

**Stuart Love
Chief Executive
28 September 2022**



City of Westminster

Licensing Sub-Committee Report

Item No:

Licensing Ref No:

22/08812/RESCIN

Date:

6 October 2022

Classification:

For General Release

Title of Report:

Street Trading - Isolated Pitch 945 Oxford Street

Report of:

Director Public Protection & Licensing

Policy context:

To provide a safe, well-regulated environment.

Financial summary:

None

Report Author:

**Shannon Pring
Senior Practitioner Street Trading**

Contact Details:

**Telephone: 07971 920 413
E-mail: spring3@westminster.gov.uk**

PROPOSAL DETAILS

Proposal:	The designating resolution passed by the Council on 25 July 1990 be varied to rescind the designation of street trading Pitch 945 Oxford Street
Pitch Designation:	John Princes Street West footway in line with Oxford Street building line, central between kerb and building line. The pitch location and image of the kiosk can be found at Appendix A
Ward Name:	West End

1. Purpose of the report

The Licensing Sub-Committee is asked to vary the designating resolution passed by the Council on 25 July 1990 to rescind the designation of Pitch 945 Oxford Street as recommended by officers.

2. Summary

Section 4.1 of the City Council's Mayfair Neighbourhood Plan 2018 – 2038 relating to Retail outlines policies that are aimed at 'securing world-class retail for the long term, including the encouragement of new retail in the area, the direction of new retail opportunity locations, and the districts in Mayfair where specialist retailers deserve particular designation and support'.

MR1.6 of the Mayfair Neighbourhood Plan (MNP) specifies that "Stand alone retail "huts" such as exist in the side streets along Oxford Street are not supported and opportunities to remove or relocate them should be taken."

The Licensing Service supports an opportunity for the City Council to further the aims as set out at page 38 of the MNP. A copy of the Plan is not included as part of the report due to the size of the document; however, a copy of the document can be found [here](#).

3. Background

Pitch 945 is positioned at the southern end of John Princes Street at its junction with Oxford Street.

The pitch has a licence attached to it and is currently operating as a retail unit selling hats, clothing accessories, handbags, purses and wallets, jewellery, children's toys and souvenirs.

A freeholder of a property wishes to secure the removal of the street trading pitch and has reached a private agreement with the street trader to support the de-designation of the pitch. If the officer's recommendation is approved by the Licensing Sub-Committee the licence holder will surrender their street trading licence after a period of 3 months.

4. Consultation

In seeking to de-designate Pitch 945 Oxford Street the Licensing Service has undertaken the statutory consultation with the Street Trading licence holder, Highway Authority, Police, and the West End Street Traders Association.

In addition, notification of the intention to de-designate the pitch was sent to the Council's relevant Ward Members.

A copy of the notification of intent to de-designate is included as **Appendix B**.

5. Consultation Responses:

a) Licence Holder:

On 23 August 2022, the Licensing Service received a letter from the licence holder advising that he supports the Council's intention to rescind the designation. The letter can be found at **Appendix C** of the report.

b) Ward Councillors:

On 19 August 2022, Cllr Jessica Toale, acknowledged receipt of the notice on behalf of herself and her colleagues. No other comments were received in respect of the notice. The email can be found at **Appendix D** of the report.

c) West End Traders Association (WESTA):

On 23 August 2022, the Licensing Service received a representation supporting the Council's intention to rescind the designation. The full representation can be found at **Appendix E** of the report.

d) Highways Planning:

On 18 August 2022, the Licensing Service received an email from Highways Planning confirming that they support the de-designation of the pitch. A copy of the email can be found at **Appendix F** of the report.

e) Metropolitan Police Service:

At the time of publishing the report the Licensing Service has not received any comments from the Metropolitan Police Licensing Team.

6. 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.

The Council has had regard to the above duty and confirms that the proposal to rescind the designation of Pitch 945 Oxford Street does not breach its public sector equality duty

7. Street Trading Policy

- a) Policy ST5 within the City of Westminster Statement of Street Licensing Policy relates to the designation and de-designation of street trading pitches. However, the Licensing Service requests that the committee consider this application as an exception to this policy.

Designation and De-designation- Policy ST5

- (i) The Licensing authority will designate specific resolution for licensed street trading.*
- (ii) The Licensing authority may de-designate pitches that are no longer suitable for licensed street trading.*
- (iii) The Licensing authority will not designate any new isolated street trading pitches, apart from in exceptional circumstances.*

Policy ST5(2) states that the Licensing authority may, subject to the appropriate consultation and notification procedures, de-designate street trading pitches where in the opinion of the licensing authority, they are no longer suitable for street trading. The circumstances under which a location may be considered not suitable include:

- (a) It has not been used for trading for a period of greater than six months;*
- (b) There has been altered circumstances due to the increased pedestrian footfall resulting from altered highways layouts, public realms improvements or construction projects;*
- (c) Where there is new development and the siting and operation of the trading pitch would adversely affect local pedestrian flow or cause congestion, including close to the transport stops or stations.*

8. Legal Framework

Designating Resolution

- a) Section 5(1)(a) of the City of Westminster Act 1999 (the Act) provides:
The Council may pass a resolution designating a street or part of a street in the city as a licence street (a designating resolution).
- b) Section 5(2) of the Act provides:
The Council may from time to time rescind or vary any such resolution.
- c) Section 6(1) of the Act provides:

The Council shall not pass a designating resolution or rescind or vary such a resolution unless they have first given notice in writing of their intention to do so—

(a) to the Commissioner;

(b) to the Highway Authority (except where the council is the highway authority);

(c) to any body which appears to the Council to represent the relevant street traders;

(d) to all licence holders whom the Council could reasonably expect would be affected by the proposed resolution; and

(e) where the proposed resolution would designate private land, to the owner of that land or to the person assessed for the uniform business rate on it.

d) Section 6(5) of the Act provides:

The Council shall give to any person who makes representations by the due date an opportunity to make oral representations to the Council and may at their discretion give to other persons making representations a similar opportunity.

9. Appeals

a) Section 19(1) of the Act provides:

Any person aggrieved—

(a) by a resolution varying or rescinding a designating resolution;

(b) by a specifying resolution or a resolution varying such a resolution;

(c) by a standard condition; or

(d) by the amount of a fee or charge under section 22 (Fees and charges) of this Act, may appeal to a Magistrates' Court acting for the area of the Council .

10. Recommendation

That the designating resolution passed by the Council on 25 July 1990 be varied to rescind the designation of street trading Pitch 945 Oxford Street.

List of Appendices

Appendix A	Pitch location and GIS Map
Appendix B	Consultation letter sent to relevant parties
Appendix C	Consultation response from Licence Holder
Appendix D	Consultation response from Ward Councillors
Appendix E	Consultation response from West End Street Trading Association (WESTA)
Appendix F	Consultation response from Highways Planning

If you have any questions about this report, or wish to inspect one of the background papers, please contact **Shannon Pring** at spring3@westminster.gov.uk

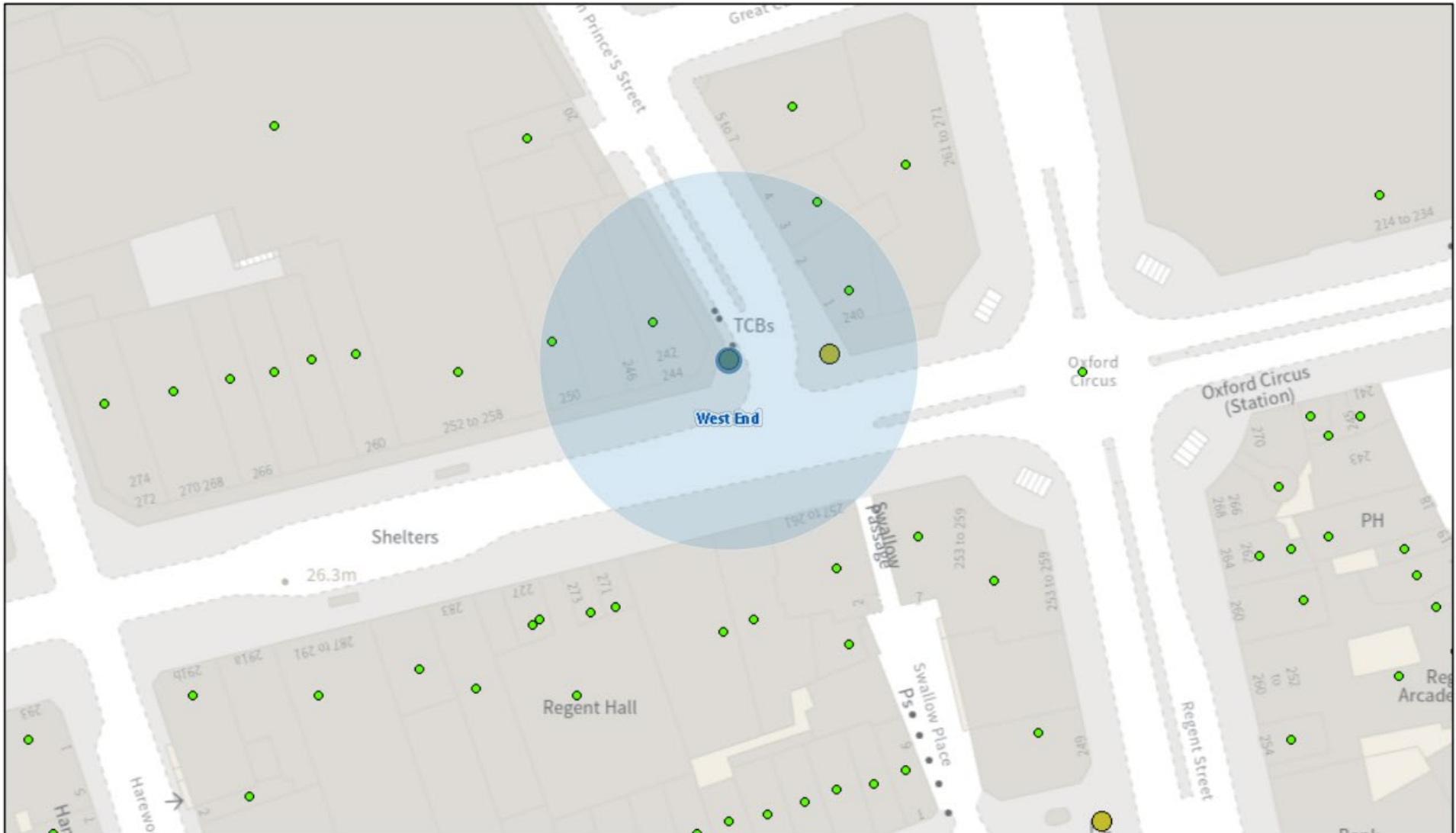
Background Documents – Local Government (Access to Information) Act 1972

- City of Westminster Act 1999
- City of Westminster Statement of Street Licensing Policy adopted in December 2013
- Rules of Procedure for Licensing Sub-Committee
- Designating Resolution passed by the Council on 25 July 1990



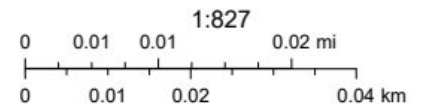
Pitch 945 Oxford Street

page 8



22/09/2022, 10:38:05

- Property Mailing List
- Borough Boundary - Mask
- Borough Boundary - Detailed
- Exhibition
- Street Trading
- Isolated Pitch
- Temporary Traders



Pring, Shannon: WCC

From: Pring, Shannon: WCC
Sent: 18 August 2022 15:53
To: Dwyer, Sean: WCC
Subject: Pitch 945 - Oxford Street - Notice of intent to rescind designation

Dear Highways Planning,

I write to inform you, in accordance with Section 6 of the City of Westminster Act 1999, that the City Council intends to rescind the designating resolution for street trading Pitch 945 Oxford Street.

Pitch 945 Oxford Street is located on John Princes Street West footway in line with the Oxford Street building line central between kerb and building line. The following image is a photograph of where the pitch is currently designated:



The reason for the de-designation

The City Council's Mayfair Neighbourhood Plan 2018 – 2038 outlines policies that are aimed at:

Securing world-class retail for the long term, including the encouragement of new retail in the area, the direction of new retail opportunity locations, and the districts in Mayfair where specialist retailers deserve particular designation and support.

Under this, policy MR1 Retail Encouragement and Direction, specifically states under MR1.6 that,

“Stand alone retail “huts” such as exist in the side streets along Oxford Street are not supported and opportunities to remove or relocate them should be taken.”

In this case an opportunity has arisen to further this policy aim of the City Council. The Council has been notified that a local freeholder of a property, close to Pitch 945, in John Princes Street wishes to secure the de-designation of the street trading pitch. They have reached a private agreement with the street trader who supports the de-designation on the terms agreed. Therefore, to achieve both the objective of the freeholder and in furtherance of the Council's clear policy of removing such pitches when there is the opportunity (MR1.6), the pitch needs to be de-designated.

Anyone wishing to make representations about the Council's application should do so by **15 September 2022**. Representations can be made in writing to streettradinglicensing@westminster.gov.uk or alternatively to the address above. Any person that makes a representation will also be invited to make oral representations at a Licensing Sub-Committee hearing. The date of which is to be confirmed.

Yours sincerely,



Shannon Pring
Senior Practitioner Street Trading
Licensing Service
Public Protection and Licensing

Westminster City Council
15th Floor
Westminster City Hall
64 Victoria Street
London SW1E 6QP

Tel: 07971 920 413

0207 641 6500 (Contact Centre)
spring3@westminster.gov.uk
Westminster.gov.uk

www.westminster.gov.uk/markets-available-guide



GOLD ANIMAL ACTIVITY LICENSING 2021

Pring, Shannon: WCC

From: Pring, Shannon: WCC
Sent: 18 August 2022 15:53
To: Police General Licensing: WCC
Subject: Pitch 945 - Oxford Street - Notice of intent to rescind designation

Dear Police Licensing,

I write to inform you, in accordance with Section 6 of the City of Westminster Act 1999, that the City Council intends to rescind the designating resolution for street trading Pitch 945 Oxford Street.

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GOLD ANIMAL ACTIVITY LICENSING 2021

Pring, Shannon: WCC

From: Pring, Shannon: WCC
Sent: 18 August 2022 15:51
To: Davycrocket515@gmail.com
Cc: Wally Watson
Subject: Pitch 945 - Oxford Street - Notice of intent to rescind designation

Dear Mr Warren,

I write to inform you, in accordance with Section 6 of the City of Westminster Act 1999, that the City Council intends to rescind the designating resolution for street trading Pitch 945 Oxford Street.

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Yours sincerely,



Shannon Pring
Senior Practitioner Street Trading
Licensing Service
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GOLD ANIMAL ACTIVITY LICENSING 2021

Pring, Shannon: WCC

From: Pring, Shannon: WCC
Sent: 18 August 2022 14:44
To: Fisher, Paul (Cllr): WCC; Lilley, Patrick (Cllr): WCC; Toale, Jessica (Cllr): WCC
Subject: Pitch 945 - Oxford Street - Notice of intent to rescind designation

Dear West End Councillors,

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Yours sincerely,



Shannon Pring

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GOLD ANIMAL ACTIVITY LICENSING 2021

Pring, Shannon: WCC

From: Pring, Shannon: WCC
Sent: 18 August 2022 15:52
To: Wally Watson
Cc: Nichola Kerr; david.a.chambers [REDACTED]
Subject: Pitch 945 - Oxford Street - Notice of intent to rescind designation

Dear WESTA,

I write to inform you, in accordance with Section 6 of the City of Westminster Act 1999, that the City Council intends to rescind the designating resolution for street trading Pitch 945 Oxford Street.

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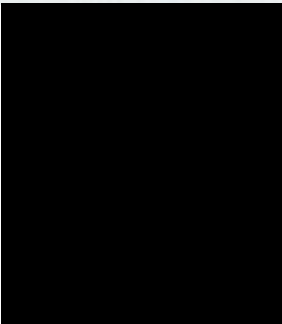
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GOLD ANIMAL ACTIVITY LICENSING 2021



Shannon Pring
Senior Practitioner for Street
Trading

BY EMAIL: spring3@westminster.gov.uk

Licensing Team
Public Protection & Licensing
Westminster City Council

15th Floor
64 Victoria Street
London
SW1E 6QP

DATED 22nd August 2022

INTENTION TO RESCIND DESIGNATION: PITCH 945 JOHN PRINCESS STREET

Dear Shannon

Thank you for your letter/email dated the 18th of August 2022 re the designation of my pitch.

I would have opposed the designation but because of my private agreement with a local stakeholder

I support it.

Yours Sincerely



Pring, Shannon: WCC

From: Toale, Jessica (Cllr): WCC
Sent: 19 August 2022 18:09
To: Pring, Shannon: WCC; Fisher, Paul (Cllr): WCC; Lilley, Patrick (Cllr): WCC
Subject: Re: Pitch 945 - Oxford Street - Notice of intent to rescind designation

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for letting us know, Shannon.

Best,
Jessica

Cllr Jessica Toale
West End Ward

From: Pring, Shannon: WCC <spring3@westminster.gov.uk>
Sent: 18 August 2022 14:44
To: Fisher, Paul (Cllr): WCC <pfisher@westminster.gov.uk>; Lilley, Patrick (Cllr): WCC <plilley@westminster.gov.uk>;
Toale, Jessica (Cllr): WCC <jtoale@westminster.gov.uk>
Subject: Pitch 945 - Oxford Street - Notice of intent to rescind designation

Dear West End Councillors,

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WEST END STREET TRADERS BRANCH
N.M.T.F.

THE OLD VICARAGE, LANGLEYBURY,
KINGS LANGLEY, HERTS WD4 8QR
FAX NUMBER: 0208 5915427– OFFICE: 020 8591 1004
Committee Chairman: Wally Watson. Secretary: Caroline Pattenden
Committee Members: Mark Impleton, Victoria Munroe
Stephen Burney, Peter Compobassi
Treasurer: Stephen Burney

BY EMAIL.

23 August 2022

Shannon Pring
Public Protection & Licensing
15th Floor, City Hall
Victoria Street
London SW1E 6QP

Dear Shannon

INTENTION TO RESCIND DESIGNATION
PITCH 945 JOHN PRINCES STREET W1

Thank you for your email of 18 August 2022 informing WESTA of the Council's intention to designate Pitch 945, John Princes Street.

As Council officers are aware WESTA would normally be very concerned about such a proposal because of the risk to the livelihood of the trader concerned. In this instance, however, a local stakeholder has reached a private agreement with the licence-holder of Pitch 934. Consequently, on this occasion de-designation will not only accord with a Council policy objective and benefit a local stakeholder but will be achieved without detriment to the licence-holder of Pitch 945. Accordingly WESTA **supports** the Council's intention to de-designate Pitch 945 on the basis set out in the Council's email of 18 August 2022.

Yours sincerely



Wally Watson
Chairman – West End Street Trading Association

wallywatson@kws-imports.co.uk

Office 0208-591 1004

Mobile 07973210161

Pring, Shannon: WCC

From: Dwyer, Sean: WCC
Sent: 18 August 2022 16:11
To: Pring, Shannon: WCC
Subject: RE: Pitch 945 - Oxford Street - Notice of intent to rescind designation

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Shannon

I can confirm that Highways Planning would support the de-designation of this pitch.

Sean

Sean Dwyer

Highways Planning Manager
 City Highways
 Environment and City Management
 13th Floor City Hall,
 64 Victoria Street, London, SW1E 6QP

Telephone/Mobile: 07971-093037

sdwyer@westminster.gov.uk

Any views or opinions expressed in this email are those of the sender, and whilst given in good faith, do not necessarily represent a formal decision of the Local Planning or Highway Authority unless a statutory application is or has been made and determined in accordance with requisite procedures, policies and having had regard to material considerations.



City of Westminster

From: Pring, Shannon: WCC <spring3@westminster.gov.uk>
Sent: 18 August 2022 15:53
To: Dwyer, Sean: WCC <sdwyer@westminster.gov.uk>
Subject: Pitch 945 - Oxford Street - Notice of intent to rescind designation

Dear Highways Planning,

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City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	6 October 2022
Licensing Ref No:	22/06519/LIPN - New Premises Licence
Title of Report:	Coffee Island Ground Floor South Orion House 5 Upper St Martin's Lane London WC2H 9EA
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:	Jessica Donovan Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: Jdonovan@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	30 June 2022		
Applicant:	Coffee Island (London B) Ltd		
Premises:	Coffee Island		
Premises address:	Ground Floor South Orion House 5 Upper St Martin's Lane London	Ward:	St James's
		Cumulative Impact Area:	West End
		Special Consideration Zone:	None
Premises description:	The premises intends to operate as a coffee shop and sell small prepacked bottles of alcohol with a sitting area provided inside and outside of the premises.		
Premises licence history:	This is a new premises licence therefore there is no premises licence history.		
Applicant submissions:	The applicant has provided a response to the Licensing Authority which can be found at Appendix 2 .		
Applicant amendments:	None		

1-B Proposed licensable activities and hours							
Sale by retail of alcohol				On or off sales or both:			On sales
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	11:00	11:00	11:00	11:00	11:00	11:00	11:00
End:	21:00	21:00	21:00	21:00	21:00	21:00	21:00
Seasonal variations/ Non-standard timings:		None					

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	07:30	07:30	07:30	07:30	07:30	08:00	08:00
End:	21:00	21:00	21:00	21:00	21:00	21:00	21:00
Seasonal variations/ Non-standard timings:		None					

2. Representations

2-A Responsible Authorities	
Responsible Authority:	The Licensing Authority
Representative:	Karyn Abbott
Received:	15 August 2022
<p>I write in relation to the application submitted for a new premises licence for Ground Floor South, Orion House, 5 Upper St Martin's Lane, London, WC2H 9EA.</p> <p>As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011, the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the four Licensing Objectives:</p> <ul style="list-style-type: none">• Public Nuisance• Prevention of Crime & Disorder• Public Safety• Protection of children from harm <p>The application seeks the following:</p> <ul style="list-style-type: none">• Supply of Alcohol On and Premises Monday to Sunday 11:00 to 21:00• Opening Hours to Public Monday to Friday 07:30 to 21:00 Saturday to Sunday 08:00 to 21:00 <p>The premises is located within the West End Cumulative Impact Area and as such various policy points must be considered, namely CIP1, HRS1, PB1 and RNT1.</p> <p>The Licensing Authority notes within the operating schedule that the intended use of the premises is a Coffee Shop, and that the application falls within Westminster's core hours.</p> <p>The Licensing Authority note that the applicant hasn't provided much detail in regard to the premises within the operating schedule. Currently, there is no ancillary nature to the way in which alcohol is served at the premises and as such the application must be considered under the Council's Policy PB1.</p> <p>Westminster's PB1 (B) policy states: B. It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone other than:</p> <ol style="list-style-type: none">1. Applications to vary the existing licence hours within the council's Core Hours Policy HRS1.2. Applications that seek to vary the existing licence so as to reduce the overall capacity of the premises. <p>D. 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> <p>The Licensing Authority encourages the applicant to provide further submissions on how the supply of alcohol will be controlled and monitored. i.e. will the premises operate with</p>	

waiter/waitress service or by way of a bar with vertical drinking?

The Licensing Authority also encourages the applicant to consider the below model conditions 38, 39 and 86 to bring the application more in line with Westminster's RNT1 policy

1. *The supply of alcohol at the premises shall only be to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.
For the purpose of this condition a '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.*
2. *The supply of alcohol shall be by waiter or waitress service only.*
3. *The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a coffee shop*

RNT1 policy states;

Westminster's RNT1 (B) Policy which states '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 latenight 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 premises currently benefits from a separate premises licence (16/03314/LIPV). This licence has not been proposed to be surrendered as part of this new premises licence application or operating schedule, does the applicant have capacity to do so? If this is the case The Licensing Authority would propose model conditions 62 as follows;

1. No licensable activities shall take place at the premises until premises 16/03314/LIPV (or such other number subsequently issued for the premises) has been surrendered [and is incapable of resurrection].

The Licensing Authority would like confirmation whether the applicant is agreeable to the above proposed conditions to be able to assess any further relevant policy considerations.

The Licensing Authority encourages the applicant to provide further submissions as to how the premises will not add to cumulative impact in the West End cumulative impact area, 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.

Responsible Authority:	Environmental Health Service
Representative:	Anil Drayan
Received:	18 August 2022

I refer to the application for a new Premises Licence for the above premises which is located in the West End Cumulative Impact Zone as defined in Westminster's Statement of Licensing Policy which can be found on the Council's website.

Plans showing the Ground Floor, Mezzanine, Basement and external area have been submitted in support of the application.

The following licensable activities are being sought:

1. Supply of Alcohol 'On' the premises from 11:00 to 21:00 hours Monday to Sunday.

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.

Environmental Health also makes the following further comments:

- Some undertakings have been offered in the operating schedule. These will need to be converted into enforceable conditions but in any case are considered to be insufficient to allay Environmental Health concerns.
- It is unclear from the application if the premises have already been constructed for the proposed use. Nevertheless, it will need to be inspected for Public Safety by Environmental Health prior to commencement of any licensable activities.
- The food preparation/cooking facilities will also need to be assessed in order to evaluate whether Public Nuisance may arise from cooking odour and/or noise from the operation of any plant and machinery.
- The standard of the party-wall sound insulation will also need to be assessed for the prevention of internal transfer of noise through the building fabric which may affect other users within the building block. The standard to be achieved is detailed in Appendix 11 of the Policy.
- The provision of sanitary accommodation for a public capacity of over 25 must be at least in line with the guidance set out in British Standard 6465 and, where necessary, separate facilities for staff in compliance with guidance to Food Hygiene legislation.
- The Council revised the Policy in 2021. One of the enhanced requirements is that licensed premises must demonstrate achieving compliance with policy CH1 (Protection of Children from Harm, see page 36 of Policy). Free advice on achieving this can be

found at:

[Stat guidance template \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

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

Responsible Authority:	Metropolitan Police Service
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Representative:	PC Andy Elliot
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Received:	17 August 2022
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As a responsible authority the Metropolitan Police Service is objecting to the Application of Coffee Island (Lindon) Limited, Ground Floor South, Orion House, 5 Upper St Martin's Lane, London, WC2N 9EA on the grounds of undermining the Licensable Objectives namely the Prevention of Crime & Disorder.

The Application appears contradictory in Part 3 – Operating Schedule: 'We intend to sell alcohol in our premises prepacked in small bottles with sitting area within the shop premises, inside and outside of the shop. The area has widespread long running issues with street drinkers entering premises and stealing small portable miniatures and vessels of alcohol for personal consumption within the public realm. Whereas of the same Application Section P (c) & (d): No consumption of alcohol outside the store premises. Please can the Applicant confirm that by 'outside the store premises' this is a reference to External Area Plan A04 and does not refer to any private areas outside the premises which border the public realm.

There were few Conditions offered in the Application Form and one such that was requires correcting namely Section P (b): 24/7 'CCTV system with 30 days video capturing capabilities'. We would require the inclusion of Model Condition 01: CCTV - System requirements including retention of recordings and viewing on request, equally Model Condition 02: CCTV - Staff CCTV operator required on premises and recordings of footage available on request.

There is concern over the business model of supplying alcohol 'prepacked in small bottles' as this could clearly give rise to carry outs which the Applicant clearly is not asking for. Equally it is unclear how this alcohol will be made available namely self selection or table service. In order to mitigate this risk we recommend Model Condition 39: Waiter service – Alcohol must be by waiter/waitress service.

While the Application is within the West End Cumulative Impact Area as the proposed operating schedule is within core hours we have no representations in respect of this policy.

Finally as the Applicant has proposed Conditions covering CCTV (MC01 & MC02) and Challenge21/25 (MC47) to complement these Conditions we are proposing Model Condition 49: Incident Log – All incidents to be kept.

Conditions proposed by the Metropolitan Police Service can be found within the conditions proposed by the Environmental Health Service at Appendix 4.

2-B Other Persons			
Name:		[REDACTED] (Withdrawn 23 September 2022)	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	02 August 2022		
<p>This is an application by Coffee Island to sell alcohol (in bottles) to customers until 21:00. We do not object to the operations as described but are concerned that there are no conditions offered on the licence to ensure that it does operate in this way.</p> <p>We therefore ask that the following conditions are added.</p> <p>Sale of alcohol shall only be made to persons seated at a table inside the premises or in the external area marked on the plan [as submitted with the application]</p> <p>We would also ask that MC18 [No noise emanating to cause a nuisance] is added to the licence in case the consumption of alcohol increases the level of noise from customers, especially those in the external area.</p> <p>Given the 21:00 terminal hour we believe that otherwise the application is sufficiently limited so as to be unlikely to harm the Licencing Objectives.</p> <p>Conditions proposed by the interested party can be found within the conditions proposed by the Environmental Health Service at Appendix 4.</p> <p>Following an agreement of conditions with the applicant, the interested party withdrew their representation on 23 September 2022.</p>			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	26 July 2022		
<p>There are already too many coffee shops in this area even the same coffee island already in Orion House therefore not adding amenity or convenience to a residential neighbourhood. From the commercial point the existing coffee island in Orion house is not performing well and the proposed location on West Street will not improve the footfall or chances of success outing the existing coffee island on upper saint martins lane.</p> <p>Hours of trading need to be considered if minded to allow this application also restrict deliveries and collections to the hours of 6am to 9pm to allow [REDACTED] to have some rest.</p>			

3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
Policy CIP1 applies	<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"> 1. Vary the hours within Core Hours under Policy HRS1, and/or 2. Vary the licence to reduce the overall capacity of the premises. <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>
Policy HRS1 applies	<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"> 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. 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. 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed. 4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises. 5. The proposed hours when any music, including incidental music, will be played. 6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises. 7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity. 8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night. 9. The capacity of the premises. 10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs

and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.

11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.

12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.

13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.

14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation applications.

C. For the purpose of Clauses A and B above, the Core Hours for applications for each premises use type as defined within this policy are:

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: 9am to 12am

3. **Hotels:** 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. For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours.

4. **Off licences:** Monday to Saturday: 8am to 11pm. Sunday: 9am to 10.30pm.

5. **Outdoor Spaces:** 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.

6. **Pubs and bars, Fast Food and Music and Dance venues:**
Monday to Thursday: 10am to 11.30pm. Friday and Saturday: 10am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 12pm to 12am.

7. **Qualifying Clubs:** Monday to Thursday: 9am to 12am.. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.

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

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

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>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p>
<p>Policy PB1 applies</p>	<p>A. Applications outside the West End Cumulative Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities being within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The applicant has taken account of the Special Consideration Zones policy SCZ1 if the premises are located within a designated zone. 5. The application and operation of the venue meet the definition of a Public House or Bar in Clause D. <p>B. It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone other than:</p> <ol style="list-style-type: none"> 1. Applications to vary the existing licence hours within the council's Core Hours Policy HRS1. 2. Applications that seek to vary the existing licence so as to reduce the overall capacity of the premises. <p>C. The applications referred to in Clause B1 and B2 will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1, and/or, 2. 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. 3. The application and operation of the venue continuing to meet the definition of a Public House or Bar in Clause D. <p>D. 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>

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

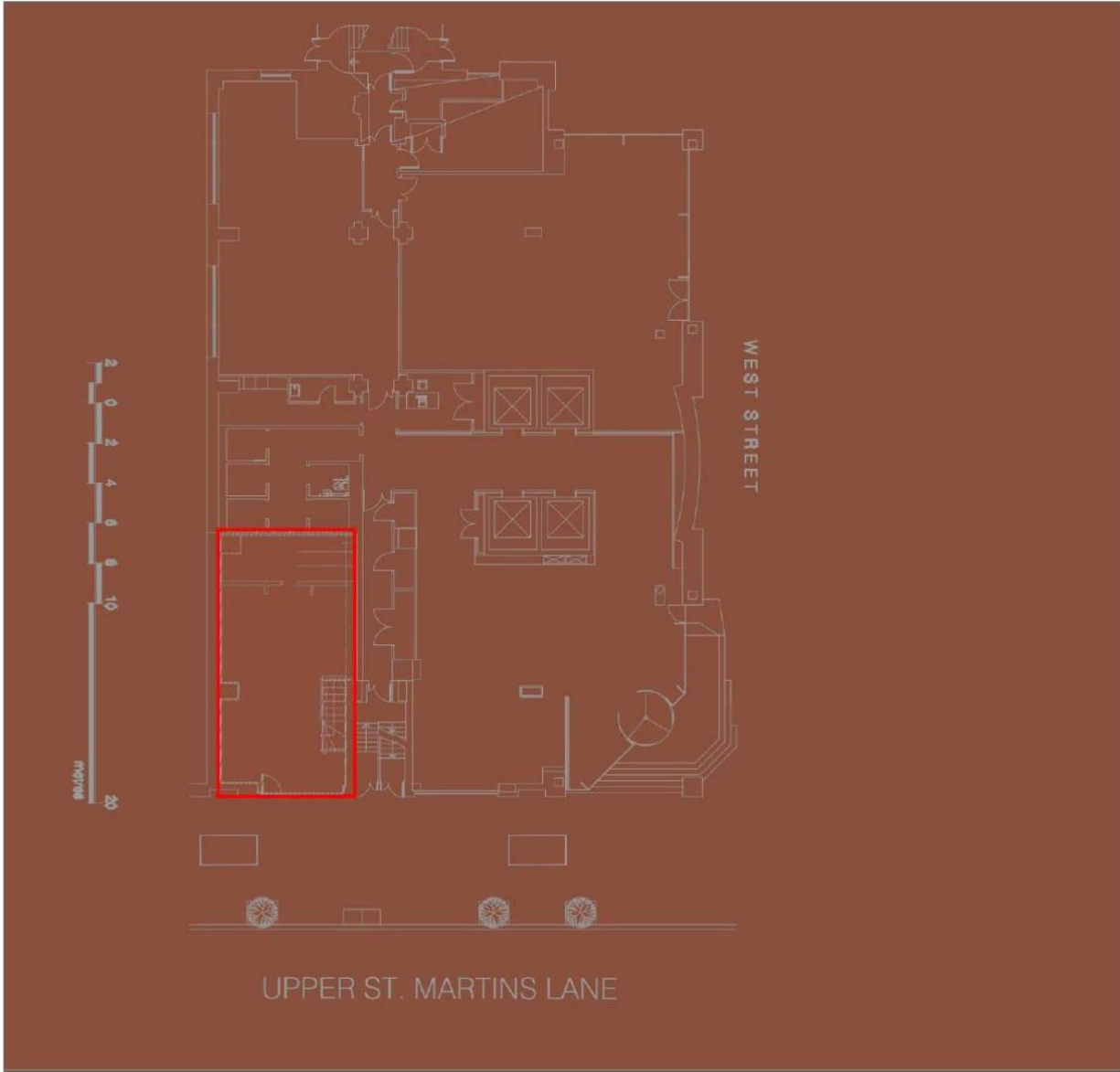
Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

Report author:	Jessica Donovan Senior Licensing Officer
Contact:	Telephone: 020 7641 6500 Email: Jdonovan@westminster.gov.uk

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

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

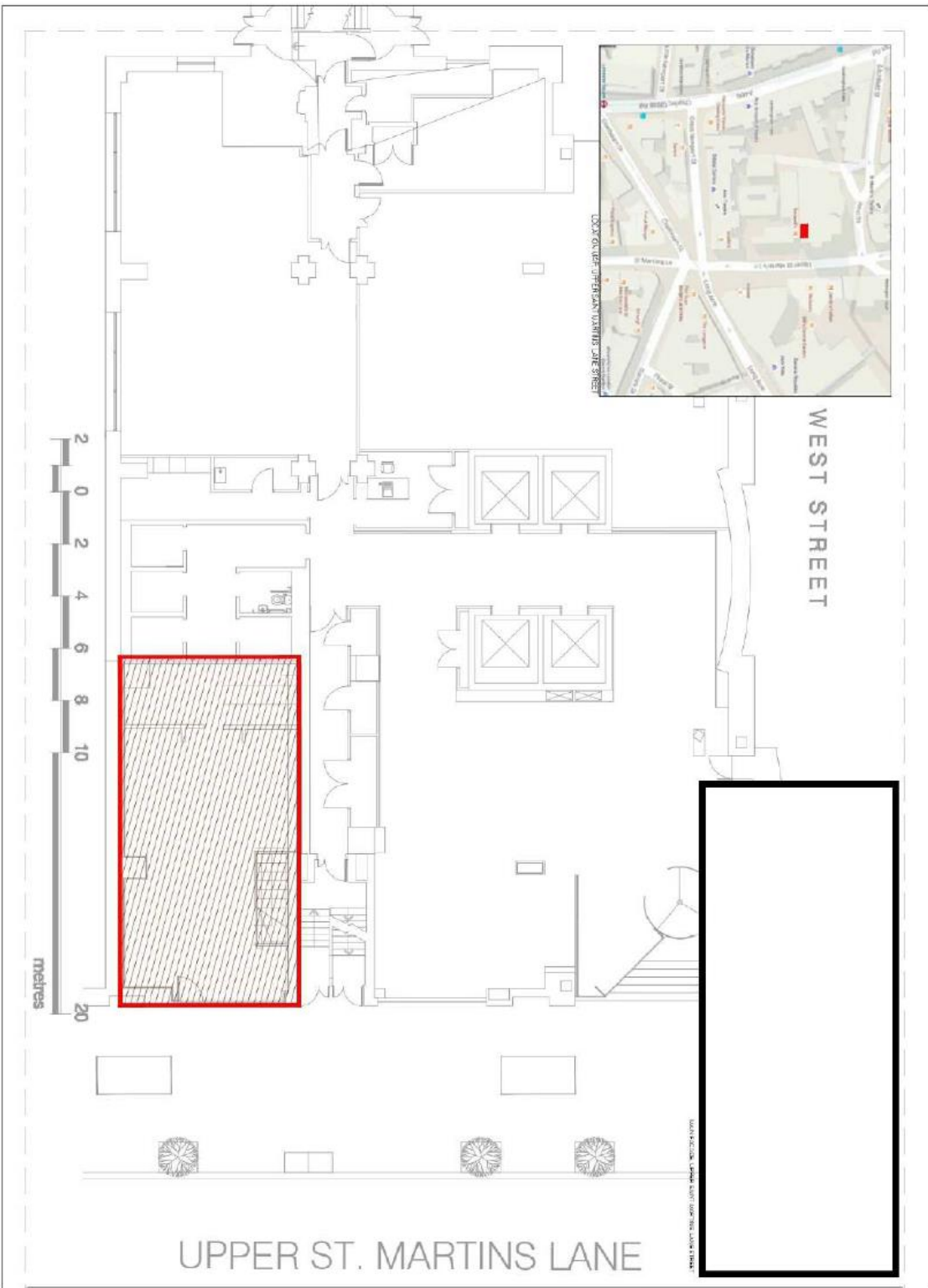
1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	01 October 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	The Licensing Authority representation	15 August 2022
5	Environmental Health Service representation	18 August 2022
6	Metropolitan Police Service representation	17 August 2022
7	Interested party 1 representation (<i>Withdrawn 23 September 2022</i>)	02 August 2022
8	Interested party 2 representation	26 July 2022

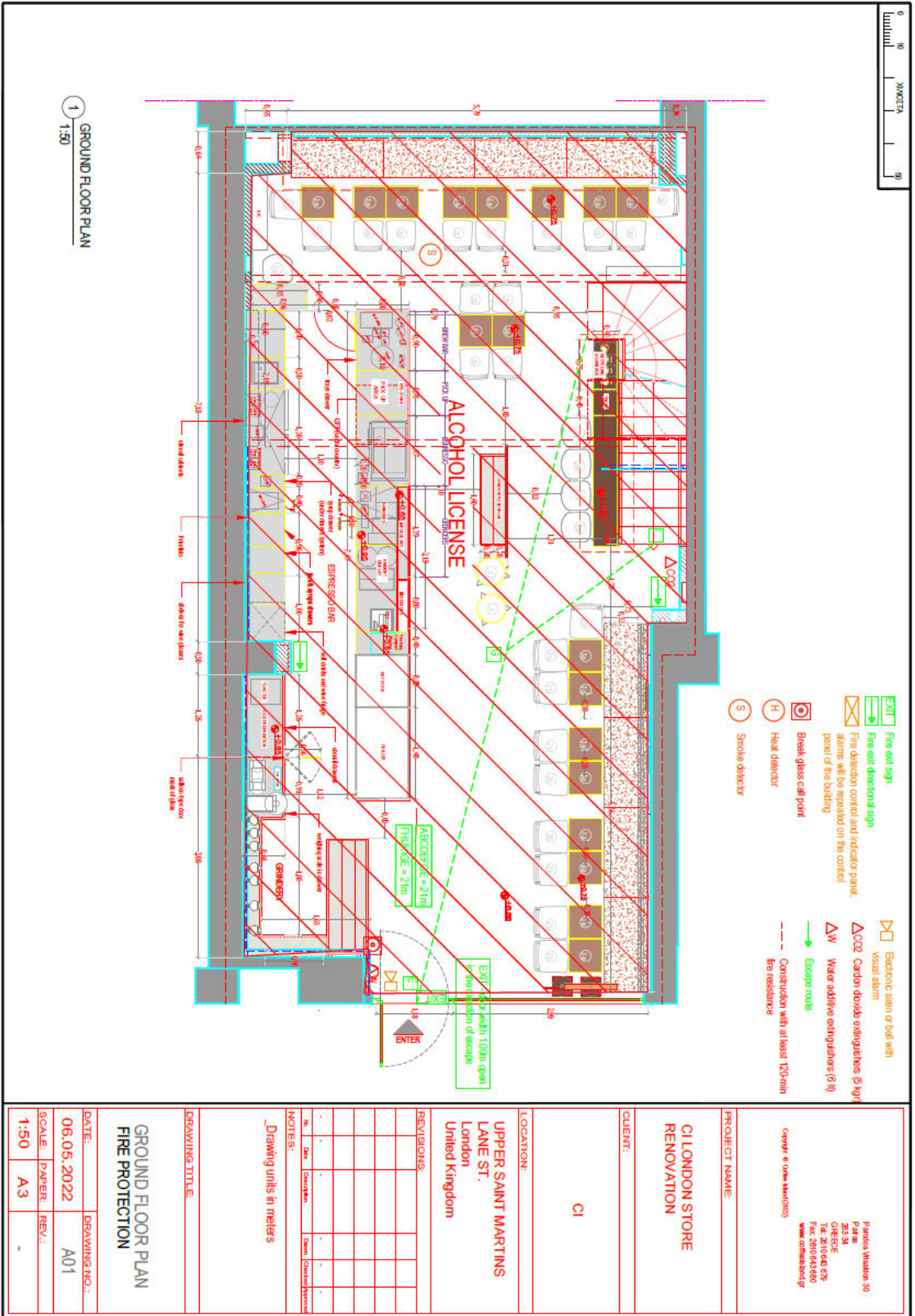


Location: Upper Saint Martins Lane - London - United Kingdom

Location: Upper Saint Martins Lane - London - United Kingdom
Project: Architects: David Scuse | Approval: Engineer: Nikos Politis
Process: April 2016

COFFEE ISLAND





1 GROUND FLOOR PLAN
1:50

- Fire exit sign
- Fire exit directional sign
- Fire alarm control and indicator panel, alarm will be mounted on the corner panel of the building
- Break glass call point
- Heat detector
- Smoke detector
- Electronic alarm or bell with visual alarm
- Cc02 Carbon dioxide extinguishers, 5kg
- Water additive extinguishers (6 l)
- Escape route
- Construction with at least 120-min fire resistance

Project: Martins 30
 Plot no: 283 St
 GREECE
 Tel: 201044 078
 Fax: 201044 080
 www.dorland.gr

PROJECT NAME:
 C1 LONDON STORE
 RENOVATION

CLIENT:
 C1

LOCATION:
 UPPER SAINT MARTINS
 LANE ST.
 London
 United Kingdom

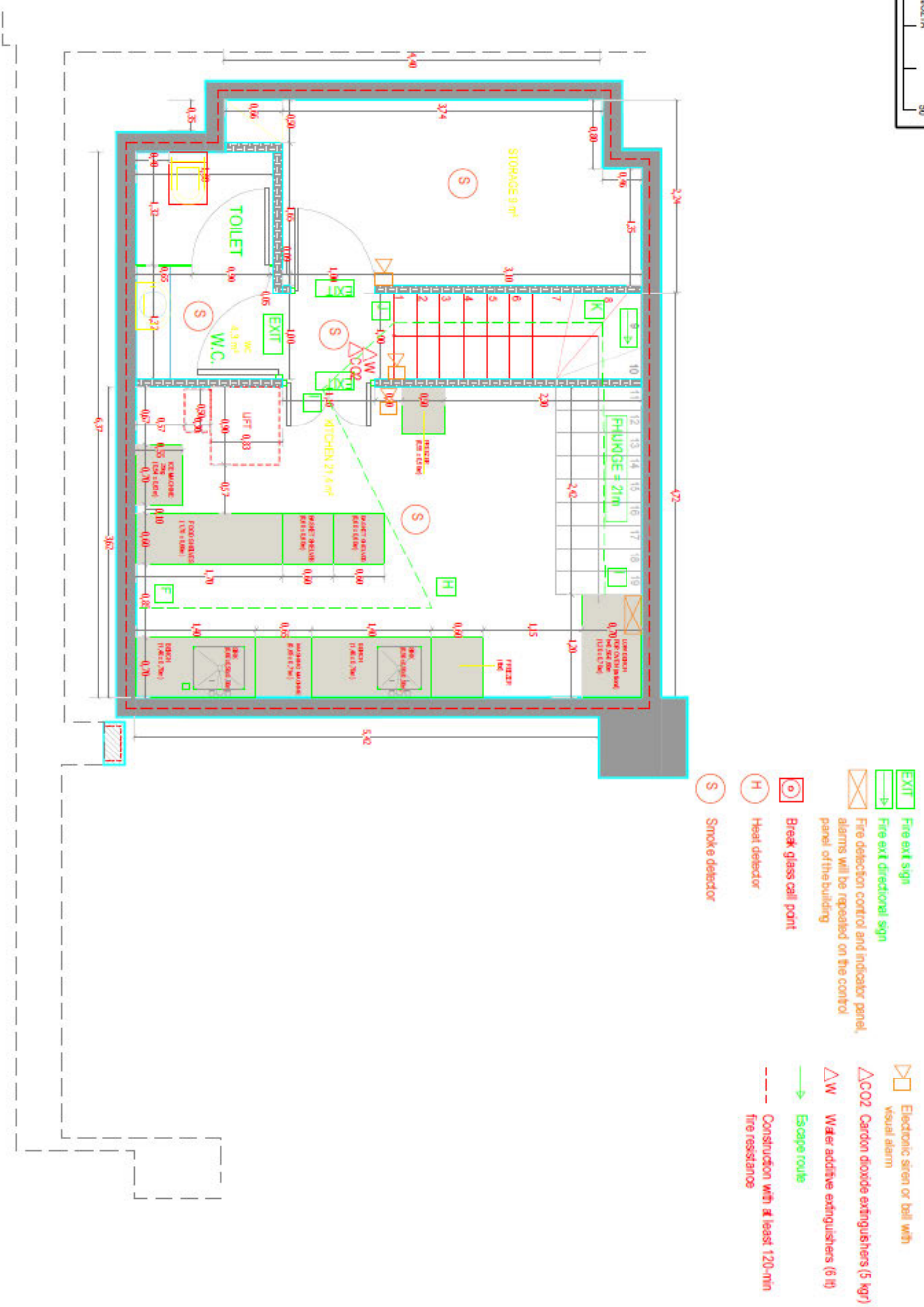
REVISIONS:

No.	Date	Description	Drawn	Checked	By

NOTES:
 Drawing units in meters

DRAWING TITLE:
 GROUND FLOOR PLAN
 FIRE PROTECTION

DATE:	06.05.2022	DRAWING NO.:	A01
SCALE:	PAPER	REV.:	-
1:50	A3		



1 BASEMENT FLOOR PLAN
1:50

- Fire exit sign
- Fire detection control and indicator panel, alarms will be repeated on the control panel of the building
- Break glass call point
- Heat detector
- Smoke detector
- Electronic siren or bell with visual alarm
- CO2 Carbon dioxide extinguishers (5 kg)
- Water additive extinguishers (6 l)
- Escape route
- Construction with at least 120-min fire resistance

Parsons Vision 30
 PARKS
 OFFICE
 14, 2510 54579
 Fax: 2610 043 900
 www.parsonsland.co.uk

PROJECT NAME:

CI LONDON STORE
 RENOVATION

CLIENT:

CI

LOCATION:

UPPER SAINT MARTINS
 LANE ST.
 London
 United Kingdom

REVISIONS:

No.	Date	Description	Drawn/Checked/Approved

NOTES:

Drawing units in meters

DRAWING TITLE:

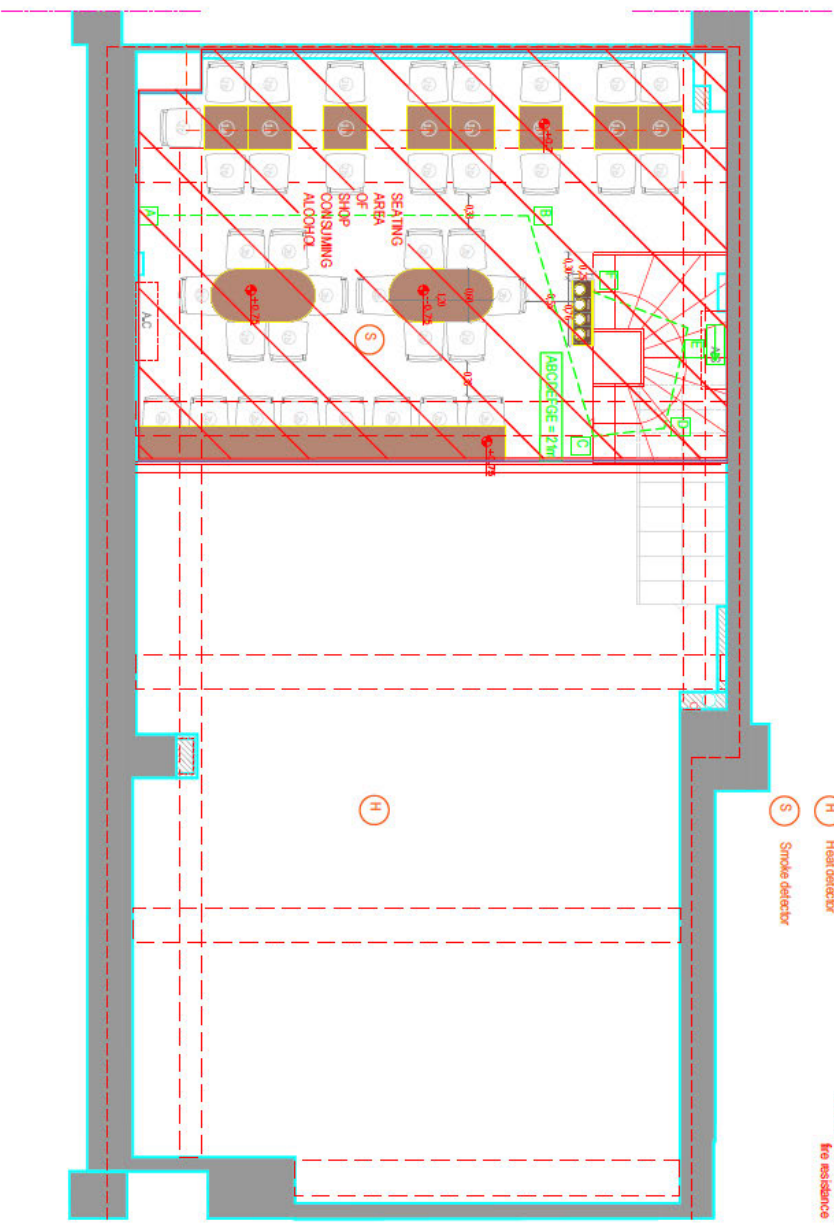
BASEMENT FLOOR PLAN
 FIRE PROTECTION

DATE:

06.05.2022

SCALE: PAPER: A3

1:50



1 MEZZANINE FLOOR PLAN
1:50

- Fire exit sign
- Fire exit directional sign
- Fire detection control and indicator panel, alarms will be repeated on the control panel of the building
- Break glass call point
- Heat detector
- Smoke detector
- Electronic alarm or bell with visual alarm
- Carbon dioxide extinguishers (5 kg)
- Water additive extinguishers (6 l)
- Escape route
- Construction with at least 120-min fire resistance

Project & Office Name: 2022
 Project: CI LONDON STORE RENOVATION
 P: 020 7461 2000
 F: 020 7461 2001
 www.cobissland.co.uk

PROJECT NAME:
 CI LONDON STORE RENOVATION

CLIENT:
 CI

LOCATION:
 UPPER SAINT MARTINS
 LANE ST.
 LONDON
 United Kingdom

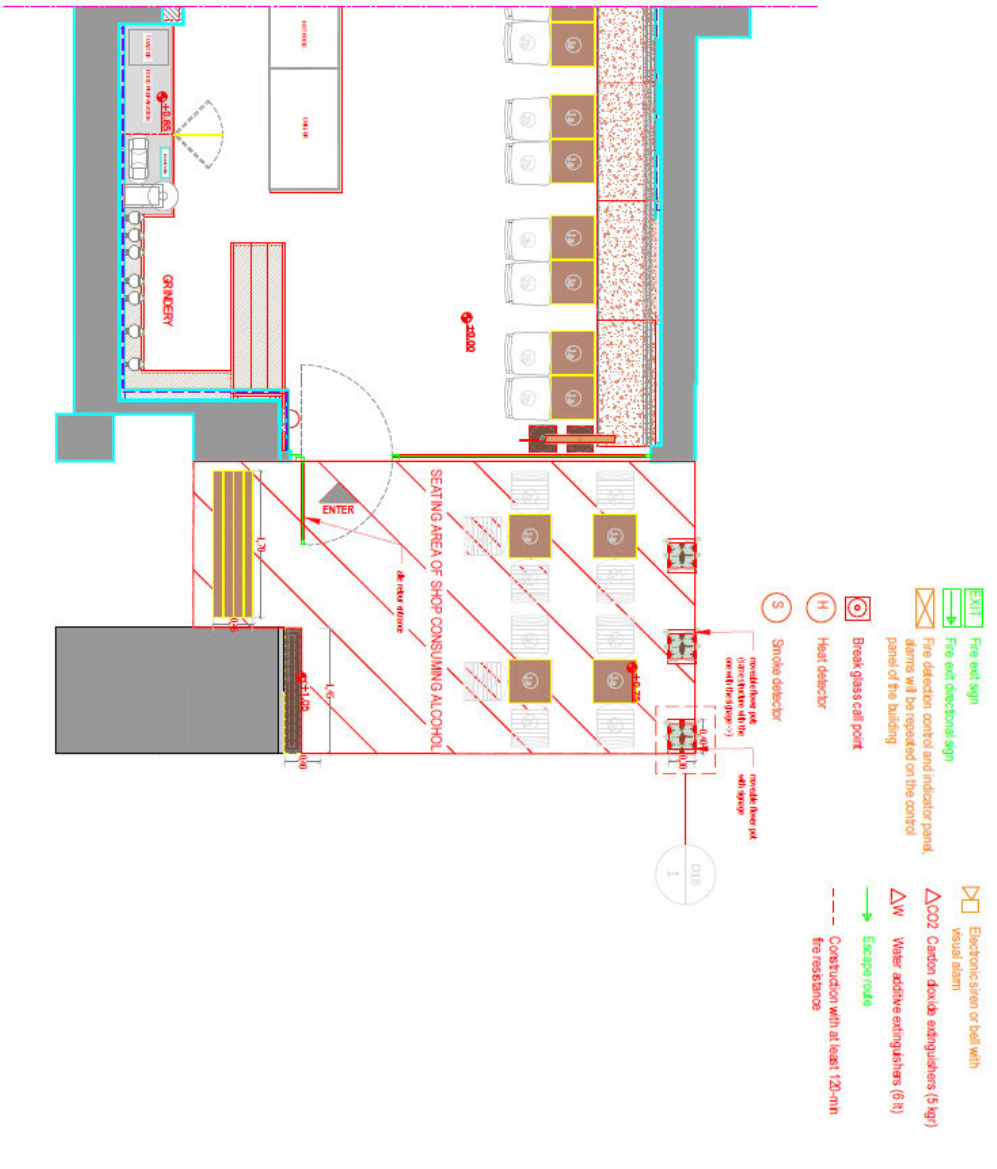
REVISIONS:

No.	Date	Description	Drawn	Checked/Approved

NOTES:
 Drawing units in meters

DRAWING TITLE:
 MEZZANINE FLOOR PLAN
 FIRE PROTECTION

DATE:	06.05.2022	DRAWING NO.:	A02
SCALE:	1:50	PAPER:	A3
REV.:	-	REV.:	-



EXTERNAL AREA PLAN
1:50

- EXIT Fire exit sign
- Fire exit directional sign
- Fire detection control and indicator panel, alarms will be repeated on the control panel of the building
- Break glass call point
- Heat detector
- Smoke detector
- moderate fire risk (one structure with the overall fire group)
- moderate fire risk with group
- Electronic sign or bell with visual alarm
- Carbon dioxide extinguishers (5 kg)
- Water additive extinguishers (6 l)
- Escape route
- Construction with at least 120-min fire resistance

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 Page 44
 203/34
 GREEDCE
 18, 20/10 04/679
 Fax: 20 10 043 690
 www.greedce.co.uk

PROJECT NAME:
 CI LONDON STORE
 RENOVATION

CLIENT:
 CI

LOCATION:
 UPPER SAINT MARTINS
 LANE ST.
 London
 United Kingdom

REVISIONS:

No.	Date	Description	Drawn	Checked/Approved

NOTES:
 Drawing units in meters

DRAWING TITLE:
 EXTERNAL AREA PLAN

DATE: 06.05.2022 DRAWING NO.: A04
 SCALE: 1:50 PAPER: A3 REV: -

Applicant response to the Licensing Authority

Dear Mrs. Abbott,

Thank you very much for all the feedback provided, we will provide all requirements with due respect in a timely manner. Please see the following regarding:

1. *The Licensing Authority has concerns in relation to this application and how the premises would promote the four Licensing Objectives:*

- ***Public Nuisance***
 - No consumption of alcohol outside the store premises
 - All customers will be asked to leave quietly.
 - Clear and legible notices will be prominently displayed to remind customers to leave quietly and have regard to our neighbours.
- ***Prevention of Crime & Disorder***
 - Any incidents of a criminal nature that may occur on the premises will be reported to the Police.
 - The Licensee will install comprehensive CCTV coverage at the premises and it is operated and maintained at the premises.
- ***Public Safety***
 - Appropriate fire safety procedures are in place including fire extinguishers (foam, H2O and CO2), fire blanket, internally illuminated fire exit signs, numerous smoke detectors and emergency lighting (see enclosed plan for details of locations). All appliances are inspected annually.
 - All emergency exits shall be kept free from obstruction at all times.
- ***Protection of children from harm***
 - The licensee and staff will ask persons who appear to be under the age of 25 for photographic ID such as proof of age cards, the Connexions Card and Citizen Card, photographic driving licence or passport, an official identity card issued by HM Forces or by an EU country, bearing the photograph and date of birth of bearer.
 - All staff will be trained for UNDERAGE SALES PREVENTION regularly.
 - A register of refused sales shall be kept and maintained on the premises.

2. *The Licensing Authority encourages the applicant to provide further submissions on how the supply of alcohol will be controlled and monitored*

3. *The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a coffee shop. where alcohol will be sold at small, ready to consume pre-packed bottles, over the counter for consumption at the seating area. Alcohol for sale will be small bottles of wine, bottled beer and already mixed small bottled cocktails.*

3. *The premises currently benefit from a separate premises licence (16/03314/LIPV). This licence has not been proposed to be surrendered as part of this new premises licence application or operating schedule, does the applicant have capacity to do so?*

Searching at the website "<https://idoxpa.westminster.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>" the license 16/03314/LIPV refers to

'Starbucks' and not "Coffee Island" which used to operate at another place - the opposite corner- at the same building but are closed now. Our coffee shop has been operational since 2016. Would you like us to provide you with our initial premises license?

4. The Licensing Authority encourages the applicant to provide further submissions as to how the premises will not add to cumulative impact in the West End cumulative impact area, in accordance with policy CIP1.

1. No supply of alcohol when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol 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. Free potable water will be provided on request to customers when it is reasonably available.
5. No alcohol will be sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
6. The premises maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points are covered enabling frontal identification of every person entering in any light condition. The CCTV system will continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings are stored for a minimum period of 31 days with date and time stamping. Viewing of recordings can be made available immediately upon the request of Police or authorised officers throughout the entire 31 day period.
7. Patrons permitted leaving and then re-entering the premises, e.g. to smoke, shall not be permitted to take drinks with them.
8. There shall be no off sales of alcohol.

Please let us know what are your thoughts on the above items so we could provide you with any additional requirements.

Looking forward again to your feedback to guide us through the process.

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

None

Conditions proposed by the Environmental Health Service

9. The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a retail café which primarily sells coffee and other hot drinks.
10.
 - (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.
11. 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.
12. 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.
13. 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.
14. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
15. Sale of alcohol shall only be made to persons seated at a table inside the premises or in the external area marked on the plan.
16. There shall be no self-service of alcohol at the premises.
17. 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 storeroom or behind locked grilles, locked screens or locked cabinet doors so as to prevent access to the alcohol by both customers and staff.
18. Prominent signage indicating the permitted hours for the sale of alcohol shall be displayed so as to be visible before entering the premises and at the service bar.

19. 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.
20. 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.
21. All outside tables and chairs shall be removed or rendered unusable by 21.00 hours each day.
22. 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.
23. No deliveries to the premises shall take place between 21.00 and 7.00 hours on the following day.
24. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
25. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 21.00 hours and 07.00 hours on the following day unless it is during the Council's own hours for collection of waste for the street.
26. No collections of waste or recycling materials (including bottles) from the premises shall take place between 21.00 and 07.00 hours on the following day unless it is during the Council's own hours for collection of waste for the street.
27. The number of persons accommodated at the premises (including staff) shall not exceed 40. Subject to the sanitary accommodation being improved to the satisfaction of the Council's Environmental Health Officer, the capacity may be increased to such number as may be agreed with the licence holder. The actual capacity will only increase when an appropriate condition to that effect has replaced this condition on the licence.
28. 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.

Conditions proposed by The Licensing Authority

29. The supply of alcohol at the premises shall only be to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.

For the purpose of this condition a '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.

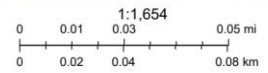
30. No licensable activities shall take place at the premises until premises 16/03314/LIPV (or such other number subsequently issued for the premises) has been surrendered [and is incapable of resurrection].

Coffee Island, Ground Floor South, Orion House, 5 Upper St Martin's Lane, London, WC2H 9EA



22/09/2022, 13:14:43

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



Resident Count: 165

Licensed premises within 75 metres of Ground Floor South, Orion House, 5 Upper St Martin's Lane, London, WC2H 9EA				
Licence Number	Trading Name	Address	Premises Type	Time Period
16/03314/LIPV	Starbucks	Orion House 5 Upper St Martin's Lane London WC2H 9EA	Cafe	Sunday; 07:30 - 23:00 Monday to Saturday; 06:30 - 23:00
22/06127/LIPDPS	St Martins House	4A Upper St Martin's Lane London WC2H 9NY	Restaurant	Sunday; 08:00 - 00:30 Monday to Saturday; 08:00 - 02:00 Sundays before Bank Holidays; 08:00 - 00:30
22/05785/LIPDPS	Reynolds Venue	5 Great Newport Street London WC2H 7JB	Concert Hall	Sunday; 09:00 - 22:30 Monday to Saturday; 09:00 - 23:59
20/00903/LIPVM	The Arts Theatre	The Arts Theatre 6-7 Great Newport Street London WC2H 7JB	Not Recorded	
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
21/04713/LIPDPS	Salvador & Amanda	8 Great Newport Street London WC2H 7JA	Restaurant	Monday; 09:00 - 01:30 Sunday; 09:00 - 01:00 Tuesday to Thursday; 09:00 - 02:30 Friday to Saturday; 09:00 - 03:30
22/06989/LIPDPS	Longacre	1 Upper St Martin's	Night clubs and discos	Monday; 08:00 - 03:30

		Lane London WC2H 9NY		Tuesday; 08:00 - 03:30 Wednesday; 08:00 - 03:30 Thursday; 08:00 - 03:30 Friday; 08:00 - 03:30 Saturday; 08:00 - 03:30 Sunday; 08:00 - 23:00
20/04771/LIPVM	Stringfellows	16-19 Upper St Martin's Lane London WC2H 9EF	Night clubs and discos	Not Recorded; XXXX - XXXX
22/04857/LIPN	Shadow Licence	16-19 Upper St Martin's Lane London WC2H 9EF	Night clubs and discos	Monday; 10:00 - 06:00 Tuesday; 10:00 - 06:00 Wednesday; 10:00 - 06:00 Thursday; 10:00 - 06:00 Friday; 10:00 - 06:00 Saturday; 10:00 - 06:00 Sunday; 09:00 - 23:00
22/00647/LIPT	28-50 Kitchen	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
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
22/07763/LIPDPS	PF Changs	10-11 Great Newport Street London WC2H 7JA	Restaurant	Sunday; 10:00 - 23:00 Monday to Thursday; 10:00 - 00:00 Friday to Saturday; 10:00 - 00:30 Sundays before Bank Holidays; 12:00 - 00:00
16/11140/LIPN	Aviva (Shadow)	10-11 Great	Premises Licence	Sunday; 12:00 -

		Newport Street London WC2H 7JA	- Shadow Licence	22:30 Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00
22/06295/LIPDPS	Not Recorded	19 Slingsby Place London WC2E 9AB	Restaurant	Monday to Sunday; 09:00 - 00:00
21/11027/LIPN	Caffe Concerto	Basement To First Floor Sussex House 143 Long Acre London WC2E 9AD	Cafe	Sunday; 08:00 - 22:30 Monday to Thursday; 08:00 - 23:30 Friday to Saturday; 08:00 - 00:00



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	06 October 2022
Licensing Ref No:	22/04530/LIPN - New Premises Licence
Title of Report:	20 Under Basement (Excluding Northwest Part) 20 Cockspur Street London SW1Y 5BL
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:	Roxsana Haq Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: rhaq@westminster.gov.uk

1.	Application		
1-A	Applicant and premises		
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	27 April 2022		
Applicant:	Retail Stores Ltd		
Premises:	20 Under		
Premises address:	Basement (Excluding North West Part) 20 Cockspur Street London SW1Y 5BL	Ward:	St James's
		Cumulative Impact Area:	None
		Special Consideration Zone:	West End Buffer SCZ
Premises description:	According to the limited information provided in the application this premises intends to trade as a food and drinks premises located in the basement of the premises. The applicant has applied for licensable activities which indicate there will be music and dance as part of the style of operation.		
Premises licence history:	This application is for a new premises, and therefore no premises licence history exists.		
Applicant submissions:	There have been no submissions from the applicant		
Applicant amendments:	None.		

1-B	Proposed licensable activities and hours						
Late Night Refreshment:				Indoors, outdoors or both			
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:	From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.						

Sale by retail of alcohol				On or off sales or both:			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:	From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.						

Live Music:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:		From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.					

Recorded Music:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:		From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.					

Performance of dance:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:		From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.					

Anything of a similar description to Live Music, Recorded Music or Performance of Dance				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:		From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.					

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:		From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.					
Adult Entertainment:		None					

2.	Representations
2-A	Responsible Authorities
Responsible Authority:	Environmental Health Consultation Service
Representative:	Anil Drayan
Received:	12 July 2022
<p>Representation is made against this application as it may adversely impact on the licensing objectives of Prevention of Public Nuisance, Public Safety and Prevention of Harm to Children.</p> <p>The premises are located in the West End Buffer Special Consideration Zone which will need to be addressed by the applicant.</p> <p>Environmental Health also consider that insufficient information has been provided to prevent Public Nuisance particularly as licensing activities are being sought much longer than 'core' hours.</p> <p>Other information need clarifying is proposed capacity for Public Safety and sanitary accommodation being in line with BS6465.</p> <p>Some undertakings have been offered in the application but these are insufficient to allay Environmental Health concerns. The applicant is therefore requested to contact the undersigned and arrange a site visit after which Environmental Health may propose additional conditions.</p> <p>from Mr Anil Drayan, EHO</p>	
Responsible Authority:	Metropolitan Police Service
Representative:	PC Reaz Guerra
Received:	24 June 2022
<p>Dear Ms Mel Serpes</p> <p>Application for a New Premises Licence - 22/04530/LIPN Basement (Excluding Northwest Part), 20 Cockspur Street, London SW1Y 5BL</p> <p>With reference to the above applications, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, are objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives. The premises are situated within the West End Cumulative Impact Area.</p> <p>There is insufficient detail contained within the operating schedule to promote the licensing objectives.</p> <p>The hours sought exceed Westminster's Core Hours Policy.</p> <p>It is for these reasons that we object to this application.</p> <p>Should you wish to discuss the matter further please contact PC Reaz Guerra</p>	

2-B	Other Persons		
Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	07 June 2022		
<p>I am very worried as from either this building or the building next door (Thai Square Club) came so much noisy music from Friday to Sunday for the last weeks until 3am, that I could not sleep at night.</p> <p>In that respect music during the whole night can terrify all of us living in Oceanic House right across the street. My neighbours in the building had the same problem. The basses of the techno-like music have been hammering and made sleep impossible.</p> <p>The area is not calm anyway with all the manifestations and parties at Trafalgar Square but club music with hammering basses is unbearable.</p>			
Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	08 June 2022		
<p>With the Thai Square Club already open Friday to Sunday blasting music, we as residents can not get to sleep. The club goes stand in line for hours screaming/fighting and blasting their own music AND the club music blasts until well after 2-4am. No one in our building has been able to get any sleep since this began. We are collectively asking you to please resolve this matter as we all work long days and this is severely tarnishing our quality of work, sleep, and life.</p> <p>Thank you,</p> <p>[REDACTED]</p>			
Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	13 June 2022		
<p>We act as managing agents for the building so I am writing on behalf of the freeholder and residents.</p> <p>I am aware that the music from an establishment on that side of the road is already disturbing our residents so would ask that this is considered please.</p>			

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	21 June 2022		
<p>I have heard music from that corner in the past and it didn't let me sleep. [REDACTED] is a residential building right across the street. If noise goes on in the very short Cockspur street it is inevitable to hear it, especially at night.</p> <p>People until 3am every night outside the building, smoking, talking, standing in line, being loud after alcohol and most of all music with hammering basses are producing so much noise that sleep will not be possible.</p>			
Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	23 June 2022		
<p>I strongly object to the granting of the premise license, as it will inevitably lead to regular nuisance for the venue's neighbours in the late evening and early hours of the morning and pose various safety risks to those attending the venue and street users. I outline the grounds for this below:</p> <p>(i) There is inadequate space for parking/loading/turning in the immediate area surrounding the venue. This poses a high risk of highway safety risks and causing regular traffic generation and noise from beeping cars. The venue's entrance on cockspur street is on the A4/Cockspur Street, which is already a busy 3-lane road. Having cars dropping off significant numbers of people in the evening will cause significant disruption to the evening traffic (causing additional noise), and it will also pose risks to road users who will need to avoid hitting cars without adequate space to park/drop-off + avoid hitting people attending the venue -- many of whom will likely have consumed alcohol and be in an impaired state. The end result is abnormal levels of road congestion and beeping, and increased levels of noise from cars and people at unreasonable hours for the residents of Oceanic house and other neighbours just a few meters away.</p> <p>(ii) Noise and disturbance resulting from use and smells:</p> <p>It is likely that people will be queuing to enter/exit the venue and also likely that people will be congregating in the immediate area around the venue late in the evening -- many of whom will likely be smoking and consuming large quantities of alcohol. Given the lack of space on the pavement in front of 20 Cockspur, it is likely people will congregate even closer to Oceanic House causing significant noise disturbances to the residents. As the venue is open late 7 days a week, [REDACTED] residents will be deprived of quiet/ peaceful enjoyment of their homes.</p>			

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	08 June 2022		
<p>I am very concerned about this application due to the current issues with the TSQ club that is underneath the Thai restaurant along Cockspur Street. At present we have music blasting until very late hours (usually noise is still heard post 3am) that attracts large groups of drunken people (over 100 individuals waiting outside at times) queueing on Cockspur Street. While some noise is to be expected in the centre of London, the hammering bass music and shouting individuals outside three to four nights a week is too much. I should also point out that the masses of drunk individuals every weekend tend to engage in public urination and fights which in my view would only escalate if another establishment is put on Cockspur Street. Kind regards, [REDACTED]</p>			
Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	08 June 2022		
<p>The New Thai place around the corner makes such a ruckus until 2 am, even until 4 am in the morning.</p> <p>I do not consent for the building to keep this noise up after a certain time period.</p>			
Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	20 June 2022		
<p>The noise outside is significant, along with anti-social behaviour (sick, urination & defecation) in Warwick House Street along with littering of cigarette butts, water bottles and fast food wrappers. The licence application should have a condition applied to ensure above anti-social behaviour is stopped by security rather than encouraged to take place in WHS away from club entrance. Cleaning condition should be applied or Council obligated to take remedial action.</p>			

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	15 June 2022		
<p>My husband and I live just across the Street from this site, and we are honestly quite concerned about the proposal. Our concern is mainly related to noise and disturbance. Aside from the fact that the proposed plans show that the aim is to play music until 3am on some days, our concerns also extend to the disturbance caused by clients who will be inevitably waiting/standing outside (and who are often drunk and rowdy). We therefore express our sincere concern with the addition of this proposal to our neighbourhood.</p>			

3.	Policy & Guidance
The following policies within the City Of Westminster Statement of Licensing Policy apply:	
Music and Dance Premises Policy MD1 applies:	<p>A. Applications outside the West End Cumulative Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities being within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The applicant has taken account of the Special Consideration Zone Policy SCZ1 if the premises are located within a designated zone. 5. The application and operation of the venue meet the definition of a music and dance premises or similar entertainment in Clause D. <p>D. For the purposes of this policy a music and dance premises is defined as a premises whereby the primary purpose of the venue is to:</p> <ol style="list-style-type: none"> 1. Provide regulated entertainment in the form of music, either in the form of live performances or recorded, to customers. 2. Provide regulated entertainment in the form of music, either as live performances or recorded, and provide facilities for the provision of dance. 3. The sale by retail of alcohol may be provided as either a considerable element of the operation of the premises or ancillary to the provision of regulated entertainment. <ol style="list-style-type: none"> a. Examples of venues that would fall within this policy are night clubs or bars that provide music and dancing. b. De-regulated entertainment (as set out in the glossary will not be subject to this policy).
Hours Policy HRS1 applies	<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"> 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. 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. 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed. 4. The proposed hours of the licensable activities and when

customers will be permitted to remain on the premises.

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

C. For the purpose of Clauses A and B above, the Core Hours for applications for each premises use type as defined within this policy are:

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

Monday to Thursday: 10am to 11.30pm.

Friday and Saturday: 10am to Midnight.

Sunday: Midday to 10.30pm.

Sundays immediately prior to a bank holiday: Midday to Midnight.

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.

E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.

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 11pm.
Special Consideration Zones Policy SCZ1 applies	<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 Zones are:</p> <ul style="list-style-type: none"> • West End Buffer. • Queensway/Bayswater. • Edgware Road. • East Covent Garden. • Mayfair. • Victoria.

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.

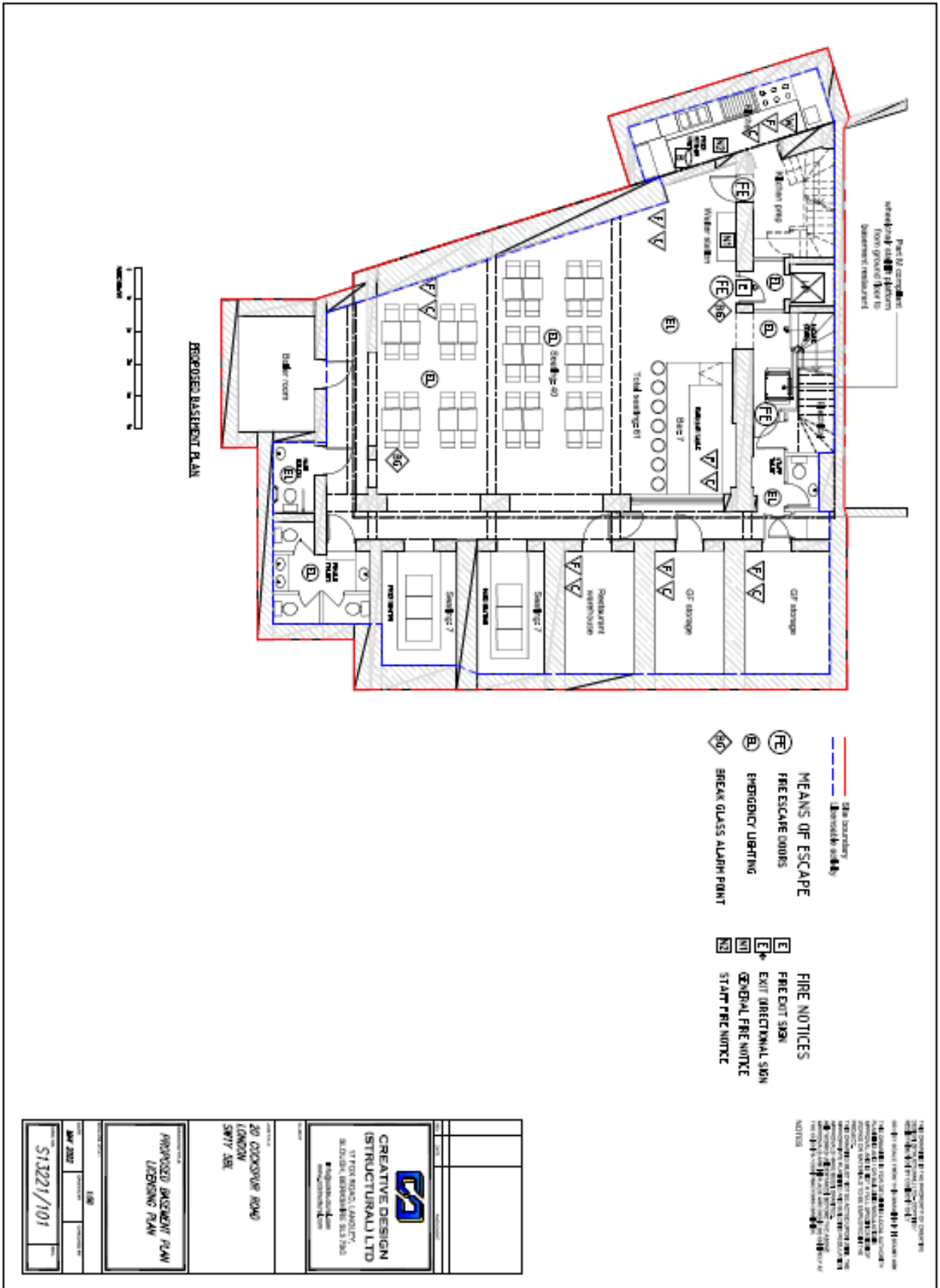
5.	Appendices
Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

Report author:	Roxsana Haq Senior Licensing Officer
Contact:	Telephone: 020 7641 6500 Email: rhaq@westminster.gov.uk

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

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

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	1 st October 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Environmental Health Service	12 July 2022
5	Metropolitan Police Service	24 June 2022
6	Interested Party 1	7 June 2022
7	Interested Party 2	8 June 2022
8	Interested Party 3	13 June 2022
9	Interested Party 4	21 June 2022
10	Interested Party 5	23 June 2022
11	Interested Party 6	8 June 2022
12	Interested Party 7	8 June 2022
13	Interested Party 8	20 June 2022



There have been 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. Any incidents of a criminal nature that may occur on the premises will be recoded and reported to the Police.
10. The Licensee will install comprehensive CCTV coverage at the premises and ensure it is operated and maintained at the premises. The CCTV system shall conform to the following points:
 - a) Cameras be sited to observe the entrance and exit doors both inside and outside
 - b) Will capture full frame shots of the heads and shoulders of all people entering the premises i.e. capable of identification.
 - c) Cameras viewing till areas must capture frames not less than 50% of screen.
 - d) Cameras overlooking floor areas should be wide angled to give an overview of the premises.
 - e) Be capable of visually confirming the nature of the crime committed.
 - f) Provide a linked record of the date, time and place of any image.
 - g) Provide good quality images –colour during opening times.
 - h) Operate under existing light levels within and outside the premises.
 - i) Have the recording device located in a secure area or locked cabinet

Conditions proposed by the Metropolitan Police Service

11.
 - (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.
12. 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.
13. A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
14. 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.

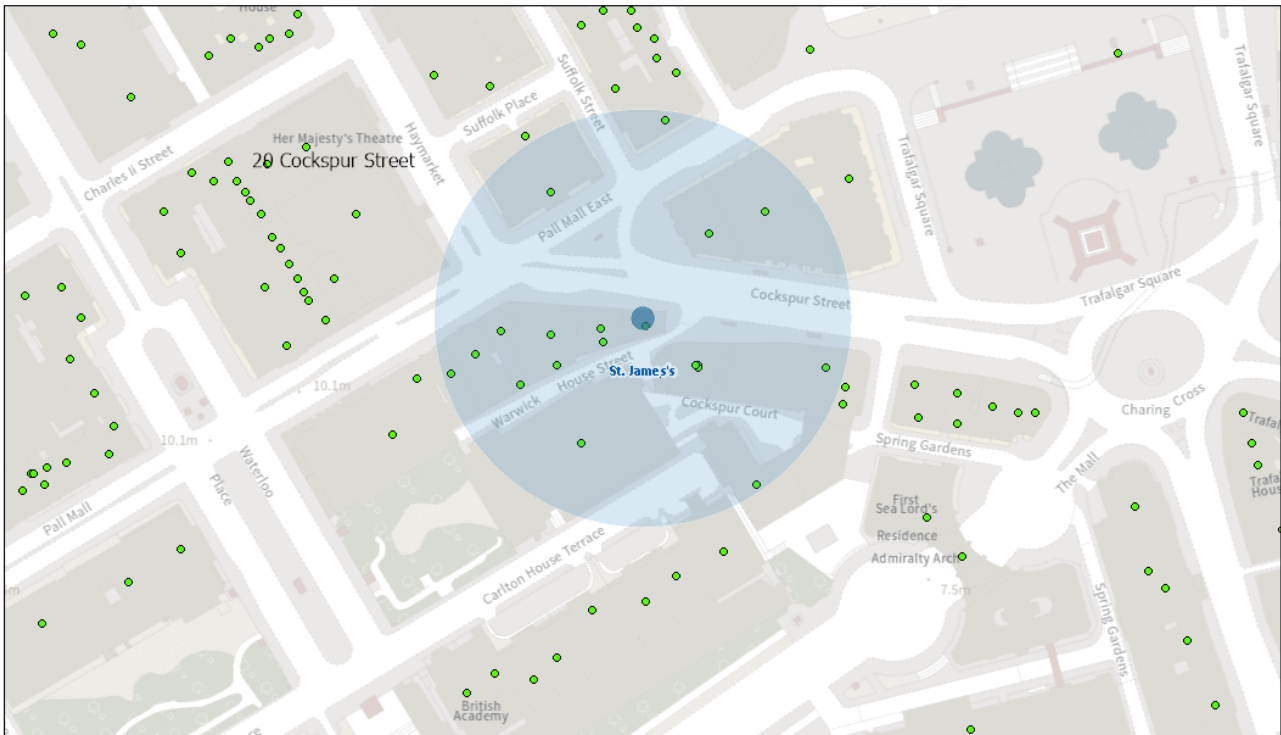
15. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
16. Outside of the hours authorised for the sale of alcohol and whilst the premises are open to the public, the licence holder shall ensure that all alcohol within 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 miniature bottles of spirits of 20 cl or below shall be sold from the premises.
19. 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.
20. 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.
21. 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.
22. There shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell alcohol.
23. A minimum of (X) SIA licensed door supervisors shall be on duty at the premises at all times whilst it is open for business and they must correctly display their SIA licence(s) when on duty so as to be visible.
24. All door supervisors will correctly display their SIA licence so as to be visible when on duty at the premises.
25. The licensee shall ensure that:
 - (a) All licensed SIA door staff on duty at premises shall be equipped with Body Worn Video (BWV), capable of recording audio and video in any light condition as per the minimum requirements of the Westminster Police Licensing Team.
 - (b) All recordings shall be stored for a minimum period of 31 days with date and time stamping, and
 - (c) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
26. All staff engaged outside the entrance to the premises, or supervising or controlling queues, shall wear high visibility yellow jackets or vests.
27. A noise limiter must be fitted to the musical amplification system and maintained in accordance with the following criteria: (a) the limiter must be set at a level determined by and to the satisfaction of an authorised Environmental Health Officer, so as to ensure that no noise nuisance is caused to local residents or businesses, (b) The operational panel of the noise limiter shall then be secured by key or password to the satisfaction of the authorised Environmental Health Officer and access shall only be by persons authorised by the Premises Licence holder, (c) The limiter shall not be altered without prior written agreement from the Environmental Health Consultation Team, (d) No alteration or modification to any existing sound system(s) should be affected without prior knowledge of the Environmental Health Consultation Team, and (e) No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.

28. 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.
29. Loudspeakers shall not be located in the entrance and exit of the premises or outside the building.
30. 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.
31. There shall be no admittance or re-admittance to the premises after (23.00) hours except for patrons permitted to temporarily leave the premises (e.g. to smoke, make a phone call).
32. There shall be no sales of alcohol for consumption off the premises after (23.00) hours.
33. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
34. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
35. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall be limited to (10) persons at any one time.
36. 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
37. 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.
38. 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.
39. The number of persons permitted in the premises at any one-time (excluding staff) shall not exceed (X) persons.
40. No advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services shall be inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or be distributed to the public.
41. There shall be no payment made by or on behalf of the licence holder to any person for bringing customers to the premises.
42. 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.

43. 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.
44. 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.
45. Queuing outside the premises shall be restricted to a designated area located at (specify location)
46. (a) After 23:00hrs all drinks in glass bottles are to be decanted into a non-glass containers or non-glass carafes prior to being served, with the exception of champagne or bottles of spirits with a minimum size of 70cl supplied by waiter/waitress service to tables. Staff shall clear all empty champagne and spirit bottles promptly from the tables. Customers shall not be permitted to leave their table carrying any such glass bottles or drink directly from the bottle.
- (b) Notwithstanding (a) above, with the written agreement of the Westminster Licensing Police, a copy of which will be held at the premises reception, glass drinking vessels may be used for private or pre-booked events within the (specified area)
47. (a) All customers entering the premises shall have their ID scanned on entry, save for when a biometric scanning system is in place. The details recorded shall include a live facial image capture of the customer and capture the photographic identification produced. The details recorded by the ID scanner system shall be made available to the Police and the local authority upon request.
- (b) The requirement in (a) above is subject to the following exceptions, namely that a maximum number of (X) guests per night may be admitted at the Managers discretion without necessarily photo ID being scanned and recorded. The admission of such guests however shall be in accordance with the following procedure:
- (i) The DPS shall approve in writing the names of a maximum of three managers other than him/herself who are authorised to sign in such guests.
 - (ii) A legible record (the signing in sheet) of those guest's name shall be retained on the premises for inspection by the licensing authority and Police for a minimum period of 31 days. The name of the DPS approved manager authorising the admission will also be recorded by that manager,
 - (iii) Guests shall be required to produce some form of ID such as a bank card (or emailed electronic photo ID) and ID scan entry with a live photo shall be created.
 - (iv) Where there are appropriate reasons for a guest not to be able to produce ID and be subject to ID scan, the Approved Manager may still permit entry. In such circumstance he shall also record the reasons for this in the signing in sheet.
- (c) Notwithstanding (a) above, patrons who are attending a pre-booked private event at the premises do not need to have their ID Scanned on entry and instead a written guest list shall be held at reception for the event, and will be retained for 31 days after the event for inspection by the police and responsible authorities upon request.

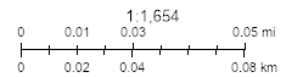
48. From 23:00hrs when the premises are open for licensable activities all patrons attempting to gain entry or re-entry will be subject to a search, upon entry all bags are to be opened and searched. A general search policy shall be implemented as agreed with the Westminster Police Licensing Team and documented. In accordance with the general search policy, searching will be supplemented by the use of search wands operated by male and female door supervisors dedicated to that duty and monitored by the premises CCTV system, either until the end of permitted hours or until there are no further admissions.
49. All staff involved in the sale or supply of alcohol shall be trained in the responsible sale of alcohol. The Designated Premises Supervisor and the Duty Managers shall in addition have ACT-E and WAVE training (or subsequent equivalent training). The training log will be made available for inspection by the Police and licensing authority.
50. All staff involved in the sale or supply of alcohol shall receive training and refresher training on the relevant alcohol laws and the licence holder's policy on challenging for ID. Such training shall take place at least twice a year. Records shall be maintained at the premises containing information about the training of any person who may make a sale of alcohol including the date of their training and the nature of the training undertaken. The relevant documentation shall be produced on request to a police officer or relevant officer of a responsible authority.
51. For the day of the 'London Pride Parade & St Patricks Day Parade'
- Alcohol off sales in respect of cans of beer or cider are limited to no more than 4 cans per person.
- The premises will not externally advertise local promotions of alcohol.
No sales of alcohol in bottles or glass containers are made during this period.
- Upon the direction of a Police Officer, using the grounds of the prevention of crime and disorder or public safety, the premises will immediately cease to sell alcohol until further directed by the Police.
52. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
53. 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.
54. As soon as possible, and in any event within 1 month from the grant of this licence, the premises shall join the local Pubwatch or other local crime reduction scheme approved by the police, and local radio scheme if available.

20 Cockspur Street London SW1Y 5BL



11/08/2022, 14:48:17

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



Resident Count: 26

**Licensed premises within 75 metres of Basement (Excluding North West Part)
20 Cockspur Street, London SW1Y 5BL**

Licence Number	Trading Name	Address	Premises Type	Time Period
21/04174/LIPDPS	Not Recorded	20 Cockspur Street London SW1Y 5BL	Office	Monday to Sunday; 00:00 - 00:00
14/09447/LIPN	Two Chairmen Public House	1 Warwick House Street London SW1Y 5AT	Public house or pub restaurant	Sunday; 09:00 - 23:00 Monday to Thursday; 09:00 - 00:00 Friday to Saturday; 09:00 - 00:30
10/09129/LIPRW	Two Chairmen Public House	1 Warwick House Street London SW1Y 5AT	Public house or pub restaurant	Sunday; 09:00 - 23:00 Monday to Thursday; 09:00 - 23:30 Friday to Saturday; 09:00 - 00:30
22/01364/LIPCH	Thai Square Club	Basement Norway House 21 - 24 Cockspur Street London SW1Y 5BN	Night clubs and discos	Sunday; 10:00 - 03:00 Monday to Saturday; 10:00 - 03:30
22/01367/LIPCH	Thai Square	Ground Floor Norway House 21 - 24 Cockspur Street London SW1Y 5BN	Restaurant	Sunday; 10:00 - 01:00 Monday to Saturday; 10:00 - 01:30

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