



City of Westminster

Committee Agenda

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

Meeting Date: **Thursday 15 February 2024**

Time: **10.00 am**

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

Members: **Councillors:**
Angela Piddock (Chair)
Judith Southern
Karen Scarborough

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 further information, please contact the Committee Officer, Jonathan Deacon, Senior Committee Councillor Coordinator.

Email: jdeacon@westminster.gov.uk
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. ARGYLL, 1ST, 2ND & 5TH FLOORS, 20 NORTH AUDLEY STREET, W1K 6WP

(Pages 1 - 42)

Ward CIA* SCZ**	Site Name & Address	Application Type	Licensing Reference No.
West End * None ** None	Argyll 1 st , 2 nd & 5 th Floors 20 North Audley Street W1K 6WP	New Premises Licence	23/08775/LIPN
*Cumulative Impact Area ** Special Consideration Zone			

2. PARK MODERN APARTMENTS, 123 BAYSWATER ROAD, W2 3JH

(Pages 43 - 66)

Ward CIA* SCZ**	Site Name & Address	Application Type	Licensing Reference No.
Lancaster Gate * None ** Queensway and Bayswater	Park Modern Apartments 123 Bayswater Road W2 3JH	New Premises Licence	23/08777/LIPN
*Cumulative Impact Area ** Special Consideration Zone			

**Stuart Love
Chief Executive
7 February 2024**

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

Policy Considerations

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

Guidance Considerations

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

Core hours When Customers Are Permitted to Be on The Premises

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

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

1. Casinos

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

2. Cinemas, Cultural Venues and Live Sporting Premises

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

3. Hotels

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

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

Sunday: 09:00 hours to 22:30 hours

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

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

4. Off licences

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

Sunday: 09:00 hours to 22:30 hours

5. Outdoor Spaces

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

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

Sunday: 09:00 hours to 22:30 hours

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

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

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

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

Sunday: 12:00 hours to 22:30 hours

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

7. Qualifying Clubs

Monday to Thursday: 09:00 hours to 24:00 hours

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

Sunday: 09:00 hours to 22:30 hours

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

8. Restaurants

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

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

Sunday: 09:00 hours to 22:30 hours

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

9. Sexual Entertainment Venues and Sex Cinemas

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

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

Sunday: 09:00 hours to 22:30 hours

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

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City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	15 February 2024
Licensing Ref No:	23/08775/LIPN - New Premises Licence
Title of Report:	Argyll 1 st , 2 nd and 5 th Floors 20 North Audley Street London W1K 6WP
Report of:	Director of Public Protection and Licensing
Wards involved:	West End
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Karyn Abbott Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: kabbott@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	30 November 2023		
Applicant:	Argyll Management Limited		
Premises:	Argyll		
Premises address:	1 st , 2 nd and 5 th Floors 20 North Audley Street London W1K 6WP	Ward:	West End
		Cumulative Impact Area:	None
		Special Consideration Zone:	None
Premises description:	<p>According to the application form the premises proposes to operate as a high-end serviced office company.</p> <p>Via a concierge service, clients can order alcohol and or food to accompany corporate events such as meetings, presentations and conferences.</p> <p>This is for the whole of the 1st, 2nd and 5th floors and no licensable activities would take place on any other floors of the building.</p> <p>The premises is not open to the general public and this is no permanently open bar, clients must pre-order alcohol.</p>		
Premises licence history:	<p>This is a new premises licence application and therefore no premises licence history exists.</p> <p>The premises has had two temporary event notices one in 2021 and one in 2022.</p>		
Applicant submissions:	<p>The applicant has provided the final proposed and agreed conditions and mediation letters to interested parties. This can be found at Appendix 2 of the report.</p> <p>The proposed and agreed conditions can also be found at Appendix 4.</p>		
Applicant amendments:	None		

1-B Proposed licensable activities and hours							
Late Night Refreshment:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	00:00	00:00	00:00	00:00	00:00	00:00	00:00
Seasonal variations/ Non-standard timings:				None			

Sale by retail of alcohol				On or off sales or both:			On
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:30	08:30	08:30	08:30	08:30	08:30	08:30
End:	00:00	00:00	00:00	00:00	00:00	00:00	00:00
Seasonal variations/ Non-standard timings:		None					

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

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health Service
Representative:	Maxwell Kodouh
Received:	28 December 2023
<p>I refer to the new application for the above-mentioned premises. I have considered the information that you have provided within and accompanying this application. I have also considered the application in line with the relevant policies within the Councils Statement of Licensing Policy dated October 2021.</p> <p>The applicant is seeking the following licensable activities:</p> <ol style="list-style-type: none"> 1. Provision of late-night refreshment indoors Monday to Sunday 23:00 – 00:00 hours 2. Supply of alcohol for consumption on the premises Monday to Sunday 08:30 – 00:00 hours <p>Following consideration of the application and how it may affect the Licensing Objectives and meeting the requirements of the Council’s Statement of Licensing Policy I wish to make the following representations:</p> <ol style="list-style-type: none"> 1. Hours sought are clearly outside the council’s core hours which has been reproduced below for ease of reference: <ul style="list-style-type: none"> ▪ Monday to Thursday: 9am to 11.30pm. ▪ Friday and Saturday: 9am to Midnight. ▪ Sunday: 9am to 10.30pm. ▪ Sundays immediately prior to a bank holiday: 9am to Midnight <p>Applicant has indicated that the supply of alcohol shall be through a concierge. The premises, according to supporting information, is not accessible to the general public on a walk-in basis and that access is via an electronic key-fob system for clients and their bona-fide guests.</p> <p>The fifth floor plan submitted with the application has been identified with a terrace within the proposed licenced area and this is an areas of high risk of public nuisance.</p>	

Given that the hours sought are in excess of the council's core hours, I make a representation on ground of public nuisance and public safety risk to the application.

If the committee is minded granting this application, then consideration may be given to the following conditions proposed to be included within the operating schedule

1. Condition 4 withing operating schedule to be replaced with

The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a serviced office.

2. The number of persons permitted on the fifth floor terrace at any one-time (excluding staff) shall not exceed 20 persons
3. 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
4. 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
5. No deliveries to the premises shall take place between 23.00 and 08.00 hours on the following day
6. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times
7. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 22.00 hours and 08.00 hours on the following day
8. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order
9. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided
10. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device

Please contact me if you wish to discuss the above further.

2-B Other Persons			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	14 Dec 2023		
<p>This office building is close to residential properties on three sides - on North Audley Street, North Row and Balderton Street (the rear of [REDACTED] and [REDACTED]). Noise from open windows and from the terrace is a potential problem. Noise from upper floors of properties on North Row travels down that street and through gaps to the [REDACTED], also affecting therefore the second block [REDACTED].</p> <p>A second source of noise problems concerns extra deliveries, waste and recycling generated events at this office building.</p> <p>Please therefore could the following conditions be included in the license:</p> <p>No music or amplified sound on the terraces of the building. No music or vibration from inside the premises to be audible outside the premises between 9pm and 9am.</p> <p>No deliveries, servicing, waste and recycling collections between 8pm and 7am, other than WCC waste and recycling services.</p> <p>No movement of goods or items outside the premises between 8pm and 7am (except waste/recycling for Westminster collections).</p>			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	21 Dec 2023		
<p>RSMSJ wishes to support local residential objections on grounds of public nuisance. I could not see a set of licence conditions proposed but at the very least the following issues need to be addressed :-</p> <p>Core hours. The licence should be restricted to core hours only. The argument about international clients is a red herring. Deliveries and collections. Restricted hours must apply. Terrace. We suggest that use of the terrace be terminated at 9pm Smokers. We suggest that smokers temporarily leaving the premises are not allowed to take drinks or glass containers with them.</p> <p>We are not opposed to the grant of the licence per se and if the above can be satisfactorily included in the final conditions of the licence we shall be minded to withdraw.</p>			

3. Policy & Guidance

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

<p>Policy HRS1 applies</p>	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> 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
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	<p>Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation applications.</p> <p>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.</p> <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted. 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.</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>
<p>How to use this Policy – Page 5</p>	<p>If the proposed operation of a premises does not meet all or part of the definition within the premises use policies the Licensing Authority will have regard to the policy that most closely relates to that operation. For example, if an application is for a food led establishment providing meals for customers for consumption on the</p>

	premises that does not fit the definition of a restaurant within the Restaurant Policy (RNT1), the licensing authority will generally look to apply the same considerations under the Restaurant Policy when determining that application. The Licensing Authority is aware that the operation, styles and experience that licensed premises offer are always evolving and in that some operations will not fit the premises use policy definitions.
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4. Equality Implications

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

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

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

5. Appendices

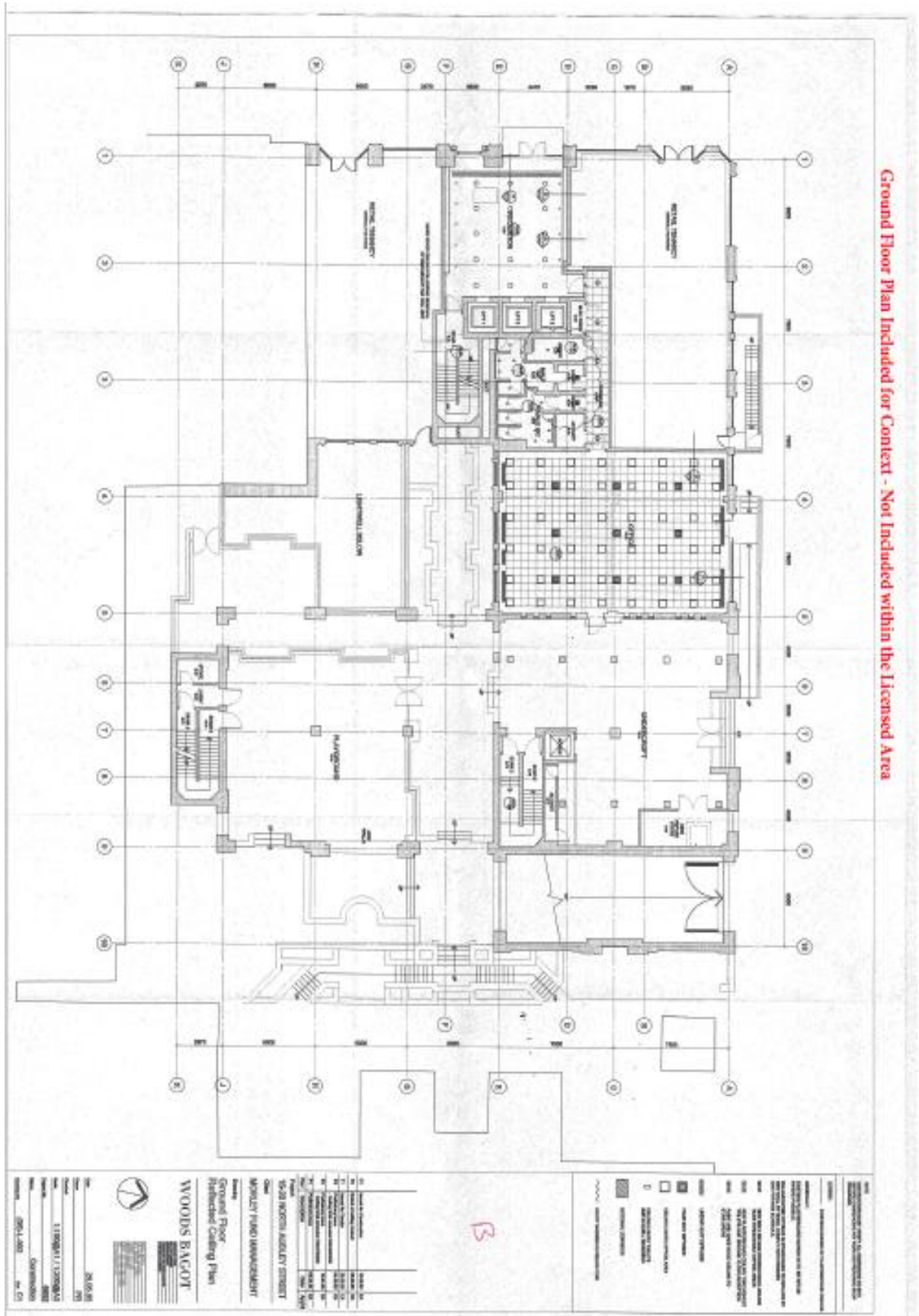
Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

Report author:	Karyn Abbott Senior Licensing Officer
Contact:	Telephone: 020 7641 6500 Email: kabbott@westminster.gov.uk

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

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

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	December 2023
4	Cumulative Impact Assessment	04 December 2023
5	Environmental Health Service	28 December 2023
6	Representation 1	14 December 2023
7	Representation 2	21 December 2023



Assembly Point - Grosvenor Square



— Licensed Area



Legend

[Symbol]	Entrance
[Symbol]	Exit
[Symbol]	Staircase
[Symbol]	Lift
[Symbol]	Fire Alarm
[Symbol]	Fire Exit
[Symbol]	Fire Alarm Control Panel
[Symbol]	Fire Alarm Call Point
[Symbol]	Fire Alarm Sounder
[Symbol]	Fire Alarm Bell
[Symbol]	Fire Alarm Light
[Symbol]	Fire Alarm Horn
[Symbol]	Fire Alarm Siren
[Symbol]	Fire Alarm Buzzer
[Symbol]	Fire Alarm Speaker
[Symbol]	Fire Alarm Receiver
[Symbol]	Fire Alarm Transmitter
[Symbol]	Fire Alarm Control Unit
[Symbol]	Fire Alarm Control Panel
[Symbol]	Fire Alarm Call Point
[Symbol]	Fire Alarm Sounder
[Symbol]	Fire Alarm Bell
[Symbol]	Fire Alarm Light
[Symbol]	Fire Alarm Horn
[Symbol]	Fire Alarm Siren
[Symbol]	Fire Alarm Buzzer
[Symbol]	Fire Alarm Speaker
[Symbol]	Fire Alarm Receiver
[Symbol]	Fire Alarm Transmitter

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PREMIER LICENSE
FIRST FLOOR
EXISTING LAYOUT

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020 7493 8000 | 1000 24

Assembly Point - Grosvenor Square



Licensed Area



Legend

□	Entrance
□	Exit
□	Fire Exit
□	Fire Alarm
□	Fire Stop
□	Fire Door
□	Fire Escape
□	Fire Staircase
□	Fire Staircase Landing
□	Fire Staircase Door
□	Fire Staircase Window
□	Fire Staircase Balustrade
□	Fire Staircase Landing Balustrade
□	Fire Staircase Landing Door
□	Fire Staircase Landing Window
□	Fire Staircase Landing Balustrade
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□	Fire Staircase Landing Balustrade

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Argyll
 25 NORTH ADULTY STREET
 LONDON
 W1K 6RQ

PREMIER LICENSE
SECOND FLOOR
 EASTING LAYERS

























 020 33 120000
 020 33 120001

Assembly Point - Grosvenor Square

 Licensed Area



Legend

-  Main Floor
-  Basement
-  Lift
-  Staircase
-  To the Outside
-  To the Inside
-  To the Top
-  To the Bottom
-  To the Left
-  To the Right
-  To the Front
-  To the Back
-  To the East
-  To the West
-  To the North
-  To the South
-  To the Top Left
-  To the Top Right
-  To the Bottom Left
-  To the Bottom Right
-  To the Front Left
-  To the Front Right
-  To the Back Left
-  To the Back Right

Room No.	Room Name	Area (sqm)	Volume (cu m)
101	RECEPTION	150	1500
102	CONFERENCE	200	2000
103	OFFICE	300	3000
104	OFFICE	300	3000
105	OFFICE	300	3000
106	OFFICE	300	3000
107	OFFICE	300	3000
108	OFFICE	300	3000
109	OFFICE	300	3000
110	OFFICE	300	3000
111	OFFICE	300	3000
112	OFFICE	300	3000
113	OFFICE	300	3000
114	OFFICE	300	3000
115	OFFICE	300	3000
116	OFFICE	300	3000
117	OFFICE	300	3000
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148	OFFICE	300	3000
149	OFFICE	300	3000
150	OFFICE	300	3000

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MWA
408-009-4-44-PL A



PREMISES LICENCE APPLICATION
PROPOSED CONDITIONS

PREMISES ADDRESS

Name	Argyll		
Address	1, 2 & 5 th Floors, 20 North Audley Street		
	London	Postcode	W1K 6LX

The conditions in Red below are those agreed in principle with Environmental Health. Those highlighted in yellow are the amendments offered to [REDACTED]

PROPOSED PREMISES LICENCE CONDITIONS

General – All Four Licensing Objectives

1. Appropriate induction training will be undertaken with all relevant staff who do not hold a Personal Licence to cover appropriate subjects for their role including:
 - a. The responsible sale of alcohol.
 - b. The prevention of under-age sales of alcohol, the Challenge 25 policy and in checking & authenticating accepted forms of identification.
 - c. The responsibility to refuse the sale of alcohol to any person who is drunk.
2. The premises will maintain written reports and registers. These will be kept for a minimum of 12 months and made available to the police and any authorised officer of the licensing authority on request. Records will be maintained of the following:
 - a. Any complaint against the premises in respect of any of the licensing objectives
 - b. Any crime reported at the premises

All written reports and registers will be regularly checked by the DPS.

3. Access to the premises shall be restricted to clients of the Premises Licence Holder, who maintain a contract for office space at any of their serviced offices, their employees and bone-fide guests or pre-invited guest attending meetings, conferences and events. No members of the public (other than those described here) will be given access on a walk-in basis.
4. The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a serviced office.



The Prevention of Crime and Disorder

5. (MC01) - The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
6. (MC02) - 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.
7. A Zero Tolerance Policy towards the use, possession and supply of illegal drugs will be adopted and enforced.
8. Non-intoxicating beverages including drinking water shall be available in all parts of the premises when alcohol is sold or supplied on the premises.

Public Safety

9. A fire risk assessment will be conducted and regularly reviewed. In-line with the Fire Risk Assessment:
 - a. An integrated fire detection and alarm system is installed, checked, regularly tested and maintained by a competent person.
 - b. Fire extinguishers are installed in accordance with the recommendations of the fire risk assessment.
 - c. Emergency lighting is installed in accordance with the recommendations of the fire risk assessment.
 - d. All emergency exits are marked on the premises plan.
10. Adequate & suitable first aid boxes shall be maintained at the premises.
11. The number of persons permitted on the fifth-floor terrace at any one-time (excluding staff) shall not exceed 20 persons
12. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order

13. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided
14. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device

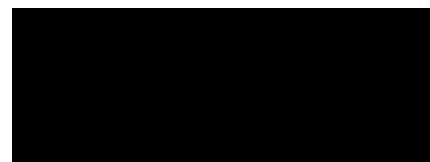
The Prevention of Public Nuisance

15. The area immediately outside the premises will be maintained to ensure that any litter generated by the premises and / or its customers is regularly cleared.
16. The external terrace on the 5th floor of the building shall not be used for Licensable Activities after 23.00 on any day, nor shall any alcohol be consumed on the terrace after 23.00 on any day.
17. No amplification system or speakers shall be used on the 5th floor terrace at any time.
18. (MC12) - No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
19. 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 alcoholic drinks in open containers with them
20. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number shall be made available to residents and businesses in the vicinity upon request
21. No deliveries to the premises, in respect of licensable activities, shall take place between 20.00 and 08.00 hours on the following day
22. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times
23. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 20.00 hours and 07.30 hours on the following day

The Protection of Children from Harm

24. (MC47) - 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.
25. (MC48) - A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises is open.

26. Children are generally not present at the premises and the security of the building means they cannot gain access. However where they are invited onto the premises in conjunction with an event (children's parties, family events etc.) they shall be accompanied by an adult.
-



From: [Peter Mayhew](#)
To: [REDACTED]
Cc: [Haq, Roxsana: WCC](#); [Koduah, Maxwell: WCC](#)
Subject: RE: Premises Licence Application - 20 North Audley Street 23/08775/LIPN
Date: 06 February 2024 11:02:00
Attachments: [WCC Premises Licence Plans - 20 North Audley Street.pdf](#)

Dear [REDACTED],

When I went to the website to send you the link, I double checked it and it worked from my side, You may have more success downloading it from [23/08775/LIPN | Premises Licence - New | Pending Decision | 20 North Audley Street London W1K 6WP \(westminster.gov.uk\)](#). I have also attached a copy to this email for your convenience.

None of my terminology is designed to be combative and I apologise if that is not clear from my previous email. The use of the term 'misrepresentation' was not an accusation but rather an attempt to provide you with a more accurate description of the activities which will be taking place at the premises.

The use of the term 'after work drinks' paints a picture to me at least of a drinking culture which is not the case in this instance. I am however sure that some drinks will be consumed after work and others during working hours. It is not unreasonable in my opinion, for a working lunch to be accompanied by a glass of wine, or for a bottle of champagne to be opened if a successful project has been concluded; both of which are scenarios this application seeks to permit.

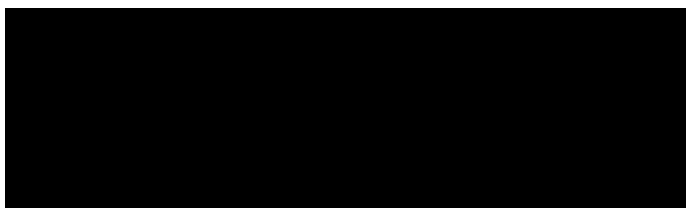
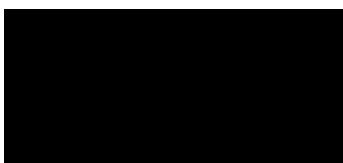
In respect of the mention of 'parties' in condition 26, this is in reference to children under 18 being accompanied at 'children's parties', something which is clearly not going to be going on later into the night or past 23.00.

Kind regards

Peter

Peter Mayhew - Director

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[REDACTED]

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From: [REDACTED]
Sent: Tuesday, February 6, 2024 10:33 AM
To: Peter Mayhew [REDACTED]
Cc: Haq, Roxsana: WCC [REDACTED]; Koduah, Maxwell: WCC [REDACTED]
Subject: Re: Premises Licence Application - 20 North Audley Street 23/08775/LIPN

Peter

I have tried the link to the plans both yesterday and today. Unfortunately the following message always pops up "This document is unavailable for viewing at this time"

Misrepresentation is a pretty strong word to use. You yourself referred to celebrating a deal with a bottle of champagne. I am assuming that all drinking of alcohol will be after work as opposed to during work and my use of the phrase was not intended to be perjorative.

As to no mention of parties in your presentation, I refer you condition 26 as contained in your e-mail of 01/02/24.

Regards [REDACTED]

On 05/02/2024 19:30, Peter Mayhew wrote:

Dear [REDACTED],

Firstly as per your request, the plans can be downloaded from the Westminster website at [23_08775_LIPN-PLANS - 20 NORTH AUDLEY STREET.PDF-8010194.pdf \(westminster.gov.uk\)](https://www.westminster.gov.uk/23_08775_LIPN-PLANS_-_20_NORTH_AUDLEY_STREET.PDF-8010194.pdf)

I have copied you into the email we sent [REDACTED], so you will be aware that further concessions have been made regarding the Waste and Deliveries conditions.

In respect of the hours, I assure you I take no exception to your definition of why further hours are needed, I just wanted to clarify that we had not included the 'time zone' comment as a justification, but rather as one descriptive example of why we are looking for slightly later hours; but not the only reason.

I am not going to defend my client's business plan here. The 'need' for the hours applied for is immaterial in the context of this application, while your opinion is valid that you believe after-work drinks to 23.00 is adequate, our opinion that the flexibility to occasionally go later is also a valid one. However these are just opinions of the business plan, and that is not a matter for discussion within the context of this application.

You are quite right to point out that the merits of the application lie primarily with the impact it will have on the four Licensing Objectives and to those parts of Westminster's Licensing Policy which are relevant. Our strong assertion is that the licensable activities they are planning, to the hours they have applied and under the conditions offered will not undermine any of the Licensing Objectives.

The core hours policy is an advisory policy, not a blanket policy which prevents hours beyond those listed being applied for, nor does it prevent such hours being granted; each application must be considered on its own merits. The hours listed in the policy are specific to the 'type of premises' and there is currently no type of premises listed whose definition is similar to the business plan of the applicant in this case. This is a professional working office environment, where access is limited to users and invited guests only; no one can walk in off the street.

While we are absolutely aware of the core hours policy, fundamentally this is only engaged if the premises is likely to undermine the licensing objectives by going beyond these hours and adequate measures to promote the Licensing

Objectives have not been put in place.

I would suggest that for the level of licensable activity we are suggesting here, we have already put in place a very significant set of conditions and no Regulated Entertainment has been applied for. Even if we were to corral this office into one of the 11 categories mentioned in the policy, this applicant can justify the deviation from the hours based on the very low risk it presents.

I have previously mentioned the nature of the activities, which is primarily for meetings and professional events. There is no open bar, all alcohol has to be requested and is delivered by the team there. I have also described the type of event they typically cater for, which are professional networking events and small conferences. The 'after work drinks' suggestion is a misrepresentation and 'parties' is not a description we have ever presented throughout this process. This is very much a professional working environment.

I reiterate my comments you will have seen in the email to [REDACTED]. The applicant is not new to this premises, they have operated there for some 6 years, they have delivered events there over that period and their clients have had regular access to the terrace. None of these activities have resulted in any complaints of noise or crime and disorder.

While we are aware that the addition of alcohol can change behaviours, it is not inevitable that permitting the sale of alcohol will always lead to such behaviour which might impact on others. This is not a standalone premises, it is part of a wider group of nearly 30 sites across London, many of which are licensed and where they do not have issues of this nature. There has been no evidence presented to us to date which suggests why this application would undermine the Licensing Objectives.

I hope you might reconsider your position, however if you have any further questions, please do not hesitate to contact me.

Kind regards

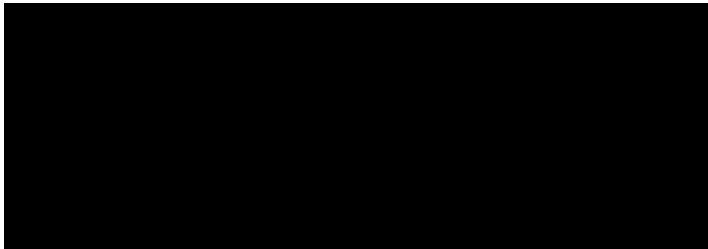
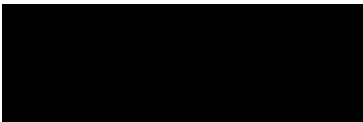
Peter

Peter Mayhew - Director

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From: 
Sent: Sunday, February 4, 2024 4:20 PM
To: Peter Mayhew 
Subject: Re: Premises Licence Application - 20 North Audley Street 23/08775/LIPN

Peter

Thanks for your e-mail and in particular the update as to conditions agreed with Environmental Health regarding collections/deliveries and smokers. That has served to focus attention on the remaining outstanding issues.

We are of course au fait with the nature of the business model and per se it does not usually cause any special concerns but there are specifics regarding this application which in combination means that it requires extra attention. I refer to the hours sought, the fact that an external terrace is involved and the reference to parties and events.

If the purpose of the application is to allow occupants to have after-work drinks then an 11pm time limit should be adequate. You take exception to my definition of the argument as to why a later hour is needed ie possible clients working in different time zones as a red herring. Obviously it is possible that there could be clients working in different time zones at 3am or 5am. Would that justify a 3am or 5am licence? It is a red herring because surely a decision as to hours will be taken on the details of the application in the context of the licensing authority's hours policy and not to extraneous circumstances like you mention. We believe that 11pm is more acceptable given the reference to parties and events.

I recognise that EH has suggested a limit of 20 persons on the terrace. You categorise this as a "limited number", but 20 people can make a lot of noise, especially if they are celebrating a deal. It might be helpful if I could see exactly where the terrace is and its proximity to the nearest residential property. Have you plans you could forward or else could a site visit be organised? That would certainly help our appreciation of the situation.

I hold to my objections on overall hours and hours of the use of the terrace but am willing to keep talking to see if agreement can be reached to avoid a hearing.

Regards [REDACTED]

On 01/02/2024 22:27, Peter Mayhew wrote:

Dear [REDACTED],

(Roxsana, please can you forward this to [REDACTED] on our behalf)

I hope you do not mind me writing to you together, it seems to make sense as both of your representations cover similar ground.

I apologise for the slight delay in contacting you, but we were only made aware of your representations last week. As we were already in discussions with Environmental Health regarding their representation, it seemed prudent to try and resolve that representation in the first instance, so that we could present our points to you with a framework of that agreement on conditions

already established. We represent the applicant in this application.

I will first take the opportunity to give you a brief overview of the applicant's company and the proposed impact of the Premises Licence were it to be granted and I can then respond to the specific points which you raised in your representations.

Argyll Management Limited run high-end serviced offices across the capital, most of their offices are located in the City of London and Westminster, many of the buildings they occupy are already licensed. We have been working with them on licensing matters for nearly a decade and have applied for a number of these Premises Licences, to the same hours as those we have applied for here.

These premises are not high-risk licensed premises and the licenses are not frequently used to the full extent of their hours, in fact they rarely go beyond fairly normal working hours. However, they have sought the hours applied for, as they do need flexibility in order to meet the expectations of their clients, who could quite reasonably demand that the concierge service provide alcohol for a meeting or networking event with little notice.

What we can say for definite is that the applicant has a track record of delivering these services to their clients, without causing any disturbance to other clients within their buildings or to their neighbours. With all of their current buildings, some of which have been in operation for even longer than we have been involved with them, we are unaware of any complaint being received in respect of any of the Licensing Objectives.

We know from their other sites, that the type of clients they attract, very seldomly ask for alcohol to accompany a meeting and experience tells us, that they run events only on a handful of occasions every year. This is not a premises where you will find a drinking culture of any kind, nor one where events are held weekly.

One of the greatest protections neighbours and others have, is from the business model itself. The offices are occupied by different clients from different companies, all of whom expect the highest standards of service in a highly professional working environment. The applicant simply cannot afford to deliver services and events that would disturb neighbours, as that would mean that other clients within their buildings would be equally

disturbed; which would be unacceptable to the applicant and their clients alike.

As for the events they deliver, these are nearly always low-key professional networking events or small conferences, rather than 'social events'.

As such we have no concerns about noise or waste causing you any issues. With the exception of a handful of occasions a year, we don't expect to see any increase in the current waste produced by this premises. That is certainly the experience we have from other buildings in the group.

Despite our confidence that the application would not undermine any of the Licensing Objectives, we submitted an application with some 17 conditions to provide reassurance to the responsible authorities and residents. We have agreed in principle to a further 10 conditions with Environmental Health, subject to them withdrawing their representation. I have attached a summary of all the conditions to this email for your information.

I would like also to take the opportunity to address the specific points / questions you raised in your representations:



1. No music or amplified sound on the terraces of the building.

As you will note in the attached document, we included a condition (Number 17) in the original application to state:

No amplification system or speakers shall be used on the 5th floor terrace at any time.

2. No music or vibration from inside the premises to be audible outside the premises between 9pm and 9am.

We included Westminster's Model Condition in relation to noise and vibration, namely:

No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

This condition goes somewhat further than your proposal and we would therefore hope it is acceptable to you.

3. No deliveries, servicing, waste and recycling collections between 8pm and 7am, other than WCC waste and recycling services.

You will note conditions 21, 22 & 23 on the attachment as agreed with Environmental Health.

We didn't include these conditions on the original application, because conditions are meant to arise out of a risk assessment undertaken in relation to the Licensing Objectives; in this case particularly the Public Nuisance Objective. Because of the previously described low-key and infrequent nature of the Licensable Activities which will be undertaken at the premises, we envisage that there will be almost no increase in either delivery frequency, nor in waste generated. As a result, there was no additional perceived risk of the application impacting upon Public Nuisance.

For example, with the very minimal amount of alcohol which will be delivered to the premises, this will primarily be delivered alongside the existing catering delivery in the same vehicle. Therefore, if the current delivery and waste collection measures are not causing an issue, then we assess that they will continue not to.

4. No movement of goods or items outside the premises between 8pm and 7am (except waste/recycling for Westminster collections).

I refer you to my response above.

1. Core hours. The licence should be restricted to core hours only. The argument about international clients is a red herring.

The hours applied for are consistent with other applications within Westminster we have made for this client and as I mentioned previously these have never caused any issues at those premises, but more importantly they are rarely used to their full extent.

The issue mentioned with regard to 'international clients' is respectfully not a red herring, but an example of why these

hours are being applied for. Many of the applicant's clients are international companies and can work to different hours, but even the UK based companies operating out of their offices sometimes have to work to long hours.

In the past they have for example been working to a deadline to secure a project / deal and have had to work late into the evening. It is not unreasonable for that client to then be able to celebrate that success with a bottle of champagne or a glass of wine.

As an operator the applicant is trying to have some continuity across their estate and the last applications we have done on their behalf in Westminster have been to similar hours and have operated for many years without any issue. I will suggest that the neighbours of this premises will be left unaffected and most probably unaware of the activities within the building, even on the very rare occasions they run to the full hours.

2. Deliveries and collections. Restricted hours must apply.

I would refer you to the responses I gave to the similar point raised by [REDACTED] above.

3. Terrace. We suggest that use of the terrace be terminated at 9pm

When we undertook the risk assessment, the terrace was an issue which we looked at carefully. In order to provide reassurance we included some conditions to restrict activities there; please see conditions 16, 17 & 18 in the attached document. A further condition was requested by the Environmental Health Officer (Condition 11) which has also been adopted.

It should be noted that following his visit to the premises the Environmental Health Officer has not requested that any further restrictions be placed on this area.

I would also refer you again to the nature of this premises, it does not seem unreasonable for a limited number of occupants of the building to sit outside on the terrace after working late or while on a break. We anticipate, as I have mentioned previously, this to be very much the exception rather than the rule and the applicant would monitor this not only to ensure that no nuisance is caused to neighbours, but that they also do not disturb other

occupants of the building.

- 4. Smokers. We suggest that smokers temporarily leaving the premises are not allowed to take drinks or glass containers with them.**

This matter is dealt with in the original application. No off-sales have been applied for and as such no alcohol can leave the building. In addition to this we were more than happy to accept a condition proposed by Environmental Health namely:

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 alcoholic drinks in open containers with them

I hope my further description of the premises and the measures we have proposed and agreed with Environmental Health, provide you both with the reassurances you are seeking. We would of course prefer to avoid the need for an expensive and time-consuming hearing were that to be possible, although we respect your right to put your case in that forum, should you choose to do so.

However, were you to be satisfied with my responses here and be minded to withdraw your representation, please do so in writing to Roxsana Haq [REDACTED], please copy in the general Licensing email Licensing@westminster.gov.uk and myself

[REDACTED]

If you have any further questions or if you would like to discuss the application in person, I would be more than happy to respond and can be contacted on [REDACTED] or by email at

[REDACTED]

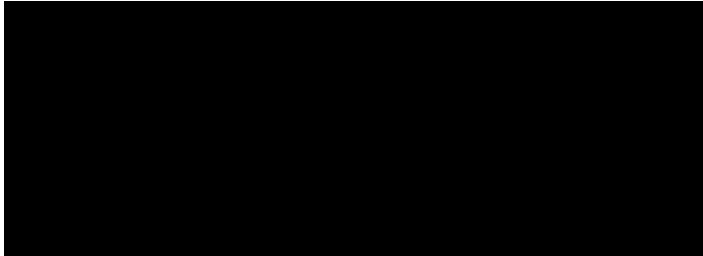
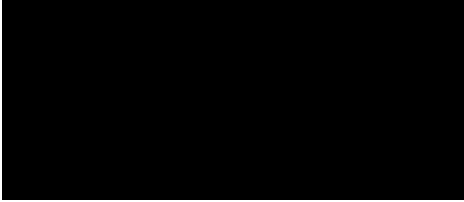
I look forward to your comments.

Kind regards

Peter

Peter Mayhew - Director

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From: [Peter Mayhew](#)
To: [REDACTED]
Cc: [REDACTED]; [Roxanne Haq WCC](#); [Koduah, Maxwell: WCC](#)
Subject: RE: Premises Licence Application - 20 North Audley Street23/08775/LIPN
Date: 05 February 2024 16:03:00

Dear [REDACTED],

Thank you for your email and the points you raised.

With regard to the waste disposal & deliveries, we primarily focussed on the early morning issues when we reached the agreement with Environmental Health. They put forward the 22.00 (waste) / 23.00 (deliveries) conditions, which are usually seen as reasonable hours and the 07.30 (Waste) / 08.00 (Deliveries) start times go further than your suggested, so those start times should not cause any issues.

My point regarding the frequency of events and the nature of those events, was simply to point out, that this business has been operating at this location for 6 years, taking deliveries and disposing of waste with their waste carrier throughout that time, without causing any concerns to residents or Responsible Authorities; including deliveries and waste removal for catered events, albeit without alcohol.

We didn't focus on these conditions in the application, simply because we believe that the deliveries & waste will not undermine the Public Nuisance Objective even with the addition of the very low levels of alcohol they will be serving; as they haven't in the past.

As it stands there is no waste put out in the evenings nor deliveries of alcohol taken and as such I would be happy to amend the two conditions agreed with Environmental Health to read:

- 1. No deliveries to the premises, in respect of licensable activities, shall take place between 20.00 and 08.00 hours on the following day*
- 2. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 20.00 hours and 07.30 hours on the following day*

I cannot comment on the location or behaviour of other premises in the area, with regard to the use of their terraces. However, the Environmental Health Officer has visited the building including the terrace and on the basis that we are in agreement on conditions in principle, he must believe that the conditions proposed are sufficient to support the Licensing Objectives. I will of course continue to engage with [REDACTED] on the subject.

I am bound to comment that in the last 6 years of the applicant operating the premises at this location, including the use of the terrace, no one has to date made any complaint we are aware of that this caused any disturbance to neighbours.

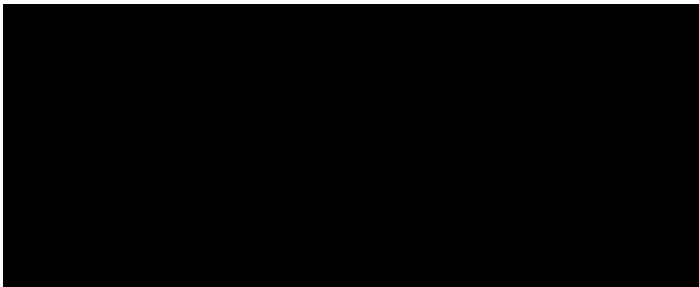
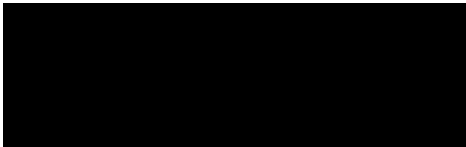
I hope this goes some way to meeting your concerns.

Kind regards

Peter



Peter Mayhew - Director

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From: [REDACTED]
Sent: Monday, February 5, 2024 12:15 AM
To: Roxanne Haq WCC [REDACTED]
Cc: [REDACTED] [REDACTED]
[REDACTED] Peter Mayhew [REDACTED]
Subject: RE: Premises Licence Application - 20 North Audley Street23/08775/LIPN

Dear Roxsana,

Thank you for sending the proposed amendments to the 20 N Audley Street conditions. Conditions 21, 22 and 23 are still of concern. If there will be almost no increase in delivery frequency, nor in waste generated, then surely there can be no objection to a condition limiting waste, recycling collections and deliveries to between 7am and 8pm. If some local bars and restaurants can do this, then surely it will not have a detrimental effect on the services the applicant will be offering. If the applicant is not planning to increase the frequency and size of the events, why object to this proposed condition?

If the premises is using WCC/Veolia for waste and recycling collections, this will not add to the current numbers of large waste vehicles on North Audley Street. But late night and post-midnight noisy waste behemoths driving around this locale is increasing, interrupting residents' rest and sleep. A late night recycling visit could not avoid making the crashing glass noise that resounds through the whole area. The bottles collected from other premises on the vehicle's route all tumble together when the crusher is activated. Current recycling collections may not be during late evening or night-time, but the property management might well decide to change to a different provider that does collect between 8pm and 7am. So it is preferable to prevent late evening and nocturnal crashing cascades of glass resounding throughout the area.

If this building is to host social evenings with alcohol and food, then arrangements should be made for indoor storage of the waste until the normal morning collection.

Residents here have suffered before from having refrigerated catering deliveries vehicles for events nearby parked near their homes during late evenings and after midnight, with staff moving large containers in and out, and the noise of the refrigeration unit keeping everyone awake. Deliveries of food and drinks should take place before 8pm.

Also, I agree with the points that [REDACTED] of RSMSJ is making. With regard to the use of the terrace, [REDACTED] have suffered from the noise of people drinking during late evenings on a terrace on the North Audley Street east corner with North Row; this is the local acoustic environment.

Therefore I am not withdrawing my representation at present.

With regards,

[REDACTED]

Temporary Event Notices

Application	Details of Application	Date Determined	Decision
21/12728/LITENP	Temporary Event Notice – 5 th Floor	17 December 2021	Notice Granted
22/07236/LITENP	Temporary Event Notice – 5 th Floor	3 August 2022	Notice Granted

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. Appropriate induction training will be undertaken with all relevant staff who do not hold a Personal Licence to cover appropriate subjects for their role including:
 - a. The responsible sale of alcohol.
 - b. The prevention of under-age sales of alcohol, the Challenge 25 policy and in checking & authenticating accepted forms of identification.
 - c. The responsibility to refuse the sale of alcohol to any person who is drunk.
10. The premises will maintain written reports and registers. These will be kept for a minimum of 12 months and made available to the police and any authorised officer of the licensing authority on request. Records will be maintained of the following:
 - a. Any complaint against the premises in respect of any of the licensing objectives
 - b. Any crime reported at the premisesAll written reports and registers will be regularly checked by the DPS
11. Access to the premises shall be restricted to clients of the Premises Licence Holder, who maintain a contract for office space at any of their serviced offices, their employees and bona-fide guests or pre-invited guest attending meetings, conferences and events. No members of the public (other than those described here) will be given access on a walk-in basis.
12. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
13. 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.
14. A Zero Tolerance Policy towards the use, possession and supply of illegal drugs will be adopted and enforced.
15. Non-intoxicating beverages including drinking water shall be available in all parts of the premises when alcohol is sold or supplied on the premises.
16. A fire risk assessment will be conducted and regularly reviewed. In-line with the Fire Risk Assessment:
 - a. An integrated fire detection and alarm system is installed, checked, regularly tested and maintained by a competent person.
 - b. Fire extinguishers are installed in accordance with the recommendations of the fire risk assessment.
 - c. Emergency lighting is installed in accordance with the recommendations of the fire risk assessment.
 - d. All emergency exits are marked on the premises plan.
17. Adequate & suitable first aid boxes shall be maintained at the premises.
18. The area immediately outside the premises will be maintained to ensure that any litter generated by the premises and / or its customers is regularly cleared.

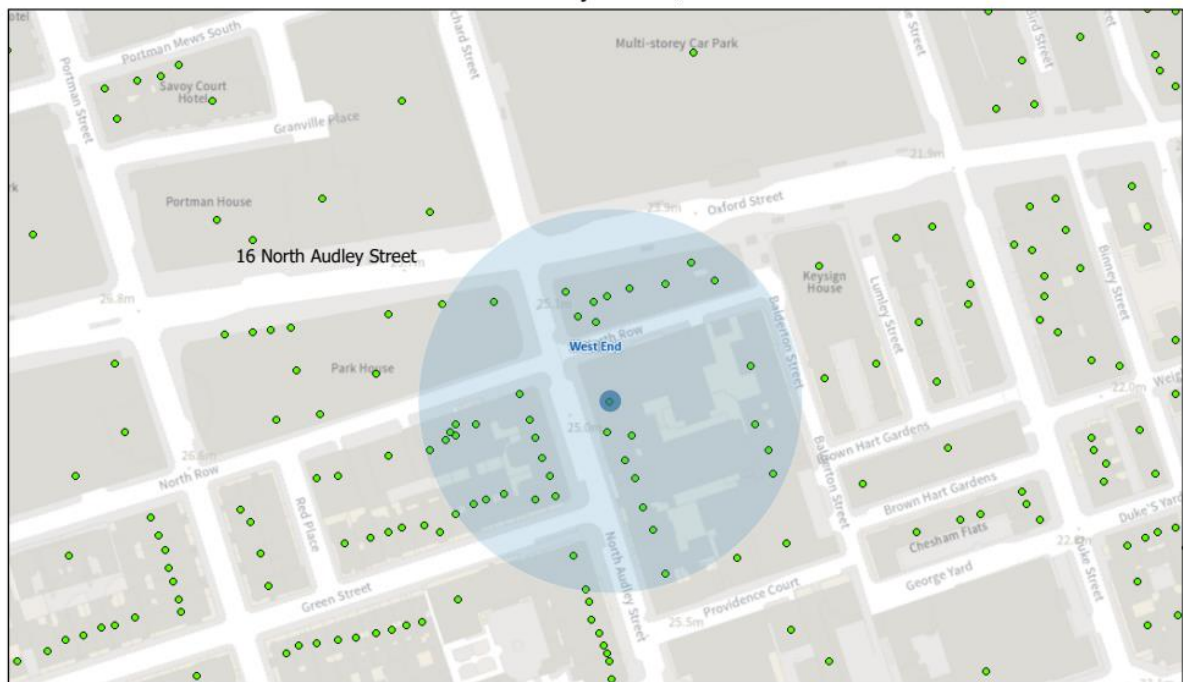
19. The external terrace on the 5th floor of the building shall not be used for Licensable Activities after 23.00 on any day, nor shall any alcohol be consumed on the terrace after 23.00 on any day.
20. No amplification system or speakers shall be used on the 5th floor terrace at any time.
21. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
22. 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.
23. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises is open.
24. Children are generally not present at the premises and the security of the building means they cannot gain access. However where they are invited onto the premises in conjunction with an event (children's parties, family events etc.) they shall be accompanied by an adult.

Conditions proposed by the Environmental Health and agreed with the applicant to form part of the operating schedule

25. The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a serviced office.
26. The number of persons permitted on the fifth floor terrace at any one-time (excluding staff) shall not exceed 20 persons
27. 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 alcoholic drinks in open containers with them.
28. 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.
29. No deliveries to the premises shall take place between 20.00 and 08.00 hours on the following day.
30. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
31. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 20:00 hours and 07:30 hours on the following day.
32. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
33. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.

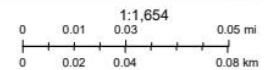
34. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.

20 North Audley Street, London



27/01/2024, 11:42:26

- Property Mailing List
- Ward Boundaries
- Ward Labels



Resident Count: 117

Licensed premises within 75m of 20 North Audley Street, London				
Licence Number	Trading Name	Address	Premises Type	Time Period
23/08410/LIPSL	Shadow Licence	16 North Audley Street London W1K 6WL	Restaurant	Sunday; 09:00 - 22:00 Monday to Saturday; 07:00 - 00:00
23/04996/LIPT	Le Pain Quotidien	16 North Audley Street London W1K 6WL	Restaurant	Sunday; 09:00 - 22:00 Monday to Saturday; 07:00 - 00:00
23/06918/LIPDPS	Saltie Girl	15 North Audley Street London W1K 6WZ	Restaurant	Sunday; 12:00 - 23:30 Monday to Saturday; 12:00 - 00:00
17/10428/LIPT	The Mayfair Chippy	Ground Floor 14 North Audley Street London W1K 6WE	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 00:30
22/09174/LIPDPS	Mercato Mayfair	St Mark's Church North Audley Street	Not Recorded	Sunday; 08:00 - 22:30 Monday to Thursday;

		London W1K 6ZA		08:00 - 23:00 Friday to Saturday; 08:00 - 00:00
06/05695/WCCMAP	Moscós Café	Ground Floor 26 North Audley Street London W1K 6WT	Shop	Sunday; 12:00 - 23:00 Monday to Saturday; 10:00 - 23:30
23/00976/LIPT	Marlborough Head Public House	Marlborough Head 24 North Audley Street London W1K 6WD	Public house or pub restaurant	Sunday; 07:00 - 22:30 Monday to Thursday; 07:00 - 23:30 Friday to Saturday; 07:00 - 00:00
20/07644/LIPN	Not Recorded	Basement And Ground Floor 29 North Audley Street London W1K 6WY	Shop	Sunday; 11:00 - 18:00 Monday to Saturday; 09:00 - 18:00
21/14700/LIPDPS	Roka Mayfair	30 North Audley Street London W1K 6ZF	Restaurant	Monday to Sunday; 07:30 - 01:30
21/04168/LIPDPS	The Beaumont Hotel	8 Balderton Street London W1K 6TF	Hotel, 4+ star or major chain	Monday; 00:00 - 00:00 Tuesday; 00:00 - 00:00 Wednesday; 00:00 - 00:00 Thursday; 00:00 - 00:00 Friday; 00:00 - 00:00 Saturday; 00:00 - 00:00 Sunday; 00:00 - 00:00
23/06990/LIPV	The Beaumont Hotel	8 Balderton Street London W1K 6TF	Hotel, 4+ star or major chain	Monday; 00:00 - 00:00 Tuesday; 00:00 - 00:00 Wednesday; 00:00 - 00:00 Thursday; 00:00 - 00:00 Friday; 00:00 - 00:00 Saturday; 00:00 - 00:00 Sunday; 00:00 - 00:00

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City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	15 February 2024
Licensing Ref No:	23/08777/LIPN - New Premises Licence
Title of Report:	Park Modern Apartments 123 Bayswater Road London W2 3JH
Report of:	Director of Public Protection and Licensing
Wards involved:	Lancaster Gate
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Kevin Jackaman Senior Licensing Officer
Contact details	Telephone: 0207 641 6500 Email: kjackaman@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	30 November 2023		
Applicant:	Park Restaurant Property Limited		
Premises address:	Park Modern Apartments 123 Bayswater Road London W2 3JH	Ward:	Lancaster Gate
		Cumulative Impact Area:	None
		Special Consideration Zone:	Queensway and Bayswater
Premises description:	According to the application form the premises will operate as a high class restaurant with an external seating area where alcohol and food will be available.		
Premises licence history:	The premises previously held a premises licence from September 2005 until it was surrendered in June 2016		
Applicant submissions:	<p>The licensed areas are predominantly on the ground floor with a small private dining area within the basement. The building within which the premises are located also has its own delivery and waste collection areas within the building.</p> <p>The applicant has made submissions addressing the SCZ policy which appear at appendix 2</p>		
Applicant amendments:	None		

1-B Proposed licensable activities and hours							
Late Night Refreshment:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	N/A
End:	00:00	00:00	00:00	00:00	00:30	00:30	
Seasonal variations/ Non-standard timings:			On any Sunday immediately before a bank holiday late night refreshment may be provided between the hours of 23.00 and 00.30				

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:	23:30	23:30	23:30	23:30	00:00	00:00	22:30
Seasonal variations/ Non-standard timings:			On any Sunday before a bank holiday then the hours for the sale of alcohol shall extend to midnight.				

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	07:00	07:00	07:00	07:00	07:00	07:00	07:30
End:	00:00	00:00	00:00	00:00	00:30	00:30	23:00
Seasonal variations/ Non-standard timings:	On Sundays before bank holidays then the opening hours shall extend to 00.30.						
Adult Entertainment:	None						

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Metropolitan Police Service
Representative:	Adam Deweltz
Received:	07 December 2023 (withdrawn 06 February 2024)
<p>I am writing on behalf of the Commissioner of the Metropolitan Police Service (“The Police”) to make representations opposing the grant of a premises licence application for 123 Bayswater Road, W2 3JH</p> <p>The application seeks the following licensable activities:</p> <p>Sale of alcohol (Both on and off) Monday – Thursday: 08:00 – 23:30 Friday and Saturday: 08:00 – 00:00 Sunday: 08:00 - 22:30</p> <p>Late Night Refreshment Monday – Thursday: 23:00 – 00:00 Friday and Saturday: 23:00 – 00:30</p> <p>Following consideration of the application and how it may affect the Licensing Objectives, I wish to make the following representation:</p> <p>The proposed licensable activities are likely to undermine the following licensing objective:</p> <ul style="list-style-type: none"> • The Prevention of Crime and Disorder. <p>The premises is located at 123 Bayswater Road, W2 3JH, which is within the Bayswater Special Consideration Zone (“SCZ”). The Police have concerns that a new premises, which provides the sale of alcohol (on and off the premises) and Late Night Refreshment outside of core hours, will adversely impact the area. The issues within the SCZ include violent crime and late-night robberies. The area of Queensway and Bayswater, is already saturated by licensed premises, which can bring crime and disorder to the area. The police are already struggling to cope with excessive crime levels.</p> <p>Westminster’s Statement of Licensing Policy 2021 states under its Restaurant’s Policy (“RNT1”) section A:</p> <p><i>Applications outside the West End Cumulative Impact Zone will generally be granted subject to:</i></p>	

- *The hours for licensable activities being within the council's Core Hours Policy HRS1.*
- *The applicant has taken account of the Special Consideration Zones Policy SCZ1 if the premises are located within a designated zone.*
- *The application and operation of the venue meeting the definition of a restaurant as per Clause C.*

The Police request that that the licensing sub-committee take into account all the above points.

Following agreement of amended conditions, the Metropolitan Police withdrew their representation on 06 February 2024

Responsible Authority:	Environmental Health
Representative:	Sally Fabbricatore
Received:	28 December 2023

I refer to the application for a new Premises Licence for the above premises.

The premises is situated in the Queensway/Bayswater Special Consideration Zone.

This representation is based on the Operating Schedule and the submitted plans for the ground floor and basement dated November 2023.

The applicant is seeking the following on the **ground floor and basement**:

1. To allow the Supply of Alcohol 'on and off' the premises Monday to Thursday 08:00-23:30 hours, Friday to Saturday 08:00-00:00 hours and Sunday 08:00 –22:30 hours.
2. To allow the provision of Late Night Refreshment 'indoors' Monday to Thursday 23:00-00:00 hours and Friday and Saturday 23:00–00:30 hours.
3. To allow the above licensable activities on Sundays prior to bank holidays until 00:00 hours for the Supply of Alcohol and until 00:30 hours for Late Night Refreshment.

I wish to make the following representation in relation to the above application:

1. The provision of the Supply of Alcohol may cause an increase in Public Nuisance in the area, it may also impact on Public Safety.
2. The provision of Late Night Refreshment may cause an increase in Public Nuisance in the area, it may also impact on Public Safety.
3. The non-standard timings may cause an increase in Public Nuisance in the area.

Further information and proposed conditions have been provided, which are being considered. The applicant did seek pre-application advice, 23/05030/PREAPM, of which the majority of conditions have been proposed.

The granting of the new Premises Licence as presented would have the likely effect of causing an increase in Public Nuisance in the area and may impact on Public Safety.

2-B Other Persons			
Name:		[REDACTED]	
Address and/or Residents Association:		The Bayswater Residents Association (BRA)	
Status:	Valid	In support or objection:	Objection
Received:	27 Dec 2023		
I write to confirm that the Bayswater Residents Association (BRA) objects to this application and supports the detailed comments contained in the SEBRA objection, below.			
Name:		[REDACTED]	
Address and/or Residents Association:		Southern East Bayswater Residents Association (SEBRA)	
Status:	Valid	In support or objection:	Objection
Received:	21 Dec 2023		
I am writing on behalf of the South East Bayswater Residents' Association (SEBRA) to make a relevant representation in respect of this application on the basis of the likely impact on the licensing objective of 'prevention of public nuisance'.			
<p>Introduction</p> <p>SEBRA was formed in 1970 and works to protect the special character of the W2 area. A non-profit, non party-political, voluntary organisation, we represent more than 1,000 people. SEBRA is consulted by Westminster Council on both major developments and all Council activities which affect the daily lives of residents.</p> <p>As a recognised amenity society we often engage in consultations with licence applicants and are pleased to confirm that we have been consulted through the planning and licensing processes, and have met on site with the operator and their solicitor.</p> <p>We welcome the development, and hope that it is a success and brings footfall to the area. We do not object to a premises licence being granted, but we do have a number of concerns /comments regarding the scope of the application, timings, and various conditions proposed (or not proposed).</p> <p>Background</p> <p>The premises is a redevelopment at the southern end of Queensway. The premises is situated within the Queensway/Bayswater Special Consideration Zone. Planning permission has been granted for demolition and redevelopment of 117 to 125 Bayswater Road, together with 2 to 6 Queensway and 7 Fosbury Mews for a new building comprising 3 basements, ground and 9 upper storeys to include 55 residential units and ancillary residential facilities (class C3), together with retail (class A1) unit, a retail (class A1) and/or restaurant (class A3) unit, a dentist (class D1) and a spa use (class D2), highway works and the use of car parking within the basement of Consort House.</p> <p>There are residents above in the new luxury Park Modern building in which the licensed premises would be located, and adjacent to the flats in Consort House and opposite Hilton London Hotel and there are large blocks of flats, Queens Court and Princess Court, going down Queensway.</p> <p>The application</p> <p>This application seeks permission for: <i>Alcohol 8am to 11.30om Mon-Thurs, midnight Fri-Sat, 10.30pm Sun (midnight Sun before a</i></p>			

bank holiday).

Late night refreshment half an hour more than times above.

Opening 7am to midnight Mon-Thurs, 7am to 12.30am Fri-Sat, 7am to 11pm Sun (12.30am Sun before bank holiday).

The plans show an external area wrapping round the premises.

No restaurant condition is proposed, only that alcohol to persons seated and by waiter/ess service, although this wouldn't apply in the private dining room, or for private functions, or in the ground floor bar area. External drinking would be seated. There is no indication of capacity.

SEBRA's position

The premises is situated in a Special Consideration Zone, as per the Statement of Licensing Policy 2021. Care must be taken that the nature of this operation and licence is appropriate to promote the licensing objectives.

We are concerned that the hours proposed and the nature of the licence if granted as presented would lead to an increase in public nuisance, including from dispersal of customers late at night and issues with servicing.

We comment below on i) the application in general; ii) the proposed conditions specifically; and iii) additional conditions we seek.

i) General comments

The hours proposed are beyond 'Core Hours'. We object to a licence being granted beyond hours in accordance with policy HRS1 for restaurants i.e. 9am to 11.30pm Mon-Thurs, 9am to midnight Fri-Sat, 9am to 10.30pm Sun.

In fact, at present even these hours are too much as the application does not offer a 'restaurant' condition, which we are very surprised about.

The proposed conditions do not require anyone to consume food. Customers would have to be seated and served by waiter/ess service, but even this requirement would not apply to the private dining room, the entire premises when in use for a 'private function' (which could be table booking?), or the ground floor bar area.

Servicing must take place via the dedicated loading bay provided for in the development, at the rear of the development.

There needs to be a comprehensive plan to manage taxis/uber etc traffic dropping off and picking up from the premises.

Is there any intention for the units to offer a takeaway/delivery service, including on apps such as Deliveroo? We do not believe there is, but would object to this if it is proposed.

'Off' sales are sought, although not for general takeaway/delivery.

ii) Comments on proposed conditions

Applicant's proposed condition:

The sale and supply of alcohol for consumption on the premises shall (other than within the private dining room, when in use for a bone fide private function, or the area immediately in front of the ground floor bar shown on the approved layout drawing) only be permitted where: alcohol is supplied by way of waiter/waitress service; and alcohol is only consumed by persons who are seated.

And

1. *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.*

SEBRA comment: The licence should include Model Condition 66 to require the premises to operate as a restaurant. We do not see why Private Dining Room should be different. A large table could be taken on night by walk in customers. Regarding the bar, we are happy for a condition that this is for customers before or after meal or someone eating at bar.

Applicant's proposed condition:

The sale of alcohol of consumption off the premises shall be limited to: *alcohol sold to persons for consumption in any outside tables and chairs area (shown hatched green on the approved layout drawing) where persons are seated; or partially consumed bottles of wine where the customer does not wish to finish the bottle but take it home and then only where the bottle is resealed.*

SEBRA comment: We are happy for outside tables and chairs subject to inclusion within MC66, and that tables and chairs are brought in or rendered unusable by 23.00.

Applicant's proposed condition:

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

SEBRA comment: Is this for takeaway and/or delivery? If so, how is this managed?

Applicant's proposed condition:

1. *Unless the existing internal dedicated building refuse system is used, no collections of waste or recycling materials (including bottles) from the premises shall take place between 23.00 and 07.00 hours on the following day.*

And

18. *Unless the existing dedicated building delivery system is used, no deliveries to the premises shall take place between 23.00 and 07.00 hours on the following day.*

SEBRA comment: *There is a dedicated loading bay, at the rear, approached via Queensway to back of the development with hours controlled, seven days a week. There is no public loading bay outside premises, only one opposite premises in Queensway, where loading only allowed between 7am to noon, every day and bay gets ticketed outside those hours. No loading is allowed on Bayswater Road as it is a bus route and to have cycle lane soon.*

SEBRA therefore proposes:

1. *No collections of waste or recycling materials (including bottles) from the premises shall take place between 19.00 and 07.00 Mon-Sat and only between 10.00 to 16.00 Sunday & Bank Holidays*
2. *No deliveries to the premises shall take place between 19.00 and 07.00 Mon-Sat and only between 10.00 to 16.00 Sunday & Bank Holidays*

iii) Additional conditions

We ask for the following additional conditions:

1. MC66 *The premises shall only operate as a restaurant, (i) in which customers are shown to their table or the customer will select a table themselves, (ii) where the supply of alcohol is by waiter or waitress service only, (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table, (iv) which do not provide any takeaway service of food or drink for immediate consumption off the premises, (v) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals. For the purpose of this condition 'Substantial Table Meal' means – a meal such as might be expected to be served as the main midday or main evening meal, or as a main course at either such meal and is eaten by a person seated at a table, or at a counter or other structure which serves the purposes of a table and is not used for the service of refreshments for consumption by persons not seated at a table or structure servicing the purposes of a table. Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.*

2. MC37 The number of persons permitted in the premises at any one-time (excluding staff) shall not exceed (X) persons.

3. *All servicing, including refuse & recycling collections, should take place via the dedicated loading bay, at the rear of the development, provided for that purpose.*

4. MC20 All tables and chairs shall be removed from the outside area by (23.00 hours) each day.
5. MC71 The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are properly supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.'
6. There shall be no use of food and alcohol delivery services, to customers outside of the premises, such as Deliveroo.
7. MC87 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

Conclusion

We reserve the right to submit further comments in due course.

We are very happy to continue an ongoing dialogue with the applicant solicitor and will send this representation to them so that such dialogue can continue in a timely manner.

3. Policy & Guidance

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

<p>Policy SCZ1 applies:</p>	<p>A. In addition to meeting the other policies within this statement, applications within a designated Special Consideration Zone should demonstrate that they have taken account of the issues particular to the Zone, in question as identified within the 2020 Cumulative Impact Assessment, and should set out any proposed mitigation measures in relation to those issues within their operating schedule.</p> <p>B. For the purpose of Clause A, the designated Special Consideration Zone for this application is:</p> <ul style="list-style-type: none"> • Queensway/Bayswater.
<p>Policy HRS1 applies</p>	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> 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

	<p>premises.</p> <p>7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.</p> <p>8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.</p> <p>9. The capacity of the premises.</p> <p>10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.</p> <p>11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.</p> <p>12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.</p> <p>13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.</p> <p>14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation applications.</p> <p>C. For the purpose of Clauses A and B above, the Core Hours for this application as defined within this policy are:</p> <p>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</p>
<p>Policy RNT1(A) applies</p>	<p>A. Applications outside the West End Cumulative Impact 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 meeting the definition of a restaurant as per Clause C. <p>C. For the purposes of this policy a restaurant is defined as:</p> <ol style="list-style-type: none"> 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

	<p>service to customers at their residential or workplace address.</p> <p>4. Where alcohol shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.</p> <p>5. The sale and consumption of alcohol prior to such meals may be in a bar area but must also be ancillary to the taking of such meal.</p>
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4. Equality Implications

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

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

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

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

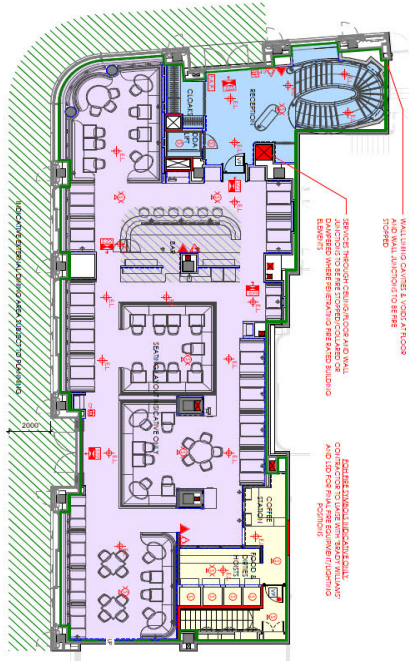
Report author:	Kevin Jackaman Senior Licensing Officer
Contact:	Telephone: 020 7641 6500 Email: kjackaman@westminster.gov.uk

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

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

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	October 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	December 2023
4	Cumulative Impact Assessment	04 December 2023
5	Metropolitan Police Service representation	07 December 2023 (withdrawn 06 February 2024)
6	Environmental Health representation	28 December 2023
7	Interested Party representation (1)	27 December 2023
8	Interested Party representation (2)	21 December 2023

GROUND FLOOR PLAN
1:100



REV	DATE	COMMENT
1		ISSUED FOR LICENSING

LICENSE

CLIENT: RESTAURANT TRADING LTD

PROJECT ADDRESS: 123 BARNHARTER ROAD, LONDON, WC2 3JF

LICENSING PLANS

TITLE: GROUND FLOOR PLAN

PROFESSIONAL DESIGNER: [Signature]

DATE: NOV 2023

8445

8445 - LIC-01

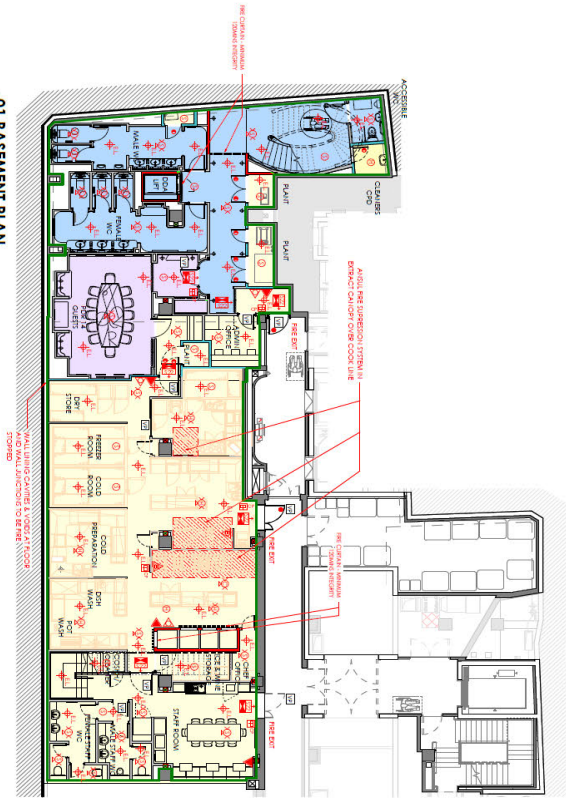
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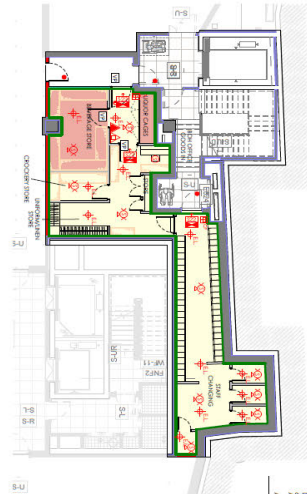
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offset architects

-01 BASEMENT PLAN
1:100



-02 BASEMENT PLAN
1:100



offset architects

Park Modern, Bayswater Road, London

Consideration of Queensway/Bayswater SCZ

1 QUEENSWAY/BAYSWATER SCZ

1.1 The current Westminster Statement of Licensing Policy contains the concept of Special Consideration Zones. One such zone covers an area within Queensway/Bayswater and the applicant premises just fall within the southern ambit of this SCZ area.

1.2 The local issues that the zone sets out which need to be considered by applicants are:

- Elevated levels of noise nuisance at night.
- Illegal waste.
- Incidents relating to ambulance call outs at night to the locations of licensed premises for intoxication, injury related to intoxication and/or assault.
- Serious violent crimes.
- Robberies at night.

2 APPLICANT'S CONSIDERATION OF SCZ ISSUES

2.1 The applicant and its advisors carefully considered the Statement of Licensing Policy as a whole and the SCZ issues set out within it.

2.2 The applicant and its advisors have carefully considered:

- (a) the location of the premises within the SCZ
- (b) the location of the premises with a new development (which is partly residential but with its own servicing arrangements) and the requirements of the landlord;
- (c) the design of the premises (including a meet and greet area inside the main entrance);
- (d) the nature of the premises (as a restaurant in general terms but with flexibility to allow casual dining);
- (e) the background and experience of the operator (who has operated for many years within Westminster); and
- (f) the local issues and the immediate neighbourhood.

2.3 The activities and the hours applied for and the conditions proposed all took these issues into account and were thought to be sensible and appropriate to mitigate the risk of those issues being contributed to by the premises.

2.4 The applicant also sought pre-application advice and had site meetings with the EH Consultation team. The pre-application advice notes the SCZ and the considerations which apply. The conclusion of the advice is broadly that the proposal does not appear to be contrary to policy. It is also noted that the hours considered in the pre-application advice were slightly longer than those actually applied for.

2.5 In addition, the applicant and its advisers met with [REDACTED] on behalf of SEBRA before lodging the application to try to understand their concerns.

2.6 There have also been specific discussions with the police since the application was submitted in

Park Modern, Bayswater Road, London

Consideration of Queensway/Bayswater SCZ

relation to hours and conditions. As a result, slightly amended conditions have been agreed. The police have now withdrawn their representation. Similarly, it is understood that the EH consultation team are content with the application and its form.

- 2.7 As such, the applicant believes it has fully taken into account the SCZ issues relevant this location and that these will not realistically materialise within the applicant premises should the application be granted due to the way in which the application is framed (including the proposed conditions) and the way the premises will operate. This view seems to be supported by the police and EH Consultation team views.

February 2024

Premises History

Appendix 3

The premises previously held a premises licence from September 2005 until it was surrendered in June 2016. There is no appeal history.

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

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

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers 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. CCTV condition:
 - a. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team.
 - b. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.
 - c. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance.
 - d. All recordings shall be stored for a minimum period of 31 days with date and time stamping.
 - e. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.
10. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
11. There shall be an age verification policy in place operating to a minimum standard of "Think/Challenge 21" and suitable training shall be provided to those employees involved in the sale or supply of alcohol.

The Metropolitan Police have proposed an alternative condition which has been agreed by the applicant

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

12. The primary use of the premises shall be as a restaurant where the majority of customers shall be consuming a table meal.
13. The premises licence holder shall risk assess the need to employ SIA security personnel at the premises and where the risk assessment identifies such need then the premises licence holder shall employ SIA security personnel on such days, times and in such numbers as the assessment identifies..
14. The sale and supply of alcohol for consumption on the premises shall (other than within the private dining room, when in use for a bona fide private function on no more than 30 occasions per year, or the area immediately in front of the ground floor bar shown on the approved layout drawing) only be permitted where:
 - a. alcohol is supplied by way of waiter/waitress service; and
 - b. alcohol is only consumed by persons who are seated.
15. Any sales or supplies of alcohol between the hours of 8am and 10am on any day shall be ancillary to a table meal.
16. 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.
17. The sale of alcohol of consumption off the premises shall be limited to:

- a. alcohol sold to persons for consumption in any outside tables and chairs area (shown hatched green on the approved layout drawing) where persons are seated; or
 - b. partially consumed bottles of wine where the customer does not wish to finish the bottle but take it home and then only where the bottle is resealed.
18. 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 alcohol with them.
 19. There shall be no sales of alcohol for consumptions off the premises after 23.00.
 20. There shall be no sales of hot food or hot drink for consumption off the premises after 23.00.
 21. All outside tables and chairs shall be rendered unusable by 23.00 each day.
 22. Patrons permitted to temporarily leave and then re-enter the premises (e.g. to smoke) shall not be permitted to take drinks or glass containers with them unless seated in an authorised external area.
 23. Loudspeakers shall not be located in the entrance and exit of the premises or outside the building.
 24. All windows and external doors shall be kept closed after 21.00, or at any time when regulated entertainment takes place, except for the immediate access or egress of persons.
 25. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
 26. 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.
 27. Unless the existing internal dedicated building refuse system is used, no collections of waste or recycling materials (including bottles) from the premises shall take place or be moved, removed from or placed in outside areas between 23.00 and 07.00 hours on the following day.
 28. All waste shall be properly presented and presented out for collection no earlier than 30 minutes before the scheduled collection times.
 29. Unless the existing dedicated building delivery system is used, no deliveries to the premises shall take place between 23.00 and 07.00 hours on the following day.
 30. 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.
 31. 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.
 32. A copy of the premises' dispersal policy shall be readily available at the premises for inspection by a police officer and/or an authorised officer of Westminster City Council.

33. 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.
34. 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.
35. 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.
36. No licensable activities shall take at the premises until the capacity of the premises has been determined by the Environmental Health Consultation Team and the licensing authority has replaced this condition on the licence with a condition detailing the capacity so determined.

Conditions proposed by the Environmental Health and agreed by the applicant so as to form part of the operating schedule.

37. Before the premises open to the public, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where there are minor changes to the premises layout during the course of construction new plans shall be provided to the Environmental Health Consultation Team and the Licensing Authority.

Conditions proposed by the Police

See condition 11 above.

Conditions proposed by Interested Party.

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

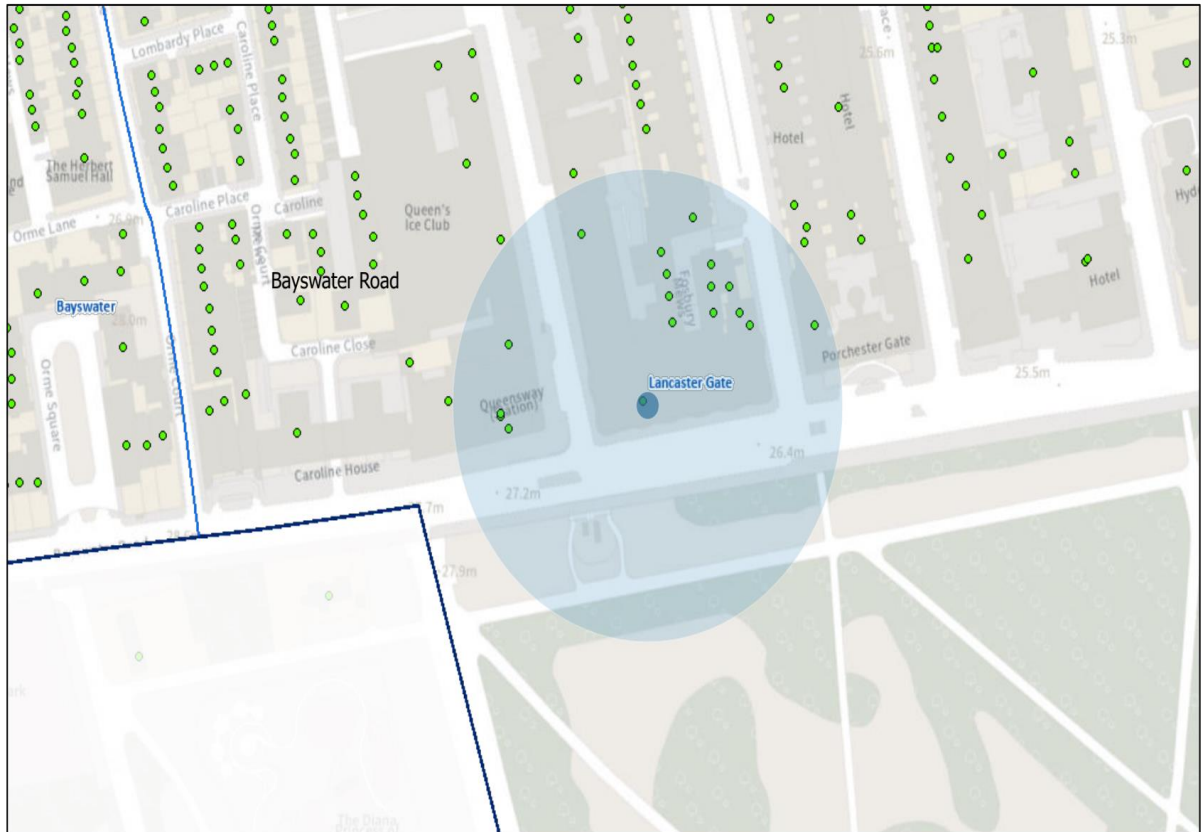
For the purpose of this condition 'Substantial Table Meal' means – a meal such as might be expected to be served as the main midday or main evening meal, or as a main course at either such meal and is eaten by a person seated at a table, or at a counter or

other structure which serves the purposes of a table and is not used for the service of refreshments for consumption by persons not seated at a table or structure servicing the purposes of a table.

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

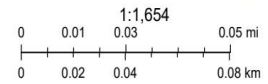
39. The number of persons permitted in the premises at any one-time (excluding staff) shall not exceed (X) persons.
40. All servicing, including refuse & recycling collections, should take place via the dedicated loading bay, at the rear of the development, provided for that purpose.
41. All tables and chairs shall be removed from the outside area by (23.00 hours) each day.
42. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are properly supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
43. There shall be no use of food and alcohol delivery services, to customers outside of the premises, such as Deliveroo.
44. 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

123 Bayswater Road London W2



02/02/2024, 13:23:39

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



Resident Count: 153

Licensed premises within 75m of Park Modern Apartments				
Licence Number	Trading Name	Address	Premises Type	Time Period
22/07833/LIPN	S Mart	20 Queensway London W2 3RX	Shop	Monday; 08:00 - 00:00 Tuesday; 08:00 - 00:00 Wednesday; 08:00 - 00:00 Thursday; 08:00 - 00:00 Friday; 08:00 - 00:00 Saturday; 08:00 - 00:00 Sunday; 08:00

				- 00:00
23/04586/LIPN	Mandarin Kitchen	Ground Floor And Mezzanine Floor 14-16 Queensway London W2 3RX	Restaurant	Monday; 12:00 - 00:00 Tuesday; 12:00 - 00:00 Wednesday; 12:00 - 00:00 Thursday; 12:00 - 00:00 Friday; 12:00 - 00:00 Saturday; 12:00 - 00:00 Sunday; 12:00 - 23:00
23/00866/LIPN	Not Recorded	Ground Floor And Mezzanine Floor 8 Queensway London W2 3RX	Not Recorded	Monday; 08:00 - 23:59 Tuesday; 08:00 - 23:59 Wednesday; 08:00 - 23:59 Thursday; 08:00 - 23:59 Friday; 08:00 - 23:59 Saturday; 08:00 - 23:59 Sunday; 08:00 - 23:59
21/04894/LIPDPS	Not Recorded	18 - 20 Queensway London W2 3RX	Cafe	Sunday; 07:00 - 23:00 Monday to Saturday; 07:00 - 23:30
23/07625/LIPDPS	Grand Royale	1-9 Inverness Terrace London W2 3LD	Hotel, 4+ star or major chain	Sunday; 10:00 - 00:00 Monday to Saturday; 10:00 - 00:30