

Licensing Sub-Committee Report

Item No:	
Date:	10 March 2016
Licensing Ref No:	16/00449/LIPN - New Premises Licence
Title of Report:	The Harcourt Arms 32 Harcourt Street London W1H 4HX
Report of:	Director of Public Protection and Licensing
Wards involved:	Bryanston And Dorset Square
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Yolanda Wade Senior Licensing Officer
Contact details	Telephone: 020 7641 1872 Email: ywade@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	15 January 2016		
Applicant:	Harcourt Pub Limited		
Premises:	The Harcourt Arms		
Premises address:	32 Harcourt Street London W1H 4HX	Ward:	Bryanston and Dorset Square
		Stress Area:	No
Premises description:	The premises operate as a Public House which is currently being refurbished. There is an existing licence which will be surrendered if granted. The Lower Ground Floor (Basement) and Ground Floor are used as part of the existing premises licence. The beer garden is situated on the Lower Ground Floor and the applicant states that it will be used as a seated restaurant area for no more than 60 persons.		
Premises licence history:	The premises licence history can be found at Appendix 3 of the report		
Applicant submissions:	The applicant has submitted the following documents namely, A Fire Strategy Report A copy of the proposed amendment to the application form Premises information and menu (Appendix 2)		

1-B Proposed licensable activities and hours						
Late night refreshment						
Indoors, outdoors or both	Current :				Proposed:	
	Indoors				unchanged	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	23:30	23:00	23:30	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor
Tuesday	23:00	23:30	23:00	23:30	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor
Wednesday	23:00	23:30	23:00	23:30	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor
Thursday	23:00	23:30	23:00	23:30	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor
Friday	23:00	23:30	23:00	00:00	Basement,	Basement, Ground

					Ground Floor, First Floor	Floor, First Floor, 2 nd Floor
Saturday	23:00	23:30	23:00	00:00	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor
Sunday			23:00	23:30	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor

Playing of recorded music						
Indoors, outdoors or both				Current :		Proposed:
				Indoors		N/A
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	Unrestricted	Unrestricted	N/A	N/A	Basement, Ground Floor, First Floor	N/A
Tuesday	Unrestricted	Unrestricted	N/A	N/A	Basement, Ground Floor, First Floor	N/A
Wednesday	Unrestricted	Unrestricted	N/A	N/A	Basement, Ground Floor, First Floor	N/A
Thursday	Unrestricted	Unrestricted	N/A	N/A	Basement, Ground Floor, First Floor	N/A
Friday	Unrestricted	Unrestricted	N/A	N/A	Basement, Ground Floor, First Floor	N/A
Saturday	Unrestricted	Unrestricted	N/A	N/A	Basement, Ground Floor, First Floor	N/A
Sunday	Unrestricted	Unrestricted	N/A	N/A	Basement, Ground Floor, First Floor	N/A

Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit:			
Indoors, outdoors or both		Current :	Proposed:
		Indoors	unchanged

	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	Unrestricted	Unrestricted	23:00	23:30	Basement, Ground Floor, First Floor	N/A
Tuesday	Unrestricted	Unrestricted	23:00	23:30	Basement, Ground Floor, First Floor	N/A
Wednesday	Unrestricted	Unrestricted	23:00	23:30	Basement, Ground Floor, First Floor	N/A
Thursday	Unrestricted	Unrestricted	23:00	23:30	Basement, Ground Floor, First Floor	N/A
Friday	Unrestricted	Unrestricted	23:00	00:00	Basement, Ground Floor, First Floor	N/A
Saturday	Unrestricted	Unrestricted	23:00	00:00	Basement, Ground Floor, First Floor	N/A
Sunday	Unrestricted	Unrestricted	23:00	23:30	Basement, Ground Floor, First Floor	N/A

Sale by retail of alcohol or both	Current :				Proposed:	
	Both				On	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:00	10:00	23:30	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor
Tuesday	10:00	23:00	10:00	23:30	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor
Wednesday	10:00	23:00	10:00	23:30	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor
Thursday	10:00	23:00	10:00	23:30	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor
Friday	10:00	23:00	10:00	00:00	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor

Saturday	10:00	23:00	10:00	00:00	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor
Sunday	12:00	22:30	12:00	22:30	Basement, Ground Floor, First Floor	Basement, Ground Floor, First Floor, 2 nd Floor
Seasonal variations: (Current)			<p>(a) On weekdays, other than Christmas Day, Good Friday or New Year's Eve, 10:00 to 23:00</p> <p>(b) On Sundays, other than Christmas Day or New Year's Eve, 12:00 to 22:30</p> <p>(c) On Good Friday, 12:00 to 22:30</p> <p>(d) On Christmas Day, 12:00 to 15:00 and 19:00 to 22.30</p> <p>(e) On New Year's Eve, except on a Sunday, 10:00 to 23:00</p> <p>(f) On New Year's Eve on a Sunday, 12:00 to 22:30</p> <p>(g) On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).</p>			
Seasonal variations: (Proposed)			From the end of permitted hours on New Year's Eve to the start of permitted hours the following day			
Non-standard timings: (Proposed)			From the end of permitted hours on Sundays immediately prior to Bank Holidays until 00:00			

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	12:00
End:	23:30	23:30	23:30	23:30	00:00	00:00	22:30
Seasonal variations:		From the end of permitted hours on New Year's Eve to the start of permitted hours the following day					
Non-standard timings:		From the end of permitted hours on Sundays immediately prior to Bank Holidays until 00:00					
Adult Entertainment:		N/A					

2. Representations

2-A Responsible Authorities	
Responsible Authority:	The Environmental Health Service
Representative:	Maxwell Owusu Koduah
Received:	22 January 2016
<p>I refer to the application for a new Premises Licence.</p> <p>This representation is based on the operating schedule and accompanying plans by Stuart</p>	

The applicant is seeking the following licensable activities:

1. *Playing of recorded music indoors at the following times*
 - *Monday to Thursday: 09:00 – 23:30*
 - *Friday & Saturday: 09:00 – 00:00*
 - *Sunday: 09:00 – 22:30*
 - *From the end of permitted hours on New Year's Eve to the start of permitted hours the following day*
 - *From the end of permitted hours on Sundays immediately prior to Bank Holidays until 00:00*

2. *Late night refreshment indoors at the following times*
 - *Sunday to Thursday: 23:00 to 23:30*
 - *Friday & Saturday: 23:00 – 00:00*
 - *From the end of permitted hours on New Year's Eve to the start of permitted hours the following day*
 - *From the end of permitted hours on Sundays immediately prior to Bank Holidays until 00:00*

3. *Supply of alcohol for consumption on the premises at the following times:*
 - *Monday – Thursday 10:00 – 23:30*
 - *Friday & Saturday 10:00 – 00:00*
 - *Sunday: 12:00 - 22:30*
 - *From the end of permitted hours on New Year's Eve to the start of permitted hours the following day*
 - *From the end of permitted hours on Sundays immediately prior to Bank Holidays until 00:00*

I wish to make the following representation

1. ***The provision and hours requested to permit the playing of recorded music will impact on Public Safety and have likely effect of causing an increase in Public Nuisance within the area***
2. ***The provision and hours requested to permit the provision of Late Night Refreshment will and have the likely effect of causing an increase in Public Nuisance within the area***
3. ***The provision and hours requested for the Supply of Alcohol will have the likely effect of causing an increase in Public Nuisance within the area***

The granting of the application as presented would have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area.

The applicant has provided some conditions in support of the application which are being considered but do not fully address the concerns of Environmental Health.

The Environmental Health Service has proposed conditions which have been agreed by the applicant (**Appendix 4**)

2-A Responsible Authorities	
Responsible Authority:	The Metropolitan Police
Representative:	Mr Toby Janes
Received:	29 January 2016
<p>Application 16/00449/LIPN – The Harcourt Arms, 32 Harcourt Street, W1</p> <p>It was good to speak with you the other day and clarify a few points. I understand that off sales are not required, however I see that previously there was seating outside the front which is in your licensable area so have included a condition to manage the use of the tables and chairs.</p> <p>With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority make a representation against application.</p> <p>It is our belief that if granted the application would undermine the Licensing Objectives in relation to the prevention of crime and disorder as there are insufficient conditions contained within the operating schedule.</p> <p>The Police have withdrawn their representation as their proposed conditions have been agreed by the Applicant (Appendix 4).</p>	

2-B Other Persons	
Name:	Ms Jo Slevin
Address and/or Residents Association:	21 Cranfield Court Homer Street London W1H 4NE
Received:	30 January 2016
<p>This PH closed 2013 having been subject to 19 incidents reported to the noise team, several complaints to the licensing team and a noise abatement notice served in 2010. The noise team attended and logged large loud gatherings, screaming, shouting and rudeness from the person claiming to be the DPS. Despite this, the new licence application is for EXTENDED hours in premises which have been significantly enlarged at ground floor level, to abut the residentially dense rear boundary, bringing the licensing area for consuming food & alcoholic drinks to within 1.5 m of my home, and that of my neighbours. This would render our peaceful and much valued courtyard, completely unusable. The proposed layout would funnel all internal noise at ground floor towards the rear party wall – exacerbated by new extension opening up the rear of the building with bi-fold doors (only 2m from the boundary). Those residents who strive to reduce environmental congestion by working from home would be precluded from doing so with licensed premises only a few feet away.</p> <p>Further extension of the licensing area at 1st floor level with a proposed party/function room, would overlook bedrooms in Cranfield Court. Large single sash glazing cannot protect us from noise pollution. There are a number of elderly longstanding residents impacted, some of whom have no access to the internet and have asked me to express their grave concerns (names can be supplied). It is wholly unreasonable to expect them to have to consider changing the layout of their homes to ensure they can sleep with minimal disturbance.</p>	

With 9 licensed pubs/bars within 100m, this one having being vacant for 2 years and another also now falling into disrepair, it's difficult to understand how a residential neighbourhood (especially to the rear where the licensing area is to be concentrated) requires extended opening hours when so many of the other licensed premises are already under clear restrictions because of their neighbourhood impact. All residents in Cranfield Court – not least the more vulnerable elderly residents deserve to have their rights/amenity protected. This application must be restricted at locational, musical and temporal levels.

Name:	Miss Lucy Mustoe
--------------	------------------

Address and/or Residents Association:	Flat 27 Cranfield Court Homer Street London W1H 4NE
--	--

Received:	7 th February 2016
------------------	-------------------------------

7:27 PM on 07 Feb 2016 I am objecting to the proposed late license application. My home overlooks the Harcourt Arms and every late license that has previously been granted has prevented me from sleeping - I have called in the Westminster noise team twice. The new extension to the premises has resulted in the Harcourt Arms now abutting the rear wall of the flats where I live with only a few feet separating their premises from my bedroom. A regular late license to 11.30 during the working week and midnight on Friday and Saturdays would prevent me from using my home for its most basic purpose- as a place of rest & refuge. The Harcourt Arms is surrounded by residential properties and I object most fiercely to ordinary working folk like me potentially losing the peace and quiet we need to get a decent nights sleep at a reasonable hour.

Name:	Mr Paul Crean
--------------	---------------

Address and/or Residents Association:	Cranfield Court Homer Street London W1H 4ND
--	--

Received:	4 th February 2016
------------------	-------------------------------

4:24 PM on 04 Feb 2016 The area around the Harcourt Arms is a very densely populated residential area. In addition residents are present both during the week and the weekend. Playing music until 11.30pm or later on Friday/Saturdays is not appropriate. There is single glazing to the rear; no doubt windows will be left open on many occasions especially in the summer; the noise will NOT be sound-proofed within the premises and residents - many of who get up early for work - will not be able to have quiet enjoyment of their homes. There will also be continuous disruption from people exiting the premises late at night / after midnight on a regular basis. 'Be considerate' notices will have limited effect on people leaving a pub after drinking. There is no demand from local residents for a late night drinking and music pub in this area. The pub has already been the subject of numerous environmental visits in the past and if this application is approved it will no doubt mean the Council being called out on regular basis as residents are already prepared to do so. While I wish the Harcourt Arms success following its refurbishment, it needs to appreciate it is hemmed in on all sides by residents and I would request that the application be declined.

Name:	Steven Rowland
--------------	----------------

Address and/or Residents Association:	37 Cranfield Court Homer Street
--	------------------------------------

Received:	10 th February 2016
------------------	--------------------------------

I am very concerned about the proposed extension to the licence at the Harcourt Arms in

Harcourt Street and am writing to register an objection to these plans.
 I live at 37 Cranfield Court in Homer Street and my flat backs onto the back of the Harcourt Arms. As a freelance writer, I often work at home, as well as sometimes needing to work at the weekend, either at home or elsewhere. My thinking space is very important to me.
 There is nothing but open space between the upper windows of the Harcourt Arms and the back windows of my home on the second floor. A busy pub open throughout the day and playing recorded music would interfere with my ability to think clearly for work - and indeed, just to go about my daily life without disturbance. With the proposed extension until midnight at weekends, the chances of a good night's sleep before a day's work on Saturday or Sunday would be very severely diminished.
 This is of course in addition to the concerns which I know many of my neighbours share about the loss of a peace and quiet to which we are all surely entitled. I know that the premises in question have caused many problems in the past and would hate to see these return, perhaps even worse than before, as a result of an extended licence.
 I urge you to take these points into consideration when making your decision.

Name:	Mr Dominick Stuart
Address and/or Residents Association:	Flat 11 21 Homer Street London W1H 4ND
Received:	7 th February 2016

9:32 PM on 07 Feb 2016 I have, on numerous occasions in the past, been disturbed by the noise from the Harcourt pub. All suggestions that they lower the volume have been met by intimidation. I strenuously object to these works. The proximity of this extension to our homes will bring an obscene amount of noise & odour to within metres of treasured, private living space. I understand that the pub also now want a music & drinks licence until midnight and plan to create a first floor party/function room (with a large single glazed opening window). This will further I urge the council to reject this proposal due to the adverse effect it will have on the lives of so many people..

9:43 PM on 07 Feb 2016 Just reflecting more on this a bit further & the granting of the application will lead to disturbance that will prevent myself, friends, neighbours &, occasionally, family from being able to sleep until Midnight. These are our homes (in a primarily residential area & we have no choice but to be located next to the pub. Patrons have the choice of drinking at a number of establishments but these are our homes. I assume that when the current owners bought the pub, they were aware (& satisfied) of the dimensions, character & restrictions on the pub.

Further the increase in the pubs useable footprint (& the noise/smells generated) is grossly disproportionate in such a quiet, residential area.

Name:	Mr Peter Sleep
Address and/or Residents Association:	95A York Street London W1H 4QG
Received:	12 th February 2016

3:00 PM on 12 Feb 2016 We object to the Licence application. We feel that an application to increase the opening hours is unnecessary in this predominantly residential area and would result in increased noise and have an impact on public safety. As residents living 2 doors away and unable to have double glazing due to Listing Regulations, we are especially concerned about the noise implications late at night. We agree with the Environmental Officers report that the provision and hours requested to supply alcohol, permit the recording of recorded music, and provide late night refreshment will impact on public safety, and have likely effect of causing

an increase in public nuisance, noise and disturbance within the area.

Name:	Gail Colville
Address and/or Residents Association:	28 Cranfield Court Homers Street London W1H 4NE
Received:	25 th January 2016

One word noise we already had noise problems with 32 Harcourt arms look at you records

But w council approved an extension right out in to the garden at the back which backs on to Cranfield court

Even tho we objected billy Pattison when contacted by me to ask an inspector to view the extension passed ne to some online form nobody replied I e mailed b Pattison again no reply

Have you people visited as we were told double glazing no rear access the structure is,a,wooden fire hazard already

No we are told thy want music hallo?

Residential area already noise problems why us this going on

I demand peace and quiet in my own home as do the other residents at Cranfield court and surrounding flats and houses

Now thy ask rear access single not double glazing

What is this and why you people can't respond to residents objections

Can u use common sense what is the reason you are allowing this to continue

I object due to noise smoke health hazard as thy wl b using any rear access fir outside smoking which drifts up to the flats,and stinks

It is obvious thy were only approved as no music involved no rear access double glazing

Fire hazard noise smoke health hazard very strong objection from me

Received 25.01.2016

I am strongly objecting to Harcourt arms application for music seven days a,week

It will b a public nuisance

It WL disturb the peace

There is,a history of noise problems with this premises see your records contact your noise department

Have any if you visited this,site

Have you seen how near it I to our block Cranfield court

Have you confirmed the distance from the extension to our block a mere few feet

No fire exit to street

We were told double glazing and no access to rear of extension

Now they asking for bi folding doors to rear single glazing and music seven days a week

I demand to enjoy peace and quiet in my own home

I am a shift worker I do not want to be reduced to calling noise control after a late hour to tell me what I am telling you now

Something like after 11pm well I want peace at all times

Disruptive clients leaving the premises at night causing a risk

I believe they will need to engage door staff in this case

Also confidentiality why are you passing objections to the client

Who is the client make an address details please

An event company I am told I would like details

Also your notification dated 18 Jan landed on my doorstep today 25 Jan

An afterthought perhaps well I apply for an extension on the basis that your letter date does not reflect the date it was sent by your department

Name:	Mr Andrew Theophilos
Address and/or Residents Association:	Flat 3, 31a Harcourt St London W1H4HU
Received:	8 th February 2016
9:51 PM on 08 Feb 2016 I would like to object to the application for late night refreshment until the hours of 23.30 during weekdays. The previous opening hours of the pub were until 23.00, and after this drinkers would make noise leaving. Even if not at a loud level it would be disruptive to my sleep. Frequently they would be loud and would keep me awake, even while using earplugs. I am concerned that an even later closing time will cause even more disruption, both from the time and the extra drinking hours for revelers before they leave. This is a built up residential area with a lot of flats with bedrooms facing the street, so I believe many other residents will also be affected by this.	
Name:	Mr David Prowse
Address and/or Residents Association:	Flat 13 Cranfield Court 21 Homer Street London W1H 4ND
Received:	23 rd January 2016
12:25 PM on 23 Jan 2016 1. We write as concerned local residents with regard to the redevelopment at Harcourt Arms, 32 Harcourt Street, London, W1H 4HX. 2. Our concern is that given the rear of the building is literally outside of our bedroom window (less than 10m), proper and adequate consideration has been given to sound proofing, and that	

ongoing monitoring is planned, as well as checks on kitchen emissions.
 3. Evidence of this provision will be appreciated as reassurance of the development's minimal impact on our quality of life.
 4. We look forward to your response.

3. Policy & Guidance

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

Policy HRS1 applies:	<p>Policy HRS1 applies:</p> <p>(i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>(ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant policies.</p>
Policy PB1 applies:	<p>Applications will only be granted if it can be demonstrated that the proposal meets the relevant criteria in Policies CD1, PS1, PN1 and CH1.</p>

4. Appendices

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

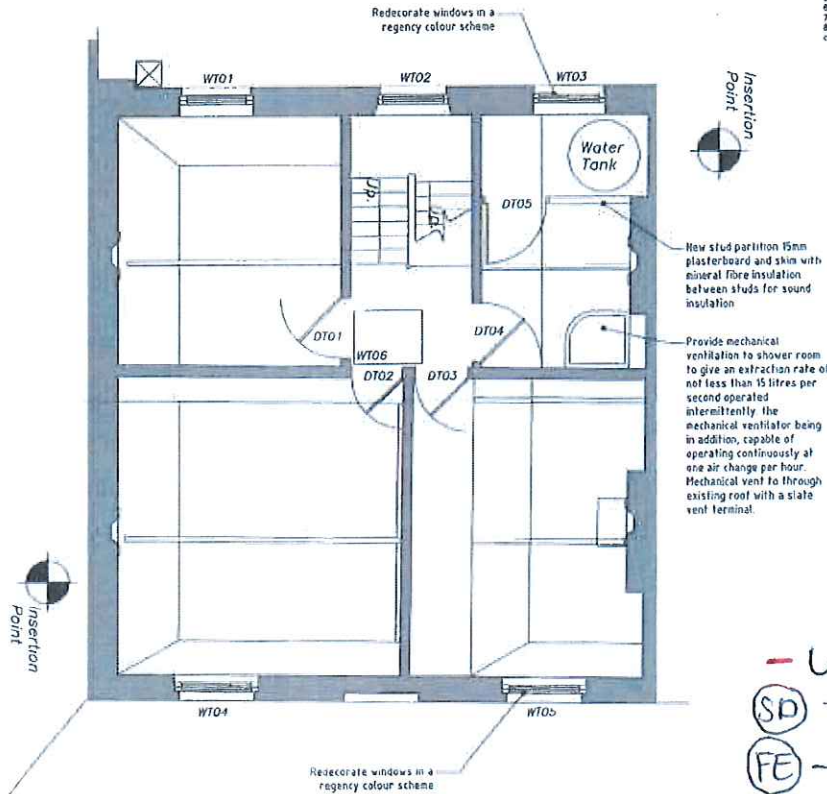
Report author:	Miss Yolanda Wade Senior Licensing Officer
Contact:	Telephone: 020 7641 1884 Email: ywade@westminster.gov.uk

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

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

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2016
3	Amended Guidance issued under section 182 of the Licensing Act 2003	March 2015

- NOTES**
1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the Architect before construction.
 2. All work is to comply with the current Building Regulations and allied legislation.
 3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and related details before the commencement of work on site.
 4. All materials are to be used and installed in strict compliance with the relevant manufacturers' instructions and recommendations.
 5. All works on site, managed and implemented as a result of the designs indicated on this drawing are to be given full consideration. For compliance with the Health and Safety CDM Regulations in respect of Design and Implementation on site and no work is to be undertaken if it is considered that compliance with the CDM Regulations cannot be achieved.
 6. This drawing is not to be scaled.
 7. All dimensions shown in millimetres.
 8. This drawing is the copyright of Stuart Loxton Design Limited and must not be used in conjunction with any other project without Stuart Loxton Design Limited written consent.



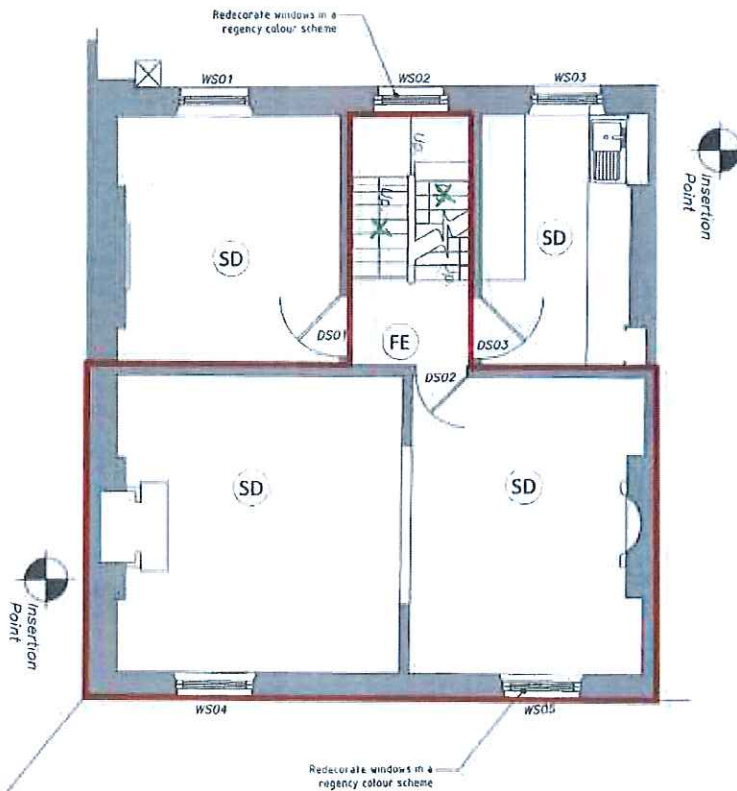
Third Floor Plan

Phase 1

- NOTE:**
All new electrical works to be carried out by a Part P registered competent person.
- Provide at least one low energy light fitting with a luminous efficacy greater than 40 lumens/circuit watt.
- All new radiators to be fitted with Thermostatic Valves.
- FOUL WATER DRAINAGE**
All waste pipes to be formed in PVC with rodding eyes at all changes of direction and be fitted with 75mm deep seal anti-vac traps to CP 304 and BS 5572. WC pans to be fitted with Multi quick outlets. Waste pipe sizes (diameter)
WC = 100mm
Basin = 40mm
Sink = 40mm
If waste pipes exceed 3m in length a separate 25mm branch ventilating pipe should be provided and connected to the SVP above spillover level of appliance.
SVP's to be formed in 100mm diameter PVC pipework, to terminate with a roof file vent minimum 900mm above window openings.
Stub stack, to terminate above spillover level of highest connection.

KEY:

- licensable area
- (SD) - smoke detectors
- (FE) - fire extinguishers
- X - escape routes
- (X) - main escape route/ fire exit



Second Floor Plan

Phase 1

Rev	Date	Revision
E	20/05/2015	Mech vent note revised room 15
D	15/05/2015	Specification notes added
C	05/05/2015	Specification notes added
B	30/03/2015	Revised to suit client changes



Project Title
32 Harcourt Street
London
W1H 4HX

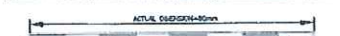
Drawing Title
Proposed 2nd & 3rd Floor Plans
Phase 1

Status **PLANNING ISSUE**

Scale: 1:50 @ A2

Date January 2015

Drawn



Drwg. No.	Rev
15/356/07	E

NOTE
All new electrical works to be carried out by a Part P registered competent person

Provide at least one low energy light fitting with a luminous efficacy greater than 40 lumens/circuit watt

All new radiators to be fitted with Thermostatic Valves.

FOUL WATER DRAINAGE

All waste pipes to be formed in PVC with rodding eyes at all changes of direction and be fitted with 75mm deep seal anti-vac traps to CP 304 and BS 5572. WC pans to be fitted with Multi quick outlets. Waste pipe sizes (diameter):

WC = 100mm

Basin = 40mm

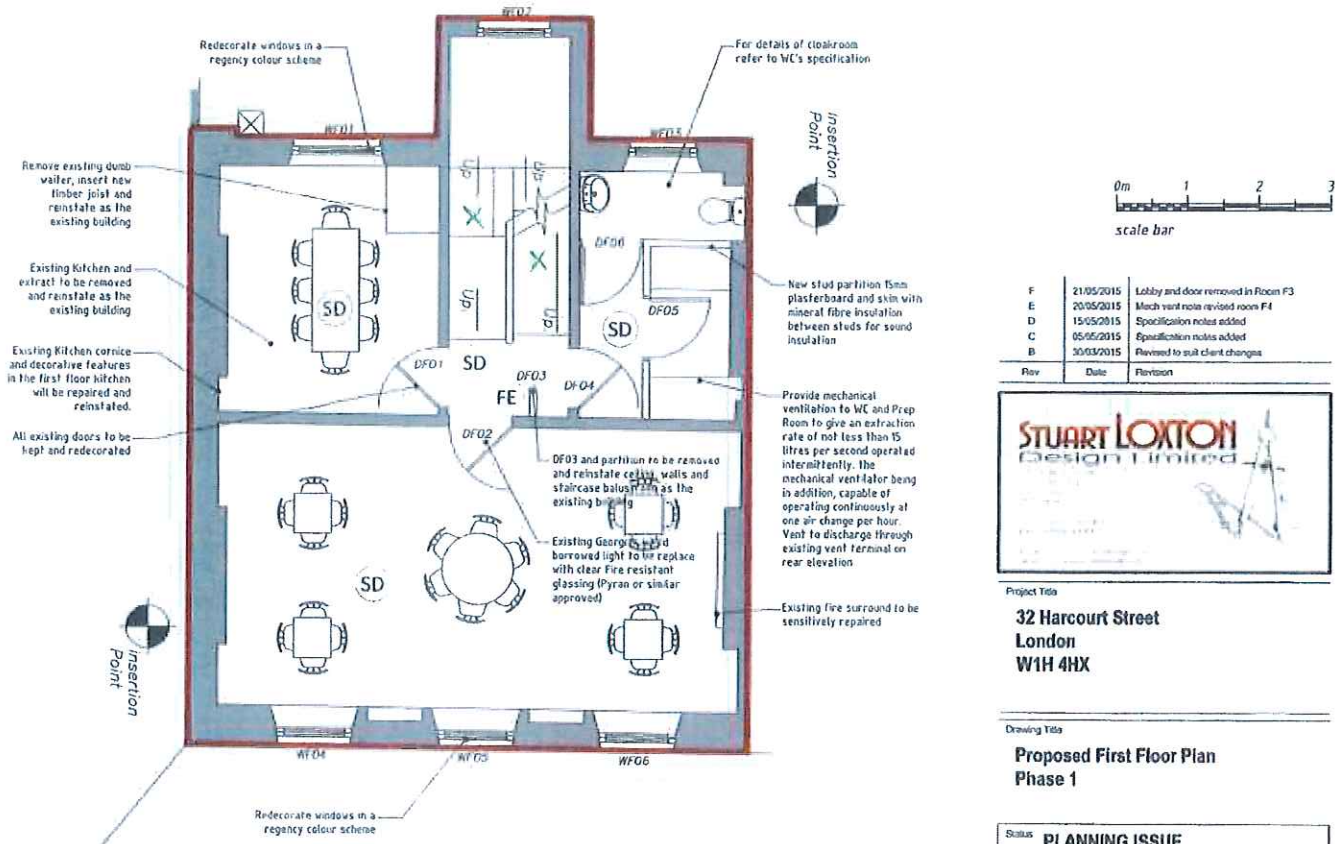
Sink = 40mm
If waste pipes exceed 3m in length a separate 25mm branch ventilating pipe should be provided and connected to the SVP above spillover level of appliance.

SVP's to be formed in 100mm diameter PVC pipework, to terminate with a roof tile vent minimum 900mm above window openings.

Stub stack, to terminate above spillover level of highest connection

NOTES

- 1 All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the architect before completion.
- 2 All work is to comply with the current Building Regulations and allied legislation.
- 3 All contractors and subcontractors must ensure that they have the latest issue of the drawing and related details before the commencement of work on site.
- 4 All materials are to be used and installed in strict compliance with the relevant manufacturer's instructions and recommendations.
- 5 All works on site, completed and implemented as a result of the design indicated on this drawing are to be given full consideration for compliance with the Health and Safety Executive Regulations in respect of Design and Implementation as they and no work is to be undertaken if it is considered that compliance with the CDM Regulations cannot be achieved.
- 6 This drawing is not to be sealed.
- 7 All dimensions shown in millimetres.
- 8 This drawing is the copyright of Stuart Loxton Design Limited and must not be used in conjunction with any other project without Stuart Loxton Design Limited written consent.



First Floor Plan
Phase 1

Rev	Date	Revision
F	21/05/2015	Lobby and door removed in Room F3
E	20/05/2015	Mech vent note revised room F4
D	15/05/2015	Specification notes added
C	05/05/2015	Specification notes added
B	30/03/2015	Revised to suit client changes



Project Title
**32 Harcourt Street
London
W1H 4HX**

Drawing Title
**Proposed First Floor Plan
Phase 1**

Status **PLANNING ISSUE**

Scale 1:50 @ A2

Date January 2015

Drawn

<p>ACTUAL DIMENSIONS SHOWN</p>	<p>Drawg No 15/356/06</p>	<p>Rev F</p>
--------------------------------	--------------------------------------	-------------------------

- NOTES**
1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the Architect before construction.
 2. All work is to comply with the current Building Regulations and related legislation.
 3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and related details before the commencement of work on site.
 4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
 5. All works on site, managed and implemented as a result of the design indicated on this drawing are to be given full consideration for compliance with the Health and Safety COM Regulations in respect of Design and implementation on site and no works are to be undertaken if it is considered that compliance with the COM Regulations cannot be achieved.
 6. This drawing is not to be sealed.
 7. All dimensions shown in millimeters.
 8. This drawing is the copyright of Stuart Loxton Design Limited and must not be used in conjunction with any other project without Stuart Loxton Design Limited written consent.

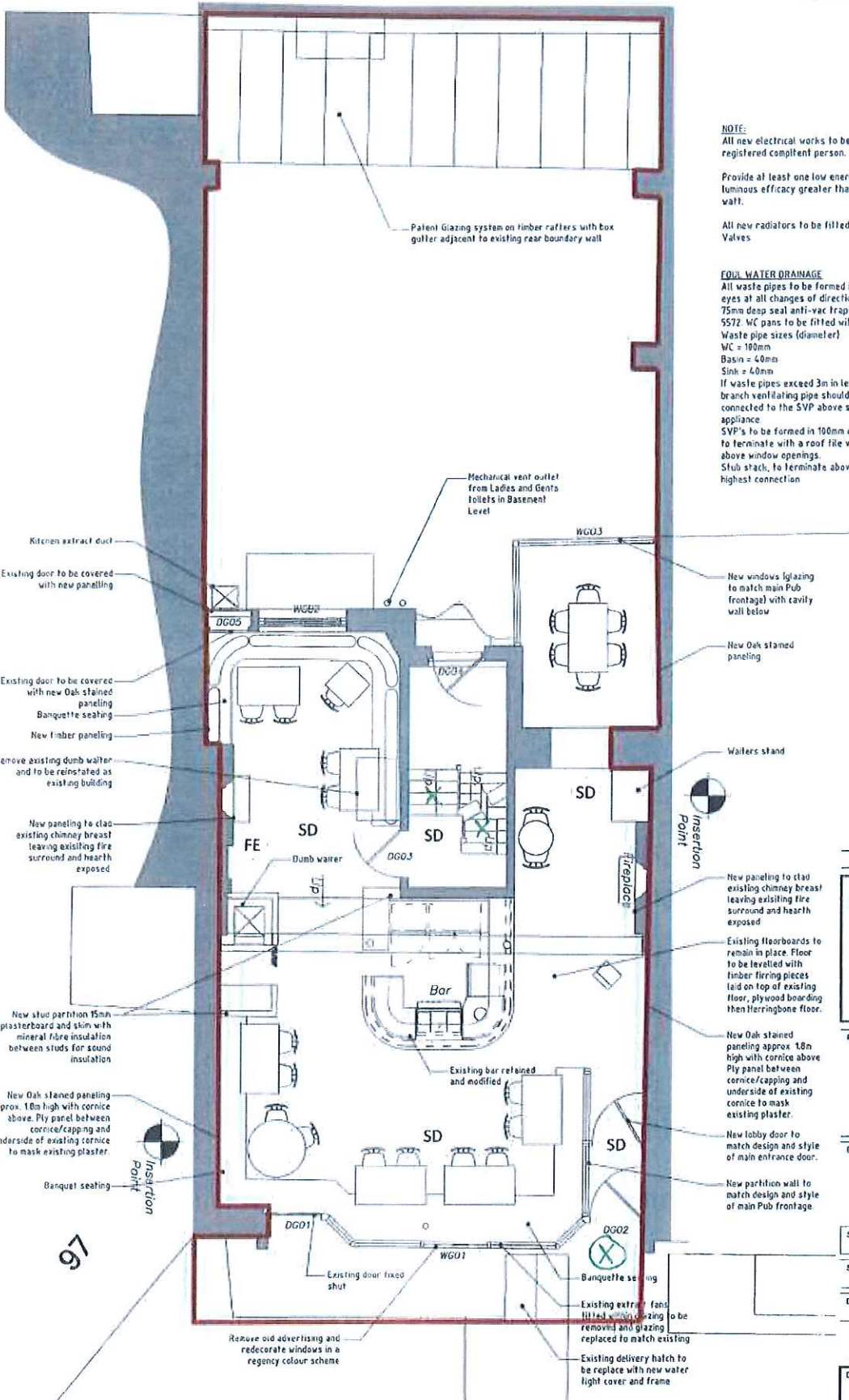
NOTE:
All new electrical works to be carried out by a Part P registered competent person.

Provide at least one low energy light fitting with a luminous efficacy greater than 40 lumens/circuit watt.

All new radiators to be fitted with Thermostatic Valves

FULL WATER DRAINAGE

All waste pipes to be formed in PVC with rodding eyes at all changes of direction and be fitted with 75mm deep seal anti-vac traps to CP 304 and BS 5572 WC pans to be fitted with Multi quick outlets.
Waste pipe sizes (diameter)
WC = 100mm
Basin = 40mm
Sink = 40mm
If waste pipes exceed 3m in length a separate 25mm branch ventilating pipe should be provided and connected to the SVP above spillover level of appliance.
SVP's to be formed in 100mm diameter PVC pipework, to terminate with a roof file vent minimum 900mm above window openings.
Stub stack, to terminate above spillover level of highest connection



Rev	Date	Revision
G	30/09/2015	Drawing status revised
F	20/08/2015	Patent glazing system added and roof light removed
E	28/05/2015	Delivery hatch cover note added
D	20/05/2015	Roof light revised. Basement Toilet mesh vent note added.
C	15/05/2015	Specification notes added. Timber glazed system added.
B	05/05/2015	Specification notes added.



Project Title
**32 Harcourt Street
London
W1H 4HX**

Drawing Title
Proposed Ground Floor Plan

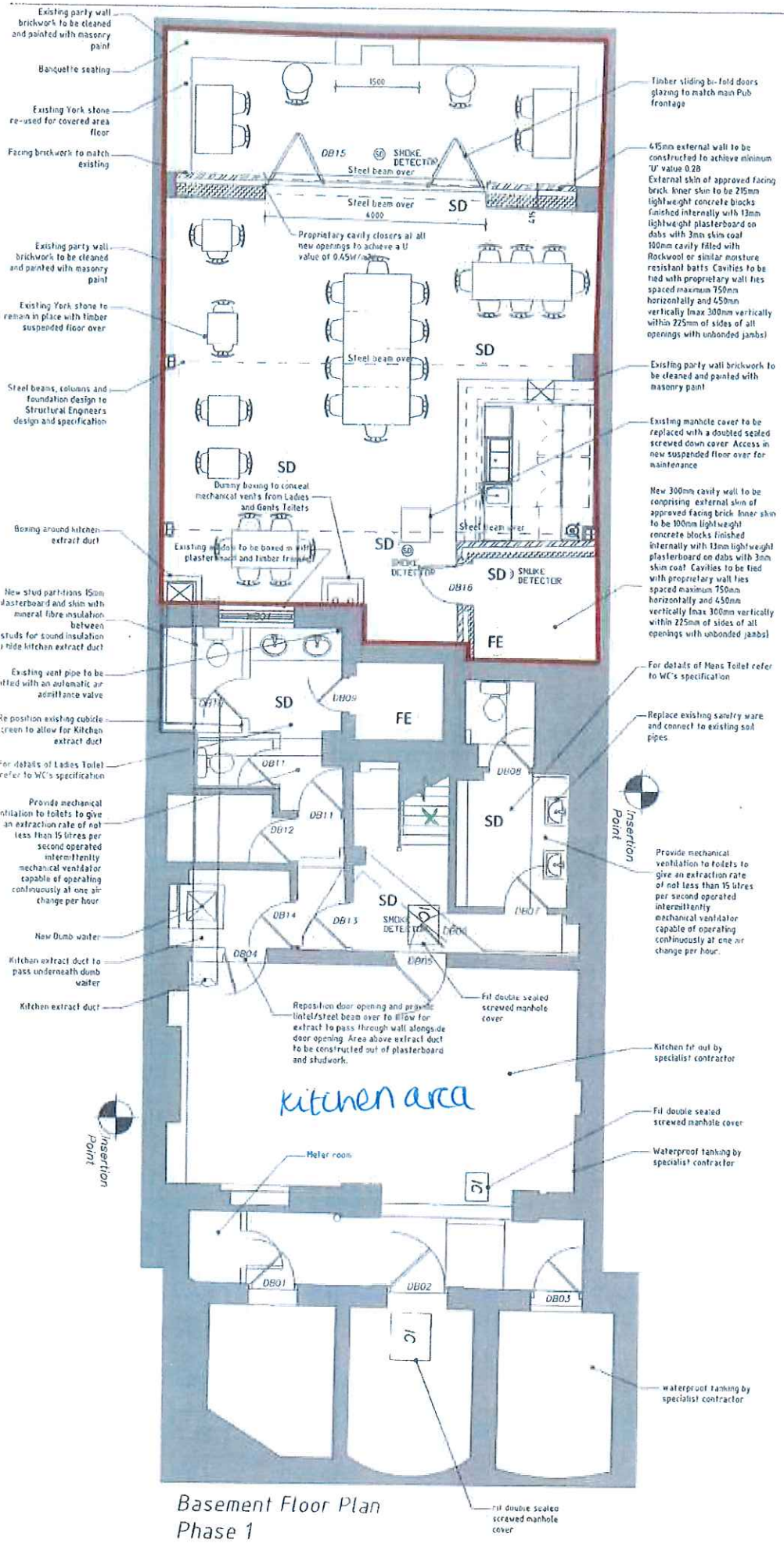
Status **BUILDING REGULATION ISSUE**

Scale **1 : 50 @ A2**

Date **January 2015** Drawn

Dwg. No. 15/356/04	Rev. G
------------------------------	------------------

Ground Floor Plan



- NOTES**
- All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the Architect before construction.
 - All work is to comply with the current Building Regulations and related legislation.
 - All contractors and sub-contractors must ensure that they have the latest issue of the drawing and related data before the commencement of work on site.
 - All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
 - All work on site, including any implemented as a result of the changes indicated on this drawing, are to be given full consideration for compliance with the Health and Safety (Construction) Regulations in respect of Design and Implementation on site and no work is to be undertaken if it is considered that compliance with the Construction Regulations cannot be achieved.
 - The drawing is to be used as a guide only.
 - All dimensions shown in millimetres.
 - This drawing is the copyright of Stuart Loxton Design Limited and must not be used in conjunction with any other project without Stuart Loxton Design Limited written consent.

NOTE:
All new electrical works to be carried out by a Part P registered competent person.

Provide at least one low energy light fitting with a luminous efficacy greater than 40 lumens/circuit watt.
All new radiators to be fitted with Thermostatic Valves.

FOUL WATER DRAINAGE
All waste pipes to be formed in PVC with rodding eyes at all changes of direction and be fitted with 75mm deep seal anti-vac traps to EP 304, and BS 5572 WC pans to be fitted with Multi quick outlets. Waste pipe sizes (diameter)
WC = 100mm
Basin = 40mm
Sink = 40mm
If waste pipes exceed 3m in length a separate 25mm branch ventilating pipe should be provided and connected to the SVP above spillover level of appliance.
SVP's to be formed in 100mm diameter PVC pipework, to terminate with a roof tile vent minimum 900mm above window openings.
Stub stack, to terminate above spillover level of highest connection.

Automatic self-contained mains operated alarms conforming to BS 5446-Part 1, to be provided at each floor level at positions shown. Where more than one alarm is provided, alarms are to be inter-connected so that all alarms sound when one is activated. Alarms to be on a separate dedicated electrical circuit.



Rev	Date	Revision
J	27/03/2015	Building regulation notes added
H	27/03/2015	Covered Area sealing and paving note revised
G	20/03/2015	Room title to room B19 revised to Covered Area
F	20/03/2015	Door and A/C note added
E	20/03/2015	Talkie mech vent note added
D	15/05/2015	Specification notes added kitchen extract duct revised
C	05/05/2015	Specification notes added
B	30/03/2015	Flue screen wall revised
A	04/05/2015	Revised to suit measured survey and drawing number revised



Project Title
**32 Harcourt Street
London
W1H 4HX**

Drawing Title
Proposed Basement Plan

Status
BUILDING REGULATIONS ISSUE

Scale
1:50 @ A2

Date
January 2015

Drawn
[Signature]

Dwg No	Rev
15/356/05	J

**Basement Floor Plan
Phase 1**

Project

Harcourt Arms



Document

Fire Strategy Report

Project ref.	UK01643
Date	17 th December 2015
Revision	4

Prepared for

The Harcourt Pub Ltd

You provide the problem, **We provide the solution.**

Revision Schedule

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	15 th November 2015	First Draft	Glenn Horton Director	Eamonn Coll Ass. Director	Glenn Horton Director
02	20 th November 2015	Client comments	Glenn Horton Director	Eamonn Coll Ass. Director	Glenn Horton Director
03	8 th December 2015	ASET/RSET	Glenn Horton Director	Eamonn Coll Ass. Director	Glenn Horton Director
04	17 th December 2015	L1/Garden	Glenn Horton Director	Eamonn Coll Ass. Director	Glenn Horton Director

This document has been prepared in accordance with the scope of H+H Fire's appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of H+H Fire's client. H+H Fire accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of the Horton and Horton Fire Limited. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole.

H+H Fire

41-42 London Wall

London

EC2M 5TB

Table of Content

1	INTRODUCTION	4
1.1	Instruction	4
1.2	Limitations	4
1.3	Relevant Legislation.....	5
1.4	Building Regulations 2010	5
1.5	Regulatory Reform (Fire Safety) Order 2005.....	5
1.6	Statutory Consultation.....	5
1.7	Fire Risk Assessment	6
1.8	Regulation 38.....	6
2	OVERVIEW.....	7
2.1	General Description	7
3	LISTING STATUS	8
4	OCCUPANT LOADS	8
5	MEANS OF ESCAPE	9
5.1	Evacuation Strategy	9
5.2	Means of Escape from proposed 'Garden Room'	9
4.3	Fire Detection and Alarm	13
5	EMERGENCY LIGHTING AND SIGNAGE.....	14
5.1	Lighting of Escape Route	14
5.2	Signage	15

1 INTRODUCTION

1.1 Instruction

- 1.1.1 H+H Fire is appointed to provide fire safety design and engineering advice on the design of the project known as the Harcourt Arms, Harcourt Street, London. This report outlines the measures required for proposal so as to meet the legally required level of fire safety for the occupants of the building, and for the fire service whom may access the building.
- 1.1.2 This fire strategy is concerned primarily with means of escape from the newly created Garden Room.
- 1.1.3 The report is not intended to deal with the fit-out out generally as this is mainly cosmetic in nature with the layout of the premises with respect to means of escape being as existing with the exception of the beer garden room.
- 1.1.4 It is confirmed that the means of escape from the remainder of the building is not being amended and will only benefit from the measures outlined in this report in terms of improving the fire safety.

1.2 Limitations

- 1.2.1 This fire strategy puts forward key fire safety issues and where necessary details alternative arrangements that need to be considered and incorporated within the design.
- 1.2.2 It is intended where possible to demonstrate that the requirements of the Building Regulations are met via the application of the acceptable solutions of Approved Document B. Where application of these acceptable solutions is not practicable, compliance with the Building Regulations may be demonstrated via an alternative method, but ultimately the final decision as to whether the proposals satisfy the Building Regulations requirements rests with the approving authority.
- 1.2.3 Unless otherwise stated, the proposals in this document are intended to satisfy life safety requirements only. They are not directed towards property protection. Whether increased levels of protection are considered necessary to meet property protection requirements should be discussed by the client with those responsible for insuring the building.
- 1.2.4 The strategy should be seen as a live document that may evolve during further discussions within the design team and with the approving authorities.

1.3 Relevant Legislation

1.3.1 The building and safety measures described in this fire strategy will need to satisfy the relevant provisions of the following fire related legislation:-

- The Building Regulations 2010
- Regulatory Reform (Fire Safety) Order 2005

1.4 Building Regulations 2010

1.4.1 The Building Regulations, produced under the Building Act 1984, are the primary legislation controlling building work and applies to the majority of new or materially altered buildings.

1.4.2 Part B of Schedule 1 to the Building Regulations includes five functional requirements:-

- Regulation B.1 Means of warning and escape.
- Regulation B.2 Internal fire spread (linings).
- Regulation B.3 Internal fire spread (Structure).
- Regulation B.4 External fire spread.
- Regulation B.5 Access and facilities for the fire service.

1.4.3 This fire strategy along with plans issued by the architect is intended to demonstrate full compliance with the above regulations.

1.4.4 The strategy proposed in this document is predicated on the basis that whilst it is accepted that building work as defined within the Regulations is being undertaken but that the building work does not make an existing situation less compliant that it was previously.

1.4.5 In this case whilst the provision of a roof over the garden is clearly building work the reduction in occupant load, improvements in lighting and fire detection improve what was previously a non-compliant means of escape situation.

1.5 Regulatory Reform (Fire Safety) Order 2005

1.5.1 The Fire Safety Order is the primary piece of legislation relating to fire safety in occupied, non-domestic premises (but including the common areas of apartment blocks), and is usually enforced by the local fire authority.

1.5.2 The duty of ensuring that the requirements of the Order are met rests with the Responsible Person, who must undertake a risk assessment for the purpose of identifying the fire precautions he needs to take.

1.6 Statutory Consultation

1.6.1 During the Building Regulations application process, the building control body is required to formally consult with the local fire authority. The purpose of this consultation is to give to fire authority the opportunity to make *observations* with respect to the Building Regulations and to provide an opportunity to make the applicant aware of action that may have to be taken to meet the requirements of the Fire Safety Order.

1.6.2 The consultation should allow both parties to reach mutually compatible views on whether the building meets the requirements of both pieces of legislation. In the exceptional event that the fire authority require physical changes to be made to the building to meet the requirements of the Fire Safety Order, the building control body should make the applicant aware.

1.7 Fire Risk Assessment

- 1.7.1 There is now a requirement for a fire risk assessment to be undertaken for virtually all non-domestic premises including the common areas of blocks of flats. In many instances the significant findings of this assessment are to be recorded. Furthermore, the onus on proving what reasonable fire safety measures should be provided lies with the person responsible for the building, not the enforcing authority.
- 1.7.2 According to PAS 79 - Fire Risk Assessment – Guidance and a recommended methodology – the risk assessment can only validly be carried-out when a building is in normal use. However, it should be noted that there is no grace period between occupation and completion of the risk assessment, and thus failure to undertake a risk assessment prior to occupation could constitute a breach of legislation. H+H Fire are therefore of the opinion that a pre-occupation risk assessment is essential to assist the responsible person in fulfilling their legal obligations.
- 1.7.3 The Building Regulations does not specifically require a risk assessment to be undertaken. However, the development of a fire strategy has risk assessment at its core, thereby ensuring that the measures provided in the building reflect the risk presented by that building's intended use.

1.8 Regulation 38

- 1.8.1 Regulation 38 of the Building Regulations requires fire safety information for a new or altered building to be passed to the responsible person at the completion of the project or on occupation, whichever comes sooner.
- 1.8.2 The aim of this requirement is to provide the responsible person with appropriate information to assist him to operate and maintain the building in reasonable safety. This information can therefore assist the responsible person in undertaking a risk assessment to meet the requirements of the Fire Safety Order.
- 1.8.3 As the developer of the fire strategy, H+H Fire are well-placed to produce the information to meet these requirements. This will ensure a smooth transition between the design stage and the safe occupation of the completed building.

2 OVERVIEW

2.1 General Description

- 2.1.1 The Harcourt Arms project is the refurbishment of an existing licensed premises. The project revolves around the refurbishment and upgrading of the existing licensed premises to improve the accommodation and to improve the ambience. The changes will have the effect of reducing the occupancy based on the change to a higher standard of accommodation providing restaurant and bar facilities.
- 2.1.2 The building is comprised of a lower ground level, ground level and three floors above.
- 2.1.2.1 Lower ground and ground floors are used as part of the existing licensed premises.
- 2.1.2.2 Levels 1, 2 and 3 are used as a function room and offices.
- 2.1.3 The refurbishment includes the provision of a roof to the existing beer garden to provide a seated restaurant area limited to not more than 60 persons in the rear extension. Prior to the refurbishment, the beer garden was effectively of unlimited occupancy with no controls imposed under the liquor license. The changes will see a significant reduction in the occupant load in what will be a restaurant under the new roof.
- 2.1.4 In all other respects the refurbishment consists of improvements to decorations and fitments and the layout and use of the building is otherwise unaltered from the existing condition.

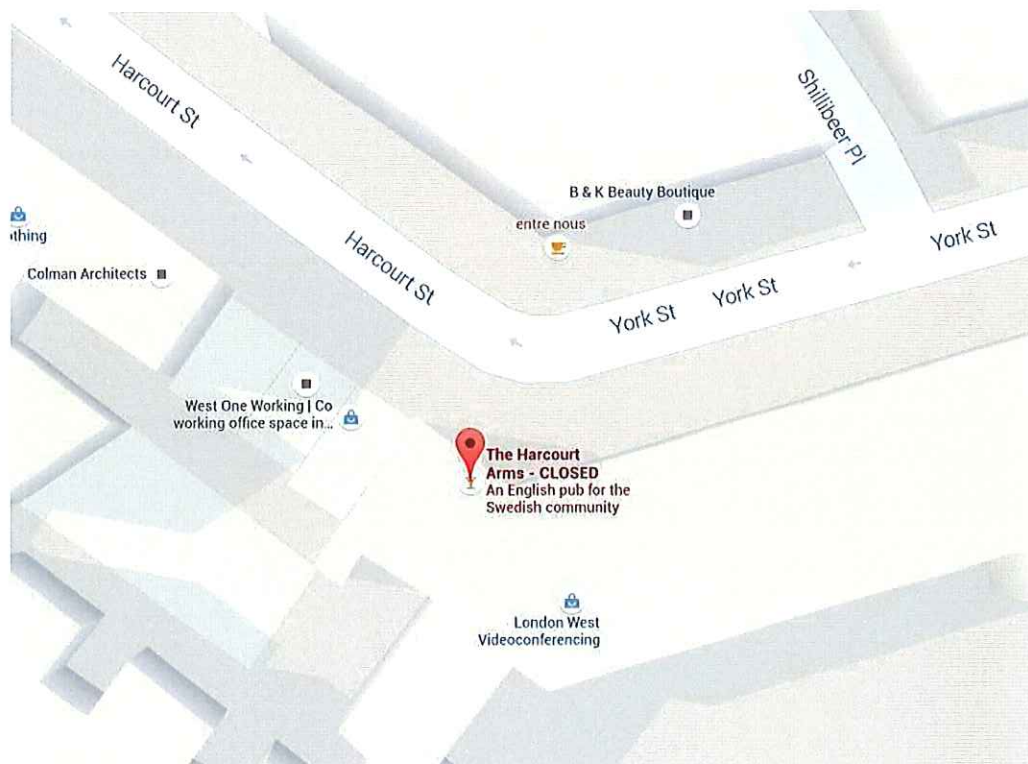


Figure 1: Site Location

3 LISTING STATUS

- 3.1.1 As the building is an existing building it is also worth noting that the Harcourt Arms is a Grade II Listed building. <http://www.historicengland.org.uk/listing/the-list/list-entry/1357078>
- 3.1.2 The impact of the listing is in part to restrict the owner's ability to make significant alterations where those alterations would alter the character and nature of the building. In this case the listing specifically mentions the front façade, windows etc. as features of particular note.

4 OCCUPANT LOADS

4.1 The proposed occupant loads are as follows:

- 3.1.1.1 Lower Ground 'Garden Room' – 60 persons
- 3.1.1.2 Ground – 35 persons
- 3.1.1.3 First floor – 30 persons
- 3.1.1.4 Staff (kitchen/offices) – 16
- 3.1.1.5 Total building occupancy 126 persons.
- 3.1.2 The figures proposed above are those the client wishes to be included under the liquor license.
- 3.1.3 The existing beer garden is approximately 76m² in area. Based on the current guidance for such a use the occupant load would be anything between 76 – 253 persons based on occupant load factors ranging from 1.0m² – 0.3m² per person.
- 3.1.4 A comment has been made that the occupant load in the beer garden may not have achieved the upper limit set out above. However, it is reasonable to say that the occupant load would have been impacted upon by a number of factors including how it was intended to be used. The upper value of 253 is based on the occupant load factors for a bar of 0.3m²/person which is straight form the guidance for a crush bar.
- 3.1.5 It would be sensible to interpret the values set out above as a range between 76 – 253 based on the standard occupancy factors taken form current guidance and consider this in the context that the current use of the building as a licensed premises has no maximum occupant load imposed upon it.
- 3.1.6 What is abundantly clear is the proposed occupant load is significantly less than lower edge of the occupant load range.
- 3.1.7 Clearly the proposed occupant load is significantly lower than is currently considered acceptable and is a minimum of 35% less and potentially over 80% less than is currently permitted.
- 3.1.8 This reduction in occupant load, even at only 35% lower than currently acceptable is a major safety improvement for the beer garden room compared with the current situation.

5 MEANS OF ESCAPE

5.1 Evacuation Strategy

5.1.1 The building is designed on the basis of a single stage of evacuation. The principle of such a strategy is that in the event of a fire being detected, that the occupants of the whole building will be alerted and will evacuate to a place of safety.

5.2 Means of Escape from proposed 'Garden Room'

5.2.1 The existing, licensed beer garden is an 'inner room' with respect to the bar. For confirmation, there is no alternative escape route from the existing beer garden, the only escape route is via the bar.

5.2.2 The beer garden is to be altered by the provision of roof to provide a new seating area and restaurant.

5.2.3 Travel distances based on the guidance from the beer garden room should be not more than 18m where escape is available in a single direction.

5.2.4 In this case the travel distances from the rear of the Garden Room is approximately 27m to the front door. This is an existing condition.

5.2.5 Comparative Analysis for required egress times. The following analysis compares the current, existing means of escape arrangements with those for the refurbished building including the covered garden.

5.2.6 Escape from the beer garden/garden room involves several distinct stages.

- Stage one is within the beer garden/room;
- Stage two is within the ground floor bar;
- Stage 3 is to fresh air to Harcourt Street.

5.2.7 The difference between the existing condition and the proposed condition in a practical sense is that escape from the beer garden is that the beer garden is now an enclosed space whereas previously it was in open air; i.e, Stage 1 escape.

5.2.8 All other stages are exactly the same as the existing condition in the sense of the physical route.

5.2.9 However, the proposed condition is improved by virtue of the control over numbers proposed by the client restricting the occupant load of the Harcourt Arms to 95 persons on the ground floor compared with a much larger acceptable occupant load under the current license which imposes not constraints on the occupant loads.

5.2.10 In addition to control over the numbers proposed, the refurbished building will be provided with a modern automatic fire detection and warning system installed in all areas.

5.2.11 Therefore, the only impact on the occupants of the garden with respect to means of escape will arise if a fire occurs in the now enclosed garden room, a condition which will not change by virtue of the provision of the roof to create the garden room.

- 5.2.12 In the event that a fire occurred within the garden room/beer garden then the escape issues are the same, ie that the occupants must be able to escape before their exit routes is obscured.
- 5.2.13 It is acknowledged that the provision of a roof for the garden room will impact on the time available for escape. However, in terms of escape from the garden room the travel distances within the room, coupled with the number of occupants proposed and the travel distances within the room would all be considered compliant with respect to escape form the small room.
- 5.2.14 For all other fires (i.e. those that occur within the ground floor bar area) the escape is identical in that persons resorting to the beer garden/garden room would have to escape through the ground floor bar, entering the compartment where the fire would potentially be located before they could escape to Harcourt Street.
- 5.2.15 It is worth noting that the existing beer garden would not constitute a place of safety with respect to a fire occurring within the ground floor bar and the existing strategy is based on the occupants having to escape through the ground floor bar to reach Harcourt street.
- 5.2.16 RSET Existing condition.
- Escape is required from the ground beer garden with the escape via the ground floor bar.
 - There is currently no provision of automatic fire detection or warning within the ground floor bar. The existing fire detection provision is comprised of battery operated smoke detectors located in the staircase enclosure.
 - On this basis, escape form the existing beer garden is dependent on the staff to raise the alarm. Which form a fire engineering perspective is not a reliable method of raising the warning in the event of a fire.
 - In terms of assigning a time fire detection the only genuine basis is to assume that the occupants of the beer garden would only become aware when they observed/discovered the fire within the ground floor bar.
 - Conservatively this could be many minutes and given the guidance in Bs7974 Part 6 a pre-movement time of 15 minutes should be assigned to the occupants of the beer garden.
 - The travel speed of the occupants will vary depending on a number of factors including but not limited to, the age, sex and occupant density. Based on 7974 Part 6 an average movement speed of 1.2m/s should be assigned. Given the overall travel distance from the most remote part of the beer garden to the front door of the Harcourt Arms of approximately 27.0m gives a travel time of approximately 22.5 seconds.
 - The overall escape time therefore for the occupants of the beer garden is circa 15 minutes 22.5 seconds.

5.2.17 RSET Proposed Condition

- Escape is required from the Garden Room with escape via the ground floor bar.
- It is proposed that the refurbished building will be provided with an automatic fire detection and warning system designed in accordance with BS5839 Part 1 and be at least a type L1 system. Smoke detectors will be provided in all rooms with the exception of the kitchen where heat detectors will be provided. In addition to the AFD system, the kitchen will be provided with an automatic range protection system (ANSUL or similar).
- On the basis of the proposed fire detection system, in the event of a fire occurring within the ground floor bar the pre movement time is likely to be of the order of 1 – 3 minutes.
- The travel speed of the occupants will vary depending on a number of factors including but not limited to, the age, sex and occupant density. Based on BS 7974 Part 6 an average movement speed of 1.2m/s should be assigned. Given the overall travel distance from the most remote part of the beer garden to the front door of the Harcourt Arms of approximately 27.0m gives a travel time of approximately 22.5 seconds.
- The overall escape time therefore for the occupants of the beer garden is circa 3 minutes 22.5 seconds.

5.2.18 ASET Proposed Condition

5.2.19 The available safe egress time is the same for both conditions given that the ground floor bar is similar in terms of fire load and potential ignition sources for occupants of the garden room/beer garden where both occupants would have to escape through the ground floor bar area to reach Harcourt Street, a place of ultimate safety.

5.2.20 ASET/RSET Conclusion

5.2.21 It is proposed that given the relatively small number of persons, and the provision of an extensive automatic fire detection and warning system that the additional 9.0.m of travel distance from the Garden Room is acceptable.

- 5.2.5.1 Travel speeds for unimpeded movement of pedestrians varies with the sex of the individuals coupled with the density of the occupants, age, etc.
- 5.2.5.2 The range of speeds referenced in BS7974, Part 6 is between 0.8m/s – 1.9m/s, 1.2m/s used for average value.
- 5.2.5.3 The provision of automatic smoke detection in all rooms will serve to activate the fire alarm at a very early stage thus reducing the warning time over what is existing which gives a much earlier fire detection and warning for the occupants of the garden.
- 5.2.5.4 There has been discussion that the original beer garden would not have formed part of an application under Building Regulations. However, I believe this assessment is incorrect. In a public assembly building such as a restaurant or bar where a facility specifically for use of the customers is concerned then it would be right and proper for the access to and egress from such a garden to have been considered as part of the Building Regs application where the use of the outdoor space was specifically for the use of the occupants of the building and thy access to and from the space was via the building for which the application was being made.

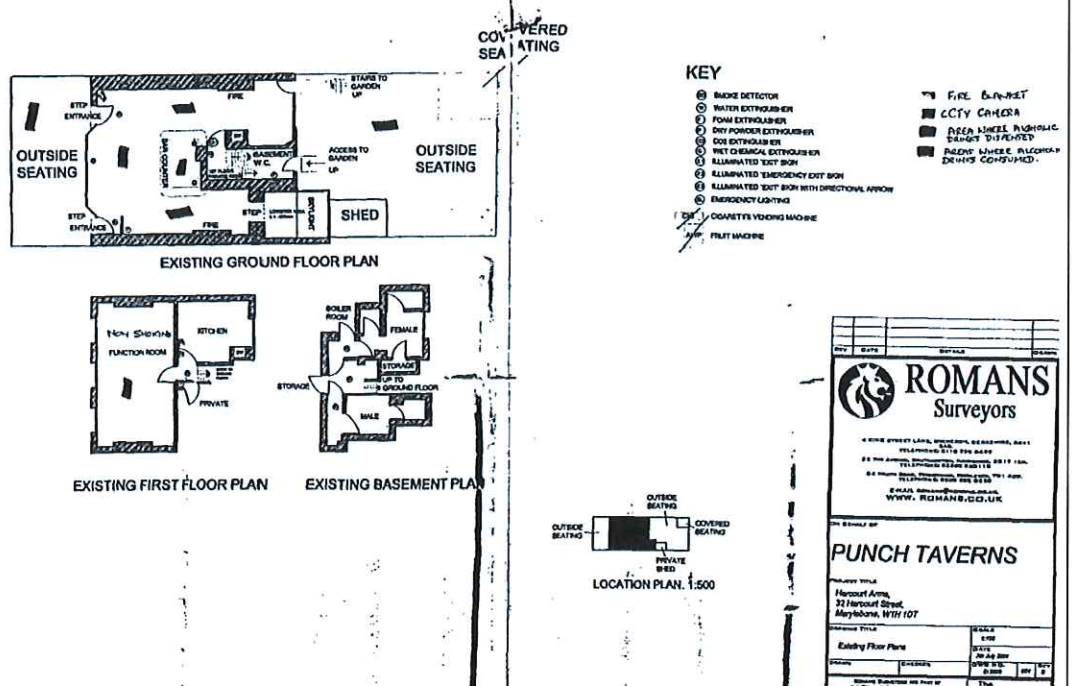


Figure 1 Extract from most recent liquor license showing beer garden to the rear.

- 5.2.5.5 This principle is applied (and has been for many years) for roof top terraces, balconies and the such like especially where members of the public or staff are provided with access.
- 5.2.5.6 On the basis of the RSET considered above on balance the proposed conditions gives a much safer condition for person who resort to the garden room than the original garden then it is my professional opinion that the proposed design complies with Regulation B1, to Part B of Schedule 1 of Building Regulations.

4.3 Fire Detection and Alarm

- 4.3.1 The premises will be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS: 5839-1:2013 *Code of Practice for the design, installation and maintenance of fire detection and fire alarm systems* to at least Category L1 standard.
- 4.3.2 Detection should be provided as follows:
- 4.3.2.1 Smoke detectors should be provided in all occupied areas and specifically in the bar and function room areas.
 - 4.3.2.2 In the kitchen areas heat detection will be provided.
 - 4.3.2.3 It is proposed that the kitchen range will be provided with an automatic fire detection system (e.g., and Ansul system or similar) activation of the range protection system will cause an alarm to be sounded throughout the building and initiate an evacuation

5 EMERGENCY LIGHTING AND SIGNAGE

5.1 Lighting of Escape Route

5.1.1 All escape routes should be provided with adequate artificial lighting and the areas listed in the table below should be provided with 'escape lighting' that shall illuminate those areas in the event of the primary power supply failing. Escape lighting should be designed to meet the recommendations of BS: 5266 Parts 1 and 7.

Table 1: Escape lighting

Purpose Group	Areas requiring escape lighting
Storage and other non-residential	a) Underground or windowless accommodation; b) Internal corridors more than 30m long; c) Open-plan areas of more than 60m ²
Shop and Commercial	a) Open-plan areas of more than 60m ² b) All escape routes where the public are admitted (except in shops of three or fewer storeys with no sales floor more than 280m ² , provided that the shop is not restaurant or bar)
Any Purpose Group	a) All toilet accommodation with a floor area over 8m ² b) Electricity and generator rooms c) Switch room/battery room for emergency lighting system d) Emergency Control Room (Concierge Room)

5.1.2 Luminaries will be provided appropriately spaced to provide the light levels suggested within British Standard BS5266 that is to say:

Table 2: Illuminance for specific locations

Location	Response time (s)	Min Illuminance (lx)	Min duration (hrs)	Reference Plane
Defined Escape routes	5	1	3 hrs	Centre line of the escape route
Undefined escape route	5	0.5	3 hrs	Floor level excluding border of 0.5m around the perimeter of the room
Plant rooms, switch rooms and emergency winding facilities for lifts	5	15	3 hrs	In plane of visual task
Fire alarm control and indicating equipment	5	15	3 hrs	In plane of visual task
Reception areas	5	15	3 hrs	In plane of visual task
Security devices	5	5	3 hrs	Horizontal on plane of panic bar/pad; vertical at vertically mounted/wall mounted security devices

5.2 Signage

- 5.2.1 All new signage is to be provided to meet the recommendations of BS: 5499 – 1 and BS: 5499 – 5.
- 5.2.2 Escape signage will be located as follows:
- All designated escape routes or escape routes across open areas will be provided with signage, especially stairs and other changes in level and direction.
 - The position of all doors and other exits sited on escape routes, including storey exits and final exits will be identified by signs.
 - Where an escape route from a room is not conspicuous or confusion could occur, the route will be indicated by a sign, including intermediate signs where necessary.
 - All changes of direction in corridors, stairways and open spaces forming part of an escape route will be marked with intermediate signs. Each intermediate door or junction will be similarly signed.
- 5.2.3 Fire resisting doors are to be signed with 'fire door keep shut' and riser doors are to be signed with 'fire door keep locked'.
- 5.2.4 It is suggested that the final signage provision is agreed with the Regulatory Authorities prior to occupation.

TLT LLP

One Redcliff Street
Bristol BS1 6TP
T +44 (0)333 006 0000
F +44 (0)333 006 0011
DX 7815 Bristol

www.TLTsolicitors.com

Our ref 303L/PW03/99014/3
Your ref



City of Westminster
Westminster City Hall
4th Floor South
64 Victoria Street
LONDON
SW1E 6QP
For the attention of: Licensing Section

Direct tel	+44 (0)333 006 0692	Date	1 March 2016
Direct fax	+44 (0)333 006 1492	Email	piers.warne@TLTsolicitors.com

Dear Sirs

**Licensing Act 2003: Application for a new premises licence
The Harcourt Arms 32 Harcourt Street London W1H 4HX**

I act for the applicants for a premises licence at the above premises.

We have received a number of representations to the application, including from the police and environmental protection officer. In light of these, my client is offering to amend the application as follows:

Removal of Recorded music as licensable activity

The majority of concerns voiced by residents relate to the provision of recorded music at the premises on the basis of disturbance caused by the previous operators. I have set out below further detail in relation to the change in operator and operational style at the premises but given the concerns, **my client has decided to remove recorded music from the application.**

Addition of conditions

In conjunction with the police and Environmental Protection officers we have agreed a number of additional conditions to be placed on the premises licence. Where there is a duplication with the conditions offered in the original operating schedule, we propose that the agreed condition replaces that originally offered.

Conditions agreed with police

On the basis of the agreed conditions below, the police have withdrawn their representation to the application. Please note that these conditions replace the similarly worded ones in the original operating schedule:

- 1 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.
- 2 All outside tables and chairs shall be rendered unusable by 22.30 each day.
- 3 After 22.30 each day 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.
- 4 The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
- 5 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.
- 6 A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
- 7 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.
- 8 No licensable activities shall take place at the premises until premises licence 15/05088/LIPT or such other subsequently issued for the premises has been surrendered.

Conditions agreed with the Environmental Protection officer

The following conditions have been agreed with the Environmental Protections Officer. I have removed a duplicated condition (no.1 above).

- 9 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 situate
- 10 Loudspeakers shall not be located in the entrance lobby or outside the premises building
- 11 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

- 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 There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.
- 15 All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
- 16 No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.
- 17 Before the premises open to the public, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the Environmental Health Consultation Team and the Licensing Authority
- 18 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

Style of operation

The operators of the Harcourt are fully aware of past issues in relation to the previous operation of the premises and have engaged in extensive discussions relating to these concerns, in particular in relation to the planning application recently granted. As a direct result of the comments made to the planning application, changes to the layout were agreed to enclose the garden in order to prevent noise disturbing residents at the back of the premises.

The operators are seeking to run a pub and dining room, with private dining upstairs and in the basement. It is envisaged that the upstairs rooms shall be used for diners only, rather than generally as an extension to the premises, albeit a little flexibility is requested to permit the use of the rooms for meetings, as well as dining.

The refurbished bar area and new back room will provide a flexible space for drinkers and diners alike to use.

I have enclosed a short document pack setting out what is being proposed at the premises and introducing the operators.

The premises currently benefits from a premises licence (15/05088/LIPT) which it is intended to surrender upon grant of a new premises licence prior to operating.

Hours applied for

The application has been made in line with Westminster core hours for pubs and bars outside of the current Westminster Cumulative Impact Zones.

Invite to residents

My client is very keen for any residents interested in seeing the works and discussing the application to have the opportunity to do so prior to the hearing. As such, my client is proposing an informal opportunity to visit the premises between **5pm and 6.30pm on Monday 7 March**. The manager and a representative of the operating company will be there to answer any questions at that time.

Attendance at the hearing

I can confirm that we shall be attending the hearing to make representations and to answer any questions the licensing sub-committee may have in relation to this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Piers Warne', written over a horizontal line.

**Piers Warne
Associate
for TLT LLP**



THE HARCOURT

**Old. But new. The Harcourt opens this spring in Central London –
a brand new bar and restaurant which still has its Scandinavian accent**

FEBRUARY 2016

Established in 1826 as The Harcourt Arms, this Grade II listed five-story Georgian townhouse is reopening its doors as a bar and restaurant opposite Ulrika Eleonora Church – the Swedish Church. The Harcourt's unique Scandinavian heritage is celebrated in its quality food, drink, inspired design and refreshing philosophy from a team that includes property design and hotel expert Andrew Endean (Hotel du Vin, Malmaison, Liberty and DeVere), head chef Kimmo Makkonen, and Thomas Haring, the General Manager.

Relaxed all-day modern European dining and drinking includes a wink to Nordic cuisine and Scandinavian elements including home infusions, house-made cures and tasty pickles. The à la carte menu features highest-quality produce sourced from some of Britain's best purveyors; Woolley Park Farm chicken, shoulder of Blackface lamb and Gressingham duck prepared on the bone are among the first-class meats and fish and seafood such as Canadian lobster cooked on the indoor barbecue and Bertha grill. Stop by in the afternoon for *fika* – the Swedish term for a coffee break with a pastry or sandwich.

The thoughtfully curated wine list features old-world wines, with an emphasis on rieslings and Burgundies to complement the smoking and pickles featured on the menu. An edited list of rare wines has been picked by Finbar Naumann (The Shed, River Café, Newman Street Tavern) paired perfectly with exclusive Ethiopian chocolates. Draught beers feature Gotlands Bryggeri (Sweden), and Stiegl (Austria), alongside London-based Sambrook's Brewery; Redhook (USA), Tiny Rebel Fubar (Wales) and Ansbach & Hobday (London) are among the bottled beers.

The charismatic cocktail programme is designed by Swedish-born Tess Petterson; her masterful mixology has graced bars in Melbourne, Norway, Sweden, and, most recently London. There's a dedicated 'Friends of the Bar' cocktail list which is a salute to bars, bartenders and their signature drinks that are the toast of towns across the world.

FEBRUARY 2016

The Harcourt, Harcourt Street, London W1H 4HX
Open 11 am to midnight (10.30pm on Sunday), seven days a week
For reservations call XXX; theharcourt.com; Twitter and Instagram @the_harcourt

**For all press queries, please contact Frankie Reddin or Simona Angelini at
Anteater Communications on 020 3176 6640 or email simona@anteaterpr.com**



THE HARCOURT

A Georgian townhouse with the spirit of Scandinavia...

Preserving the building's Regency layout, elegant panelling and simple leaded windows are some of the original features dating back to the early 19th century which have been meticulously conserved. The contemporary interior design is by Samantha Palmer and Andrew Endean. They have masterfully brought boutique chic to the venue, giving each space a residential warmth. Oblique Nordic touches have been introduced such as the traditional Swedish Dala horse statuette that hangs above the door.

The **Oak Room**, on the ground floor, has a country-house drawing-room feel and offers casual dining and drinks for up to 40 guests. Dark, gilded and glamorous, the rich wood features such as parquet flooring are seemingly steeped in the scent of whiskey and tobacco.

At the rear of the building is the **Garden and Summer Room**, a newly created dining room. Relaxed and versatile it conjures a colonial style, with rattan furniture, lush green tones, ivy-clad walls and trailing hanging plants; a dramatic glass chandelier arrangement by German designer Eichholtz is the centrepiece. The Garden Room seats up to 65 guests with counter dining and a semi-private Summer room at the back.

The first floor features two private dining rooms; one seats 20, and is grand, opulent and suited to formal setting and special-occasion events; the other more intimate space seats 10, and promises a seductive ambience.

Celebrated West London designer and ceramicist Melody Rose has created luxury hand-finished bone-china tableware; Melanie Rose's 'mini teapot' designed especially for the *fika* afternoon spread is a highlight of her bespoke collection. While collectable art works will be regularly refreshed by galleries such as internationally renowned Rebecca Hossack Art Gallery; a gallery known to champion contemporary Western and non-Western art.

The Harcourt, Harcourt Street, London W1H 4HX

Open 11am to midnight (10.30pm on Sunday), seven days a week

For reservations call XXX; theharcourt.com; Twitter and Instagram @the_harcourt

For all press queries, please contact Frankie Reddin or Simona Angelini at Anteater Communications on 020 3176 6640 or email simona@anteaterpr.com

FOOD & DRINK



THE HARCOURT JENCO & VISUAL DESIGN BY MUSTAMBERK



THE HARCOURT

BAR SNACKS

- TRADITIONAL MIXALS
- YAKITTO ROLLUPS
- THICK CUT SHISHLIK & CUCUMBERS
- TACOS
- TRADITIONAL BREAD
- TRADITIONAL BREAD WITH TOMATO & ONION
- TRADITIONAL BREAD WITH GARLIC & HERBS
- TRADITIONAL BREAD WITH GARLIC & HERBS
- TRADITIONAL BREAD WITH GARLIC & HERBS

SALADS

- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS

SMALL DISHES

- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS



MAINS

- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS

SIDES

- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS

FUDDING

- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS

ON BREAD

- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS

SAUCES

- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS
- TRADITIONAL MIXALS

MIXED FLOURISH SOURCING & BUTTER FLAVOUR

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
05/05485/LIPCV	Application to convert and vary existing justice on licence	24.08.2005	Conversion and variation granted under delegated authority
06/12160/WCCMAP	Application for a new premises licence	08.02.2007	Granted under delegated authority
09/07861/LIPT	Transfer of premises licence	23.10.2009	Granted under delegated authority
14/11150/LIPT	Transfer of premises licence	29.12.2014	Granted under delegated authority
15/05088/LIPT	Transfer of premises licence	18.11.2015	Granted under delegated authority

There is no appeal history

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

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

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers 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 which reproduce the effect of any restriction imposed on the use of the premises by specified enactment

Conditions related to the Sale of Alcohol

9. Alcohol shall not be sold, supplied, consumed in or taken from the premises except during permitted hours.

In this condition, permitted hours means:

- (a) On weekdays, other than Christmas Day, Good Friday or New Year's Eve, 10:00 to 23:00
- (b) On Sundays, other than Christmas Day or New Year's Eve, 12:00 to 22:30
- (c) On Good Friday, 12:00 to 22:30
- (d) On Christmas Day, 12:00 to 15:00 and 19:00 to 22.30
- (e) On New Year's Eve, except on a Sunday, 10:00 to 23:00
- (f) On New Year's Eve on a Sunday, 12:00 to 22:30
- (g) On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

NOTE - The above restrictions do not prohibit:

- (a) during the first twenty minutes after the above hours the consumption of the alcohol on the premises;
- (b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
- (c) during the first thirty minutes after the above hours the consumption of the alcohol on the premises by persons taking table meals there if the alcohol was supplied for consumption as ancillary to the meals;
- (d) the sale or supply of alcohol to or the consumption of alcohol by any person residing in the licensed premises;
- (e) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- (f) the sale of alcohol to a trader or registered club for the purposes of the trade or club;
- (g) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
- (h) the taking of alcohol from the premises by a person residing there;
- (i) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied;
- (j) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

In this condition, any reference to a person residing in the premises shall be construed as including a person not residing there but carrying on or in charge of the business on the premises.

10. No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies:
 - (a) He is the child of the holder of the premises licence.
 - (b) He resides in the premises, but is not employed there.
 - (c) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
 - (d) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

11. The terminal hour for late night refreshment on New Year's Eve is extended to 05:00 on New Year's Day.

Conditions proposed by the Police and agreed with the Applicant

12. 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.
13. All outside tables and chairs shall be rendered unusable by 22.30 each day.
14. After 22.30 each day 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.
15. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
16. 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.
17. A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
18. 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.
19. No licensable activities shall take place at the premises until premises licence 15/05088/LIPT or such other subsequently issued for the premises has been surrendered.

Conditions proposed by the Environmental Health Service and agreed by the Applicant

20. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated
21. Loudspeakers shall not be located in the entrance lobby or outside the premises building
22. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business

23. 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.
24. 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.
25. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.
26. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
27. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.
28. Before the premises open to the public, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the Environmental Health Consultation Team and the Licensing Authority
29. 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



The Harcourt Arms 32 Harcourt Street

City of Westminster



Residential / Proposed Residential	Under Construction	Other Uses	Proportion Residential of all Uses
------------------------------------	--------------------	------------	------------------------------------

This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and/or database right 2013. All rights reserved. Licence number LA 100010507

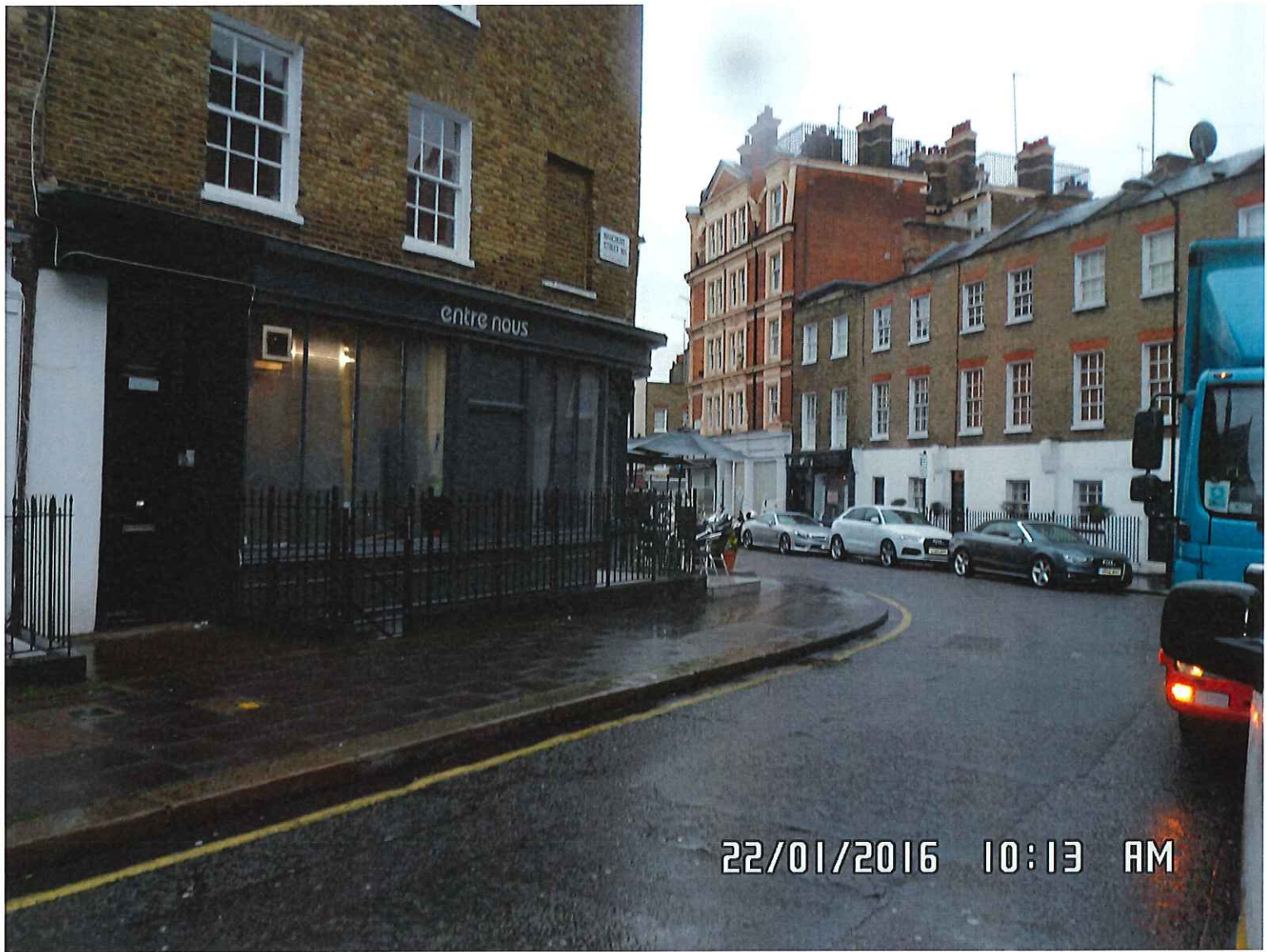
Data Source: Uniform Data
Date: 25/02/2016

7 Meters

APPENDIX 5

Premises within 75 metres of: The Harcourt Arms 32 Harcourt Street

p / n	Name of Premises	Premises Address	Licensed Hours
-3415	Swedish Church	6-11 Harcourt Street London W1H 4AG	Monday to Saturday 10:00 - 21:00 Sunday 12:00 - 21:00
-590	Occo	20 Homer Street London W1H 4NA	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
26999	The Harcourt Arms	32 Harcourt Street London W1H 4HX	Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00
15168	Beehive Public House	7 Homer Street London W1H 4NU	Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00
-25491	Not Recorded	Ground Floor 22 Harcourt Street London W1H 4HH	Monday to Wednesday 12:00 - 16:00 Friday to Saturday 12:00 - 16:00 Thursday 12:00 - 16:00 Sunday 18:00 - 22:30 Monday to Wednesday 18:00 - 23:00 Thursday 18:00 - 23:00





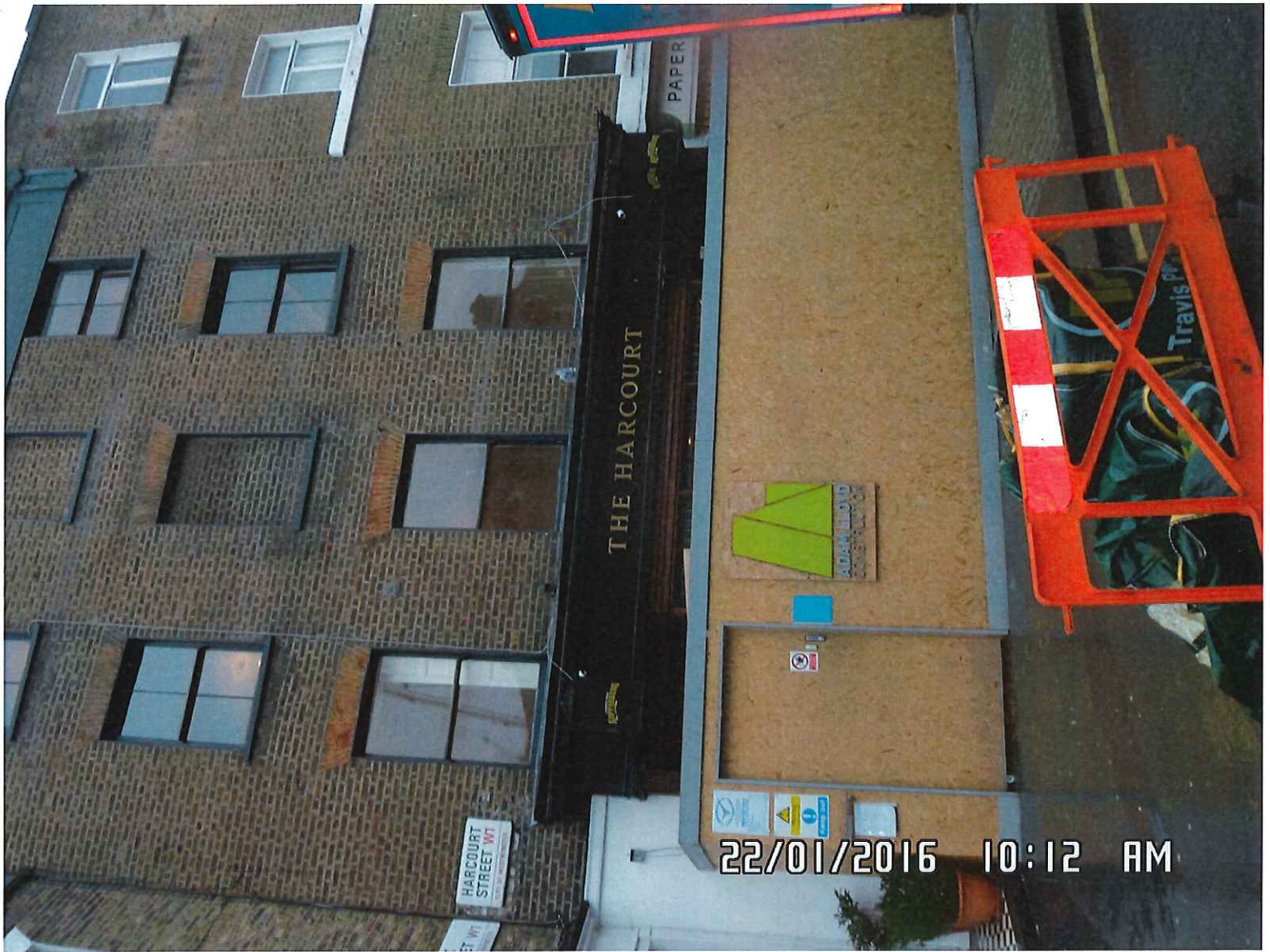


22/01/2016 10:12 AM





22/01/2016 10:11 AM



22/01/2016 10:12 AM