



City of Westminster

# Licensing Sub-Committee Report

Item No:	
Date:	
Licensing Ref No:	16/01324/LIPV - Premises Licence Variation
Title of Report:	Cafe Royal Hotel 8 Air Street London W1B 5AB
Report of:	Director of Public Protection and Licensing
Wards involved:	West End
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Mrs Sumeet Anand-Patel Senior Licensing Officer
Contact details	Telephone: 020 7641 2737 Email: sanandpatel@westminster.gov.uk

1. Application

1-A Applicant and premises			
<b>Application Type:</b>	Variation of a Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	2 February 2016		
<b>Applicant:</b>	Cafe Royal Management Limited		
<b>Premises:</b>	Cafe Royal Hotel		
<b>Premises address:</b>	8 Air Street London W1B 5AB	<b>Ward:</b>	West End
		<b>Cumulative Impact Area:</b>	West End
<b>Premises description:</b>	This premises operates as a hotel with a number of bars and restaurants within its demise.		
<b>Variation description:</b>	<p>To vary the existing premises licence so as to remove the following conditions in relation to the second floor Pompadour Suite:</p> <p>42. There shall be no loudspeakers provided to the External Balcony area.</p> <p>43. All doors to the external balcony area shall be kept closed after 24:00 hours except for immediate access and egress. And to amend the hour in condition 44 as follows:</p> <p>44. No drinks shall be permitted in the external balcony area after 03:00 hours (00:00 as existing).</p> <p>No other changes are sought.</p>		
<b>Premises licence history:</b>	This premises benefits from a licence under the Licensing Act 2003, licence number 15/11836/LIPDPS. Please refer to Appendix 3 for a full licence history.		
<b>Applicant submissions:</b>	The applicant has provided two photographs of the balcony. Please refer to Appendix 2.		

1-B Current and proposed licensable activities, areas and hours						
<b>Regulated Entertainment</b>						
<b>Exhibition of films, Performance of live music and Performance of dance and Anything of a similar description</b>						
<i>Note: licensed Monday to Sunday 00:00 to 00:00 for residents and their guests</i>						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	09:00	03:00	No variation applied for		All areas except ground floor retail/cafe, ground floor hotel bar and spa	No variation applied for
Tuesday	09:00	03:00				
Wednesday	09:00	03:00				
Thursday	09:00	03:00				
Friday	09:00	03:00				
Saturday	09:00	03:00				
Sunday	09:00	01:00				
<b>Seasonal variations:</b>	<b>Current:</b>				<b>Proposed:</b>	
	None				No variation applied for	

<b>Non-standard timings:</b>	<b>Current:</b>	<b>Proposed:</b>
	None	

<b>Recorded Music</b>						
<i>Note: licensed Monday to Sunday 00:00 to 00:00 for residents and their guests</i>						
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Licensable Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
Monday	09:00	01:00	No variation applied for		All areas except ground floor retail/cafe	No variation applied for
Tuesday	09:00	01:00				
Wednesday	09:00	01:00				
Thursday	09:00	01:00				
Friday	09:00	01:00				
Saturday	09:00	01:00				
Sunday	09:00	01:00				
<b>Seasonal variations:</b>	<b>Current:</b>				<b>Proposed:</b>	
	None				No variation applied for	
<b>Non-standard timings:</b>	<b>Current:</b>				<b>Proposed:</b>	
	None				No variation applied for	

<b>Late night refreshment</b>						
<i>Note: licensed Monday to Sunday 00:00 to 00:00 for residents and their guests</i>						
<b>Indoors, outdoors or both</b>			<b>Current :</b>		<b>Proposed:</b>	
			Indoors		No variation applied for	
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Licensable Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
Monday	23:00	23:30	No variation applied for		Spa and ground floor retail/cafe	No variation applied for
Tuesday	23:00	23:30				
Wednesday	23:00	23:30				
Thursday	23:00	23:30				
Friday	23:00	00:00				
Saturday	23:00	00:00				
Sunday						
<b>Seasonal variations:</b>	<b>Current:</b>				<b>Proposed:</b>	
	None				No variation applied for	
<b>Non-standard timings:</b>	<b>Current:</b>				<b>Proposed:</b>	
	None				No variation applied for	

<b>Late night refreshment</b>						
<i>Note: licensed Monday to Sunday 00:00 to 00:00 for residents and their guests</i>						
<b>Indoors, outdoors or both</b>			<b>Current :</b>		<b>Proposed:</b>	
			Indoors		No variation applied for	
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Licensable Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
Monday	23:00	01:00	No variation applied for		Ground floor hotel bar	No variation applied for
Tuesday	23:00	01:00				
Wednesday	23:00	01:00				
Thursday	23:00	01:00				
Friday	23:00	01:00				
Saturday	23:00	01:00				
Sunday	23:00	01:00				
<b>Seasonal variations:</b>	<b>Current:</b>				<b>Proposed:</b>	
	None				No variation applied for	

<b>Non-standard timings:</b>	<b>Current:</b>	<b>Proposed:</b>
	None	No variation applied for

**Late night refreshment**  
*Note: licensed Monday to Sunday 00:00 to 00:00 for residents and their guests*

<b>Indoors, outdoors or both</b>	<b>Current :</b>	<b>Proposed:</b>
	Indoors	No variation applied for

	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	03:00	No variation applied for		All other areas except spa and retail/cafe	No variation applied for
Tuesday	23:00	03:00				
Wednesday	23:00	03:00				
Thursday	23:00	03:00				
Friday	23:00	03:00				
Saturday	23:00	03:00				
Sunday	23:00	01:00				

<b>Seasonal variations:</b>	<b>Current:</b>	<b>Proposed:</b>
	None	No variation applied for

<b>Non-standard timings:</b>	<b>Current:</b>	<b>Proposed:</b>
	None	No variation applied for

**Sale by Retail of Alcohol**  
*Note: licensed Monday to Sunday 00:00 to 00:00 for residents and their guests*

<b>On or off sales</b>	<b>Current :</b>	<b>Proposed:</b>
	On and Off	No variation applied for

	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	07:00	01:00	No variation applied for		Ground Floor Bar	No variation applied for
Tuesday	07:00	01:00				
Wednesday	07:00	01:00				
Thursday	07:00	01:00				
Friday	07:00	01:00				
Saturday	07:00	01:00				
Sunday	07:00	01:00				

<b>Seasonal variations:</b>	<b>Current:</b>	<b>Proposed:</b>
	None	No variation applied for

<b>Non-standard timings:</b>	<b>Current:</b>	<b>Proposed:</b>
	None	No variation applied for

**Sale by Retail of Alcohol**  
*Note: licensed Monday to Sunday 00:00 to 00:00 for residents and their guests*

<b>On or off sales</b>	<b>Current :</b>	<b>Proposed:</b>
	On and Off	No variation applied for

	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	07:00	23:30	No variation applied for		Spa and ground floor retail/cafe	No variation applied for
Tuesday	07:00	23:30				
Wednesday	07:00	23:30				
Thursday	07:00	23:30				
Friday	07:00	01:00				
Saturday	07:00	01:00				
Sunday	07:00	22:30				

<b>Seasonal variations:</b>	<b>Current:</b>	<b>Proposed:</b>
	None	No variation applied for
<b>Non-standard timings:</b>	<b>Current:</b>	<b>Proposed:</b>
	None	No variation applied for

<b>Sale by Retail of Alcohol</b>						
<i>Note: licensed Monday to Sunday 00:00 to 00:00 for residents and their guests</i>						
<b>On or off sales</b>			<b>Current :</b>		<b>Proposed:</b>	
			On and Off		No variation applied for	
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Licensable Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
<b>Monday</b>	07:00	03:00	No variation applied for		All other areas not mentioned above	No variation applied for
<b>Tuesday</b>	07:00	03:00				
<b>Wednesday</b>	07:00	03:00				
<b>Thursday</b>	07:00	03:00				
<b>Friday</b>	07:00	03:00				
<b>Saturday</b>	07:00	03:00				
<b>Sunday</b>	07:00	01:00				
<b>Seasonal variations:</b>	<b>Current:</b>				<b>Proposed:</b>	
	None				No variation applied for	
<b>Non-standard timings:</b>	<b>Current:</b>				<b>Proposed:</b>	
	None				No variation applied for	

<b>Hours premises are open to the public</b>						
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Premises Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
<b>Monday</b>	00:00	00:00	No variation applied for		All areas	No variation applied for
<b>Tuesday</b>	00:00	00:00				
<b>Wednesday</b>	00:00	00:00				
<b>Thursday</b>	00:00	00:00				
<b>Friday</b>	00:00	00:00				
<b>Saturday</b>	00:00	00:00				
<b>Sunday</b>	00:00	00:00				
<b>Seasonal variations:</b>	<b>Current:</b>				<b>Proposed:</b>	
	None				No variation applied for	
<b>Non-standard timings:</b>	<b>Current:</b>				<b>Proposed:</b>	
	None				No variation applied for	

<b>1-C Layout alteration</b>
No alterations applied for

<b>1-D Conditions being varied, added or removed</b>		
Amendments to condition 42 and 43 – see Appendix 4 Removal of condition 44		
<b>Adult entertainment:</b>	<b>Current position:</b>	<b>Proposed position:</b>
	None	No variation applied for

## 2. Representations

2-A Responsible Authorities	
<b>Responsible Authority:</b>	Metropolitan Police Service
<b>Representative:</b>	PC Reaz Guerra
<b>Received:</b>	29 <sup>th</sup> February 2016
<p>With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, will be objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives.</p> <p>The venue is situated in the West End Stress Area, a locality where there is traditionally high crime and disorder. We have concerns that this application will cause further policing problems in an already demanding area.</p> <p>An officer from this unit will be in contact with you shortly to discuss the application. However it is for the applicant to prove that this application will not add to the cumulative impact problems already experienced in this area.</p> <p>It is for these reasons that we are objecting to the application.</p>	
<b>Responsible Authority:</b>	Environmental Health Service
<b>Representative:</b>	Anil Drayan
<b>Received:</b>	19 <sup>th</sup> February 2016
<p>I refer to the variation application of the Premises Licence for the above premises which is located in the West End Cumulative Impact Area.</p> <p><b>The applicant is seeking the following:</b></p> <ol style="list-style-type: none"><li>1. To remove condition 42</li><li>2. To remove condition 43</li><li>3. To amend condition 44</li></ol> <p><b>I wish to make the following representations:</b></p> <ol style="list-style-type: none"><li>1. The removal of condition 42 may lead to an increase in Public Nuisance in the West End Cumulative Impact Area</li><li>2. The removal of condition 43 may lead to an increase in Public Nuisance in the West End Cumulative Impact Area</li><li>3. The proposed amendment of condition 44 may lead to an increase in Public Nuisance in the West End Cumulative Impact Area</li></ol> <p>No additional conditions have been offered in mitigation. The applicant is advised to contact the undersigned to arrange a site visit to discuss the reasons for the application after which Environmental Health may propose additional conditions.</p>	

2-B Other Persons			
<b>Name:</b>		Steve Chambers	
<b>Address and/or Residents Association:</b>		The Soho Society St Annes Tower 55 Dean Street London W1D 6AF	
<b>Status:</b>	Pending	<b>In support or opposed:</b>	Opposed
<b>Received:</b>			
<p>The conditions that currently apply to this venue are intended to protect residential amenity and their removal is objected to. The premises has existing permission for licensable activities, including sale of alcohol until 3 am and it is reasonable that there should be no loudspeakers in the balcony area, that doors remain closed after 24:00 and drinks cannot be taken outside after 00:00. The exterior noise will also be an attraction to people in the area, thereby causing dispersal problems late at night. Removal of these conditions to a licensed premises in the West End Cumulative Impact Area will cause a loss of residential amenity and as such is not in line with the licensing objectives of Westminster City Council.</p>			

### 3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
<b>Policy HRS1 applies:</b>	<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>
<b>Policy PB2 applies:</b>	It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas other than applications to vary hours within the Core Hours under Policy HRS1.
<b>Policy MD2 applies:</b>	It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas, other than applications to vary hours within the Core Hours, under Policy HRS1.
<b>Policy HOT1 applies:</b>	<p>Subject to the effect on the promotion of the licensing objectives and other relevant policies in this Statement, premises licences for hotels will generally be granted so that:</p> <p>(a) Alcohol is permitted to be sold at any time to people staying in hotel rooms for consumption on the premises.</p> <p>(b) The hours of serving of alcohol to the general public will be subject to conditions limiting the sale of alcohol after a specified time to those attending pre-booked events held at the hotel,</p> <p>(c) The exhibition of film, in the form of recordings or non-broadcast television programmes to be viewed in hotel bedrooms, will generally be permitted.</p>

#### 4. Appendices

<b>Appendix 1</b>	Premises plans
<b>Appendix 2</b>	Applicant supporting documents
<b>Appendix 3</b>	Premises history
<b>Appendix 4</b>	Proposed conditions
<b>Appendix 5</b>	Residential map and list of premises in the vicinity <b><i>Note: at the time of publishing this report the mapping system was unavailable. This Appendix shall be provided as a separate document.</i></b>

<b>Report author:</b>	Mrs Sumeet Anand-Patel Senior Licensing Officer
<b>Contact:</b>	Telephone: 020 7641 2737 Email: sanandpatel@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 <sup>th</sup> January 2016
3	Amended Guidance issued under section 182 of the Licensing Act 2003	March 2015

# APPENDIX 1

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15 Abchurch Lane, London, EC4A 3DF  
Tel: +44 (0)20 7460 8300  
Fax: +44 (0)20 7460 8301  
www.dchipperfield.com

Project: **869**

Client: **CAF Royal**

Architect: **Alfred Greip**

Proposed Upper Building: **BSR\_01\_1**

Scale: 1:500

Date: 15/03/2025

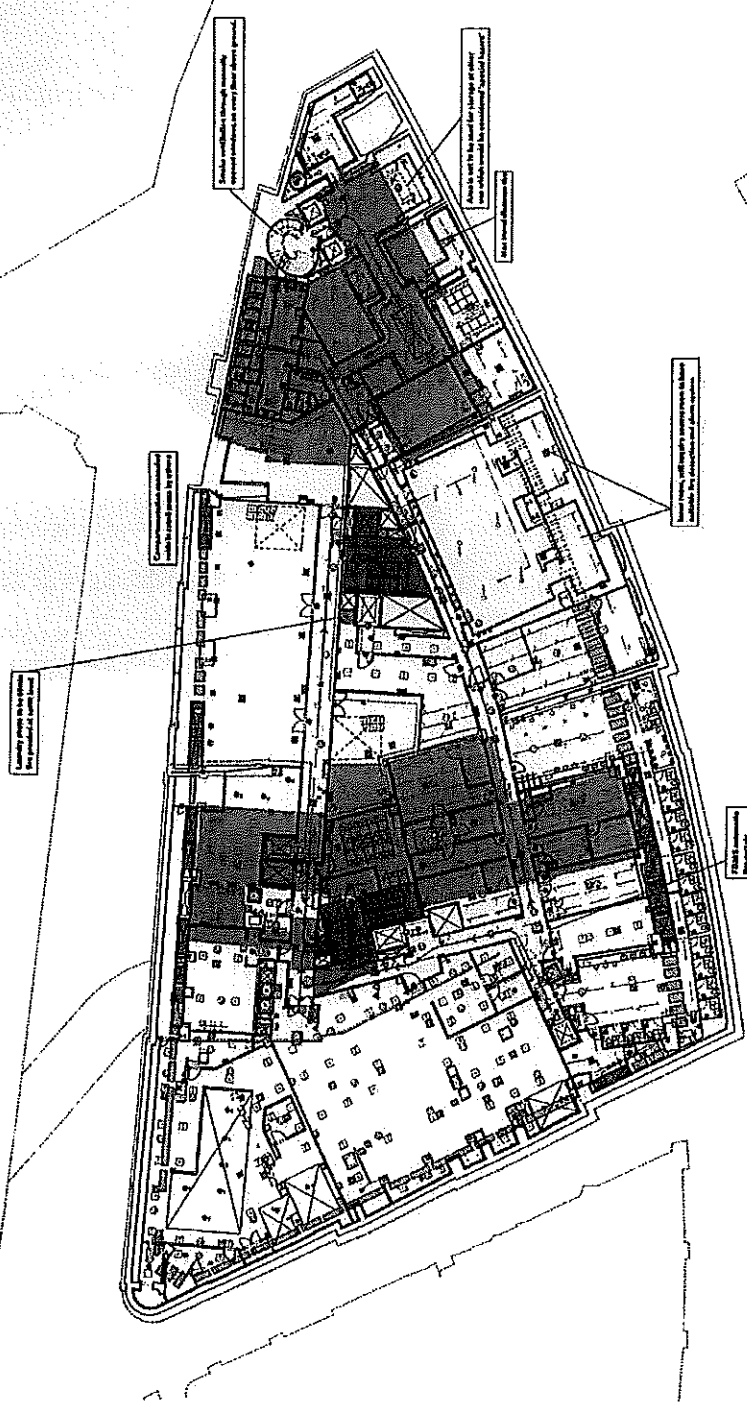
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BSR\_01\_1  
Proposed Upper Building  
Scale: 1:500  
Date: 15/03/2025  
Author: BSJ/M  
Check: MK/SL/AJG



This drawing is marked  
for illustration only indicative  
of layouts only

Not to scale  
This drawing is for information only and does not constitute a contract. It is subject to change without notice. The client is responsible for the accuracy of the information provided.

-  Public area
  -  Public toilets
  -  External
  -  Staff area
  -  Staff toilets
  -  Main alcohol storage
  -  Spa
  -  Spa toilets
  -  Restaurant area
- Areas where licensed  
activities are permitted

-  Areas to which licensable  
activities are restricted  
as per premises licence
-  Areas referred to in the  
conditions attached to  
the premises licence

Area	Code	Room	Area
01	10	101	Reception
02	10	102	Staff
03	10	103	Spa
04	10	104	Spa Toilets
05	10	105	Public Toilets
06	10	106	Main Alcohol Storage
07	10	107	Restaurant
08	10	108	Bar
09	10	109	Bar Toilets
10	10	110	Bar
11	10	111	Bar
12	10	112	Bar
13	10	113	Bar
14	10	114	Bar
15	10	115	Bar
16	10	116	Bar
17	10	117	Bar
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26	10	126	Bar
27	10	127	Bar
28	10	128	Bar
29	10	129	Bar
30	10	130	Bar
31	10	131	Bar
32	10	132	Bar
33	10	133	Bar
34	10	134	Bar
35	10	135	Bar
36	10	136	Bar
37	10	137	Bar
38	10	138	Bar
39	10	139	Bar
40	10	140	Bar
41	10	141	Bar
42	10	142	Bar
43	10	143	Bar
44	10	144	Bar
45	10	145	Bar
46	10	146	Bar
47	10	147	Bar
48	10	148	Bar
49	10	149	Bar
50	10	150	Bar



David Chipperfield Architects

David Chipperfield Architects  
150 Piccadilly  
London W1P 0QU  
Tel: +44 (0)20 7522 3300  
www.dca.com

Project No: 869  
Client: Café Royal  
Architect: Alroy Group

Permitted Use: 869\_06\_00  
Planning Application No: 869\_06\_00

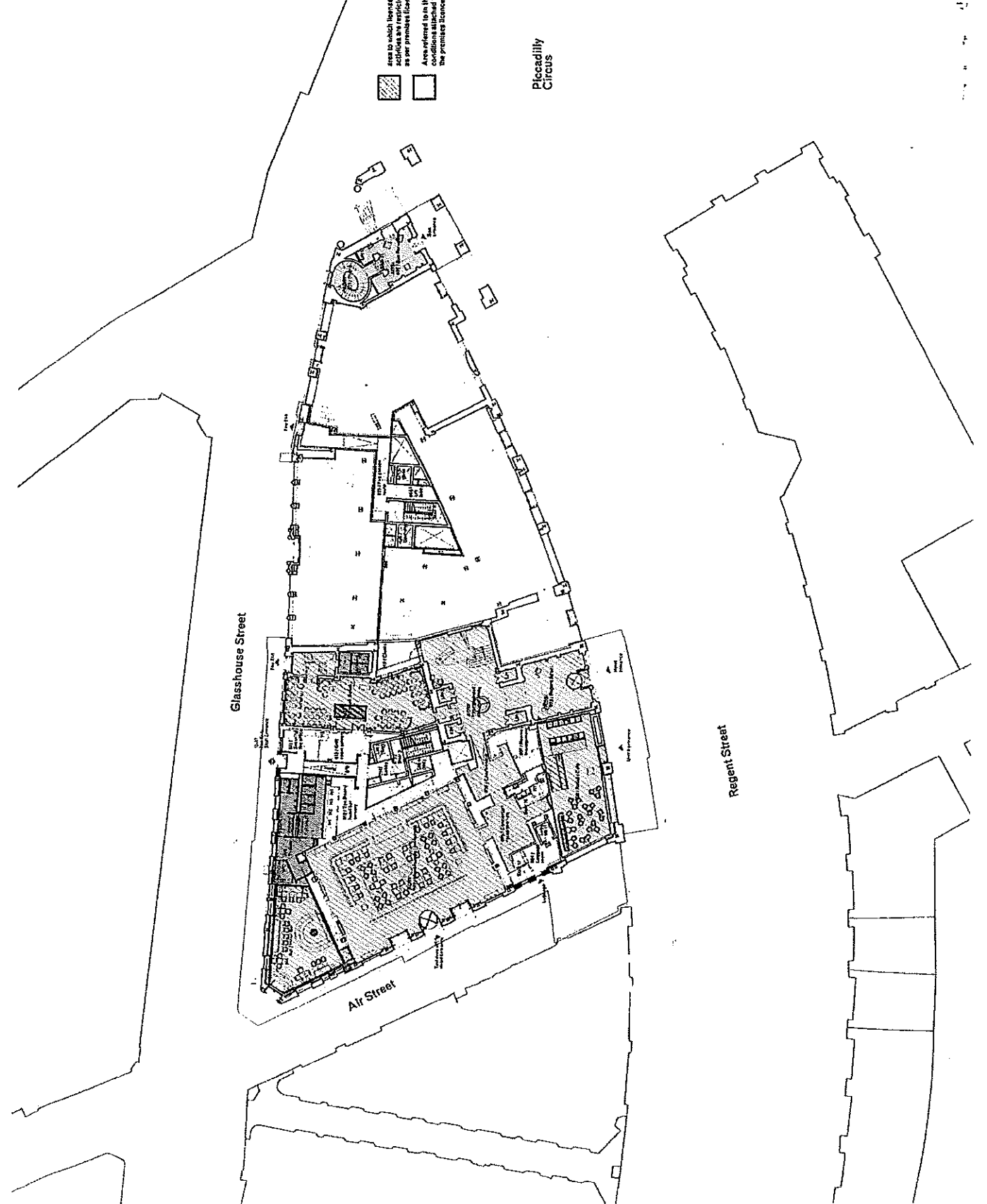
Date: 12/10/11  
Scale: 1:500  
Drawing No: CP/RS/11/001/01  
Drawn: RVS, JKL, AJP  
Checked: CP/RS/11/001/01

Glasshouse Street

Air Street

Piccadilly  
Circus

Regent Street



This drawing is marked for use only (indicative of layout only)

- Public area
- Public toilets
- External
- Staff area
- Staff toilet
- Main access ramps
- Sea
- Sea toilets
- Guestroom area

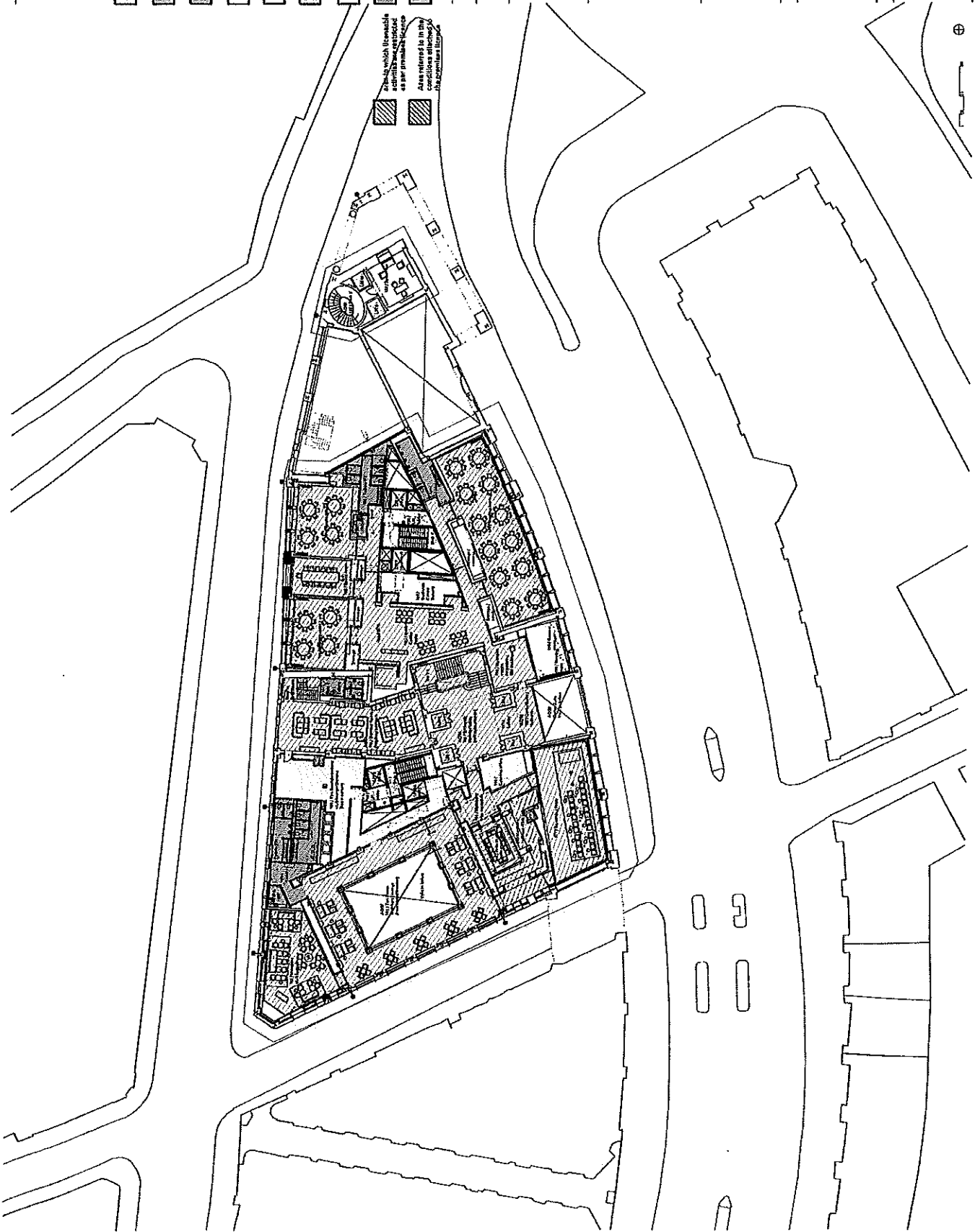
Area where licensed activities is provided

Scale	1:100
North	North
Project Name	869
Client	Alfrey Group
Architect	David Chipperfield Architects
Date	10/10/2012
Drawn by	MBR/AA
Checked by	MBR/AA
Project No.	02-00-00-00-00-00



David Chipperfield Architects

Project Name	869
Client	Alfrey Group
Architect	David Chipperfield Architects
Date	10/10/2012
Drawn by	MBR/AA
Checked by	MBR/AA
Project No.	02-00-00-00-00-00



Areas in which licensed activities are permitted as per premises licence

Areas referred to in the conditions attached to the premises licence



This drawing is marked for illustration only. Indictive of layouts only.

Please refer to the attached drawings for details of construction and materials. All dimensions are approximate and subject to change without notice.

- Public area
- Public toilets
- External
- Staff area
- Staff toilets
- Main alcohol storage
- Spa
- Spa toilets
- Guestroom lift
- Area where licensed activities are provided

No.	Description	Area	Volume	Value
1	Public area	25	100	100
2	Public toilets	10	10	10
3	External	5	5	5
4	Staff area	15	15	15
5	Staff toilets	5	5	5
6	Main alcohol storage	10	10	10
7	Spa	10	10	10
8	Spa toilets	5	5	5
9	Guestroom lift	5	5	5
10	Area where licensed activities are provided	10	10	10



David Chipperfield Architects

Project: **Calix Royal**  
Reference: **888**

Client: **Alroy Group**

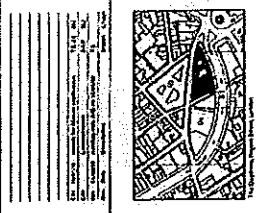
Project type: **Urban / Mixed Use / High Density / Mixed Use**  
Project number: **888\_02**

Drawn: **10/08/2017**  
By: **JPC/RS/B/TJS**  
Checked: **AP**  
Date: **10/08/2017**



These drawings are for the use of the architect only. They are not to be used for construction purposes. All dimensions shall be taken from the finished work. The architect shall be responsible for the accuracy of the information provided. The architect shall be responsible for the accuracy of the information provided. The architect shall be responsible for the accuracy of the information provided.

- 1. Fire alarm pull station
- 2. Fire alarm control panel
- 3. Fire alarm bell
- 4. Fire alarm horn
- 5. Fire alarm strobe
- 6. Fire alarm speaker
- 7. Fire alarm microphone
- 8. Fire alarm siren
- 9. Fire alarm bell
- 10. Fire alarm horn
- 11. Fire alarm strobe
- 12. Fire alarm speaker
- 13. Fire alarm microphone
- 14. Fire alarm siren
- 15. Fire alarm bell
- 16. Fire alarm horn
- 17. Fire alarm strobe
- 18. Fire alarm speaker
- 19. Fire alarm microphone
- 20. Fire alarm siren

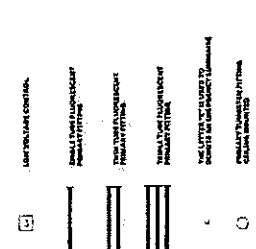


David Chipperfield Architects

Project Name: 869  
 Client: City of London  
 Architect: David Chipperfield Architects  
 Date: 08/09/10

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- 1. Fire alarm pull station
- 2. Fire alarm control panel
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- 8. Fire alarm siren
- 9. Fire alarm bell
- 10. Fire alarm horn
- 11. Fire alarm strobe
- 12. Fire alarm speaker
- 13. Fire alarm microphone
- 14. Fire alarm siren
- 15. Fire alarm bell
- 16. Fire alarm horn
- 17. Fire alarm strobe
- 18. Fire alarm speaker
- 19. Fire alarm microphone
- 20. Fire alarm siren

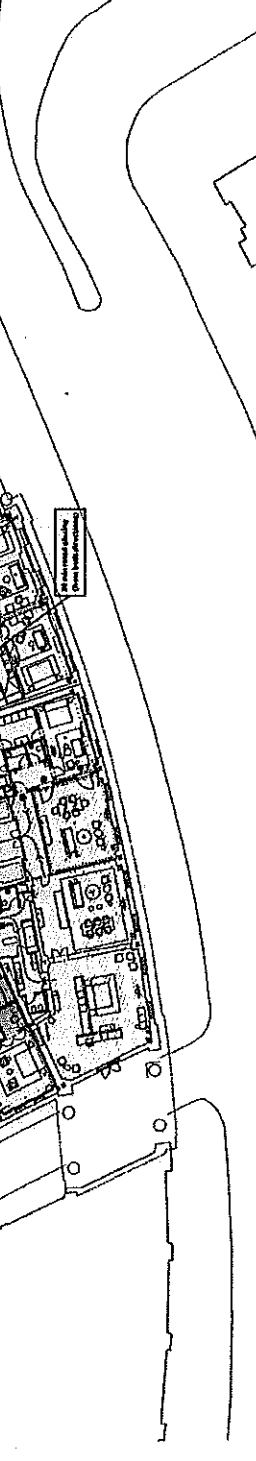


David Chipperfield Architects

Project Name: 869  
 Client: City of London  
 Architect: David Chipperfield Architects  
 Date: 08/09/10

These drawings are for the use of the architect only. They are not to be used for construction purposes. All dimensions shall be taken from the finished work. The architect shall be responsible for the accuracy of the information provided. The architect shall be responsible for the accuracy of the information provided. The architect shall be responsible for the accuracy of the information provided.





















- 1. Fire alarm pull station
- 2. Fire alarm control panel
- 3. Fire alarm bell
- 4. Fire alarm horn
- 5. Fire alarm strobe
- 6. Fire alarm speaker
- 7. Fire alarm microphone
- 8. Fire alarm siren
- 9. Fire alarm bell
- 10. Fire alarm horn
- 11. Fire alarm strobe
- 12. Fire alarm speaker
- 13. Fire alarm microphone
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- 18. Fire alarm speaker
- 19. Fire alarm microphone
- 20. Fire alarm siren

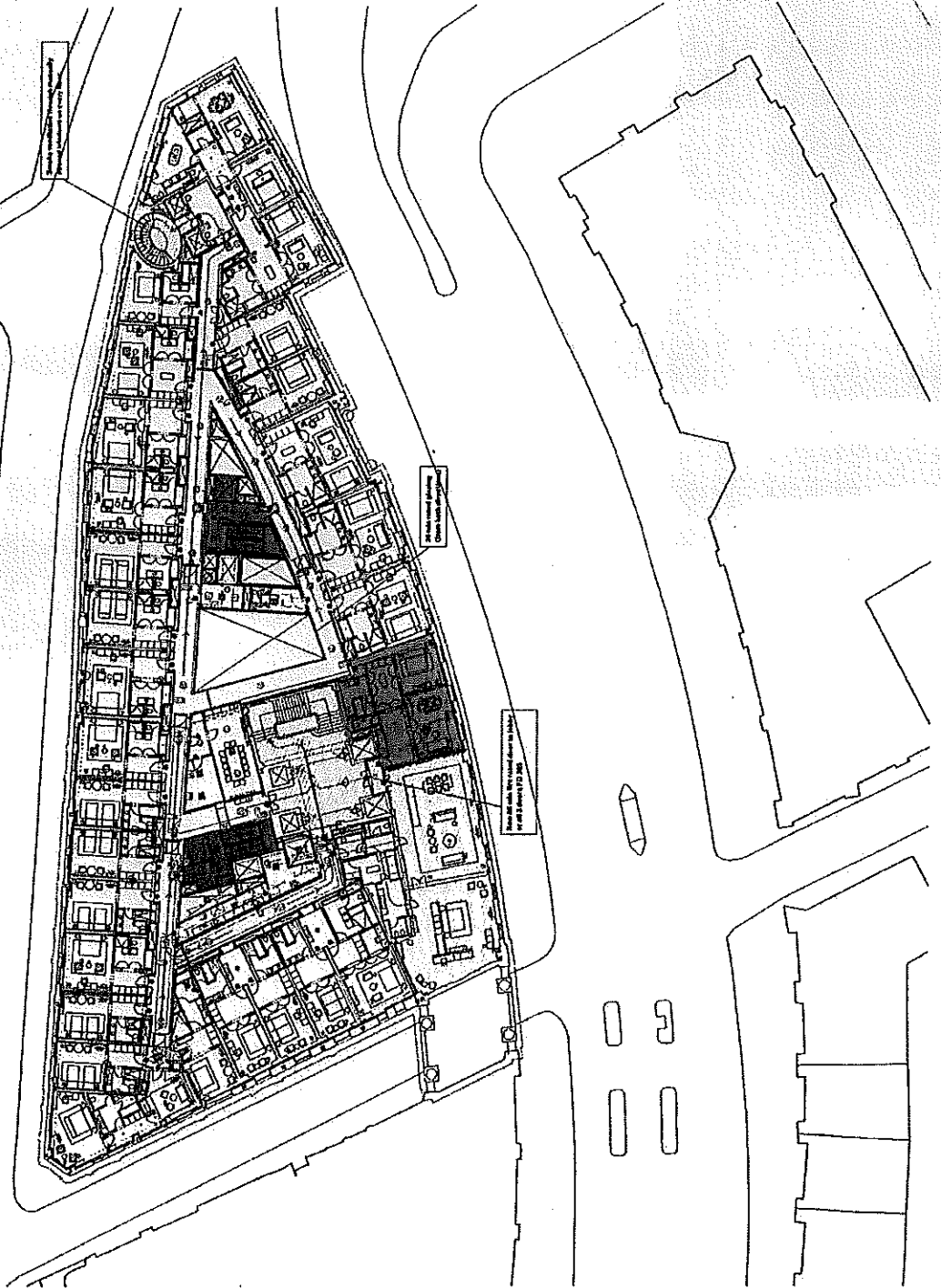


David Chipperfield Architects

Project Name: 869  
 Client: City of London  
 Architect: David Chipperfield Architects  
 Date: 08/09/10





















The following notes apply to the drawings:  
 1. All dimensions are to be taken from the center line of the structure unless otherwise noted.  
 2. All elevations are to be taken from the finished ground level unless otherwise noted.  
 3. All materials and workmanship shall conform to the specifications and standards of the American Institute of Steel Construction, Inc. (AISC) and the American Institute of Mechanical Engineers (AIME).  
 4. All steel members shall be painted with a minimum of two coats of a high quality, zinc-rich primer.  
 5. All steel members shall be protected from corrosion by the application of a high quality, zinc-rich primer.  
 6. All steel members shall be protected from corrosion by the application of a high quality, zinc-rich primer.  
 7. All steel members shall be protected from corrosion by the application of a high quality, zinc-rich primer.  
 8. All steel members shall be protected from corrosion by the application of a high quality, zinc-rich primer.  
 9. All steel members shall be protected from corrosion by the application of a high quality, zinc-rich primer.  
 10. All steel members shall be protected from corrosion by the application of a high quality, zinc-rich primer.

-  PRIMARY STRUCTURE
-  SECONDARY STRUCTURE
-  TIES
-  CONNECTIONS
-  STAIRS
-  ELEVATION
-  SECTION
-  FOUNDATION
-  WALL
-  WINDOW
-  DOOR
-  PARTITION
-  CEILING
-  FLOOR
-  ROOF
-  MECHANICAL
-  ELECTRICAL
-  PLUMBING
-  FIRE PROTECTION
-  OTHER



\*All drawings and notes are subject to change without notice.

The following notes apply to the drawings:  
 1. All dimensions are to be taken from the center line of the structure unless otherwise noted.  
 2. All elevations are to be taken from the finished ground level unless otherwise noted.  
 3. All materials and workmanship shall conform to the specifications and standards of the American Institute of Steel Construction, Inc. (AISC) and the American Institute of Mechanical Engineers (AIME).  
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-  PRIMARY STRUCTURE
-  SECONDARY STRUCTURE
-  TIES
-  CONNECTIONS
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-  MECHANICAL
-  ELECTRICAL
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-  OTHER



**David Chipperfield Architects**  
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 Chicago, IL 60610  
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 Fax: (312) 329-3301  
 Email: david@chipperfield.com  
 Website: www.chipperfield.com

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**Client:** Royal  
**Project No.:** 889  
**Date:** 2004  
**Architect:** David Chipperfield Architects  
**Structural Engineer:** Aday Group

---

**Project Name:** 889  
**Project No.:** 889  
**Project Date:** 2004  
**Project Location:** Chicago, IL  
**Project Status:** 889





100% - 100% of the building construction  
 90% - 90% of the building construction  
 80% - 80% of the building construction  
 70% - 70% of the building construction  
 60% - 60% of the building construction  
 50% - 50% of the building construction  
 40% - 40% of the building construction  
 30% - 30% of the building construction  
 20% - 20% of the building construction  
 10% - 10% of the building construction  
 0% - 0% of the building construction

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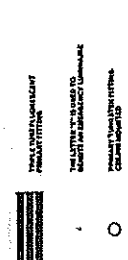
David Chipperfield Architects  
 100% of the building construction

Project: 869  
 Client: City of Reykjavik  
 Architect: Alvery Group

Project Name: 869  
 Project Number: 869\_45\_09  
 Project Location: Reykjavik, Iceland  
 Project Status: 0%

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 2. 90% of the building construction  
 3. 80% of the building construction  
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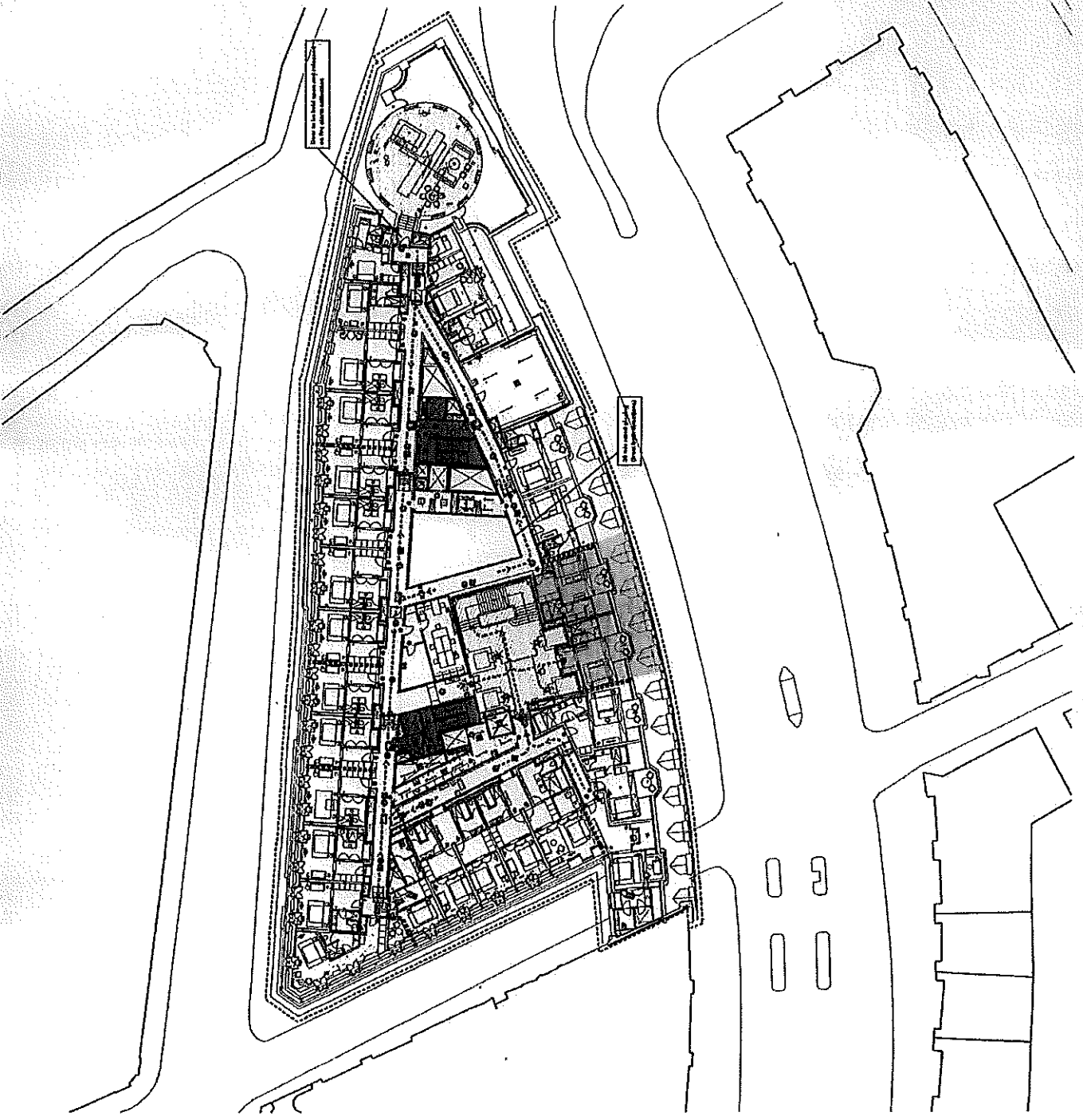
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David Chipperfield Architects  
 100% of the building construction

Project: 869  
 Client: City of Reykjavik  
 Architect: Alvery Group

Project Name: 869  
 Project Number: 869\_45\_09  
 Project Location: Reykjavik, Iceland  
 Project Status: 0%












1. 100% of the building construction  
 2. 90% of the building construction  
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 5. 60% of the building construction  
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 7. 40% of the building construction  
 8. 30% of the building construction  
 9. 20% of the building construction  
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 11. 0% of the building construction





This drawing is marked for illustration only indicative of layouts only

The drawing is an architectural rendering of the proposed building design. It is not a final construction document and should not be used for construction purposes.

-  Public area
-  Public toilets
-  External
-  Staff area
-  Staff toilets
-  Main alcohol storage
-  SPA
-  Spa toilets
-  Guestroom area

Area where licensed activities are provided



David Chipperfield Architects

Project Name: **869**

Client: **Altrav Group**

Project Number: **96\_1**

Project Name: **Upper Basement**

Date: **2009/01/23**

Scale: **1:500**

Author: **AP**

Checker: **869\_01\_01**

APPENDIX 2





Appendix 3

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
<b>New Application</b> 12/06396/LIPN	Application to permit regulated entertainment, sale of alcohol and late night refreshment	13.09.2012	Granted by Licensing Sub-Committee
<b>Variation Application</b> 12/08321/LIPV	Application to vary the conditions relating to entry of persons into the private dining room, lounge and bar on the first floor	23.10.2012	Granted under delegated authority
<b>DPS Application</b> 12/10298/LIPDPS	Application to vary the designated premises supervisor	11.02.2013	Granted under delegated authority
<b>Variation Application</b> 13/00650/LIPV	Application to vary the conditions relating to the 'Grill Room'	04.04.2013	Granted by Licensing Sub-Committee
<b>Variation Application</b> 13/05807/LIPV	Application to remove the restriction of tables and chairs to be provided outside the premises and allow them to be used on Glasshouse Street only	18.09.2013	Granted under delegated authority
<b>DPS Application</b> 14/03143/LIPDPS	Application to vary the designated premises supervisor	16.05.2014	Granted under delegated authority
<b>Variation Application</b> 15/00828/LIPV	Application to vary the hours permitted in the Grill and TEN rooms within the hotel.	16.04.2015	Granted by Licensing Sub-Committee
<b>Variation Application</b> 15/11836/LIPDPS	Application to vary the designated premises supervisor	01.03.2016	Granted under delegated authority
<b>Variation Application</b> 16/01324/LIPV	Current Application	Pending	

There is no appeal history



## Appendix 4

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

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

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

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

#### **Conditions: On Current Licence -**

##### **Mandatory:**

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

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

- (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
  - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
  - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either -
- (a) a holographic mark, or
  - (b) an ultraviolet feature.
7. The responsible person must ensure that -
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -
    - (i) beer or cider: ½ pint;
    - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
    - (iii) still wine in a glass: 125 ml;
  - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
  - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor. For premises with a club premises

certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

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

9. All persons guarding premises against unauthorised access or occupation or

against outbreaks of disorder or against damage (door supervisors) must be licensed by the Security Industry Authority.

10. Admission of children to the premises must be restricted in accordance with the film classification recommended by the British Board of Film Classification or recommended by this licensing authority as appropriate.

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

First Floor Private Bar/ Members Lounge, private dining/reading room

11. The provision of licensable activities shall be restricted to:
  - a) persons taking a table meal; or
  - b) persons attending pre-booked private events; a list of such events shall be kept for 31 days for inspection by the responsible authorities; or
  - c) residents and their guests or
  - d) members of the private members club (as defined in the document headed 'Café Royal Rules of Membership 2012' or such amended Rules as submitted to the Licensing Authority from time to time ) operating at the premises and their guests. No member to be allowed to bring more than four guests at any one time. There shall be a annual membership fee of at least £500 and a minimum period of 24 hours between nomination and acceptance to membership. Details of the membership register to be disclosed to the responsible authorities when requested or
  - e) bona fide guests of the management or proprietor, restricted to no more than 35 persons at any time; a legible record including the full names of all guests and the person inviting the bona fide guests will be recorded at the time and retained for a minimum of 28 days for inspection by the responsible authorities.

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

### Ten Room

12. The sale of alcohol within the Ground Floor Grill Room shall only be to persons
  - (a) taking a table meal, or
  - (b) persons attending a pre- booked or ticketed event, a list of such events shall be kept for 31 days for inspection by the responsible authorities, or
  - (c) residents and their bona fide guests, or
  - (d) persons served by waiter/waitress service whilst seated (with the exception of the hatched area as shown on the plan limited to a capacity of 10 persons) up to the hours of 01:00.

### Ground Floor Retail / Cafe

13. Save for the area hatched black on the plan, the sale of alcohol for consumption on the premises shall be by waiter / waitress service only and to persons seated.
14. Substantial food and non-intoxicating beverages, including drinking water, shall be available at all times in the bar where alcohol is sold or supplied.
15. Any sale of alcohol for consumption off the premises shall only be permitted in

sealed containers and only until 23:00.

16. The sale, exposure for sale, or display of alcohol shall be limited to the sales area cross hatched on the plans to be submitted.
17. The number of persons permitted in the retail/cafe shall be 70 persons (excluding staff).
18. No regulated entertainment shall be provided.

#### Ground Floor Hotel Bar

19. The sale of alcohol shall be by waiter/waitress or bar service only.
20. Substantial food and non-intoxicating beverages, including drinking water, shall be available at all times in the bar where alcohol is sold or supplied.
21. There shall be no access to the hotel bar from the corner of Glasshouse Street/ Air Street after 24:00 hours.
22. Regulated entertainment shall be restricted to recorded music only.
23. The number of persons permitted in the Hotel Bar shall be 90 persons (excluding staff).

#### Oscar Wilde Bar (Grill Room) / First Floor Domino Room

24. The sale of alcohol shall be by waiter/waitress service only and to persons seated (with the exception of the hatched area as shown on the plan limited to a capacity of 10 persons).
25. Substantial food and non-intoxicating beverages, including drinking water, shall be available at all times where alcohol is sold or supplied for consumption on the premises.
26. The number of persons permitted in the Oscar Wilde Bar shall be no more than 100 persons.

27. After 01:00 admission to the Oscar Wilde Bar from Glasshouse Street shall only be to:
  - a) Persons on a Guest List, a copy of which shall be kept for 31 days for inspection by the responsible authorities; or
  - b) Guests of the management, limited to no more than 20 persons at any time, a record of the authorising manager's name and names of such guests shall be kept for 31 days for inspection by the responsible authorities.
28. After 23:00 a minimum of 1 SIA door supervisor shall be on duty at each entrance to the Oscar Wilde Bar.
29. The number of persons permitted in the Oscar Wilde Bar and or Domino room shall be: Oscar Wilde Bar 100 persons, Domino Room 70 persons.
30. The sale of alcohol within the First Floor Domino Room shall only be to persons
  - a) taking a table meal, or
  - b) persons attending a pre-booked or ticketed event, a list of such events shall be kept for 31 days for inspection by the responsible authorities, or
  - c) residents and their bona fide guests.

#### First Floor Meeting Rooms 1, 2 & 3 and Board Room

31. The sale of alcohol shall only be to persons
  - (a) taking a table meal, or
  - (b) persons attending a pre-booked private event, a list of such events shall be kept for 31 days for inspection by the responsible authorities, or
  - (c) residents and their bona fide guests.
32. The number of persons permitted in Meeting Room 1, 2, 3 and the Boardroom shall not exceed 430 persons.

#### First Floor Private Bar, Members Lounge, private dining/reading room

33. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
34. The sale of alcohol shall be by waiter/waitress service only.
35. The number of persons permitted shall be: Private Bar 80 persons, Private Lounge 80 persons, Private dining/reading room 15 persons.

#### First Floor Screening Room

36. The provision of licensable activities shall be restricted to:
  - (a) Persons taking a table meal; or
  - (b) Persons attending pre-booked or ticketed events; a list of such events shall be kept for 31 days for inspection by the responsible authorities; or
  - (c) Residents and their guests.
37. Substantial food and non-intoxicating beverages, including drinking water, shall be available at all times in the bar where alcohol is sold or supplied.

38. The number of persons permitted in the Screening room shall be 150 persons.

Second Floor Pompadour Suite

39. The supply of alcohol within the Pompadour Suite shall only be to persons

- (a) taking a table meal, or
- (b) persons attending pre- booked or ticketed events, a list of such events shall be kept for 31 days for inspection by the responsible authorities, or
- (c) residents and their bona fide guests.

40. The number of persons permitted in the Pompadour Suite shall be 250 persons.

41. There shall be no Regulated Entertainment provided to the External Balcony area.

42. *There shall be no loudspeakers provided to the External Balcony area.*

43. *All doors to the external balcony area shall be kept closed after 24:00 hours except for immediate access and egress.*

***The applicant is seeking to remove conditions 42 and 43 above. EH have no objection to the removal of condition 42.***

44. *No drinks shall be permitted in the external balcony area after 24:00 hours.*

***The applicant is seeking to amend the above condition to read:***

*No drinks shall be permitted in the external balcony area after 03:00 hours*

***Note: Please refer to the conditions consistent with the operating schedule for further conditions proposed by the applicant.***

Spa

45. The sale of alcohol shall be by waiter/waitress service only save for in the café as shown on the plan.

46. There shall be no glass vessels permitted within the Spa save for in the café as shown on the plan.

47. Regulated entertainment shall be restricted to recorded music

only. Whole Premises

48. The provision of licensable activities to members of the public shall be permitted from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

49. Patrons temporarily leaving the premises on the ground floor for the purposes of smoking shall not take any drinks of any kind with them outside the premises.

50. No goods including fuel delivered or collected by vehicles arriving at or departing from the premises shall be accepted or despatched if unloaded or loaded on the public highway. You may accept or dispatch such goods only if they are

unloaded or loaded within the curtilage of the building of the Quadrant 3 complex.

51. All tables and chairs shall be removed from the outside area at 23:00 each day
52. No loudspeakers shall be located in any external area.
53. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. 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. Recordings shall be made available immediately upon the request of Police or authorized officer throughout the preceding 31 day period.
54. 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 to the public.  
This staff member must be able to show a Police or authorized council officer recent data or footage with the absolute minimum of delay when requested.
55. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to nuisance.
56. There shall be no sales of hot food or hot drink for consumption off the premises after 23:00 hours.
57. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
58. No waste or recyclable materials, including bottles, shall be moved, removed or placed on the public highway between the hours of 23:00 and 0700.
59. There shall be at least one SIA licensed door supervisor at each of the entrances on Glasshouse Street/Air Street, Glasshouse Street, Air Street and Regent Street from 20:00 until the end of permitted hours.
60. Any special effects or mechanical installations shall be arranged and stored so as to minimize any risk to the safety of those using the premises. The following special effects will only be used on 10 days prior notice being given to the Licensing Authority where consent has not previously been given.
  - o Dry ice and cryogenic fog
  - o Smoke machines and fog generators
  - o Pyrotechnics including fire works
  - o Firearms
  - o Lasers
  - o Explosives and highly flammable substances
  - o Real flame
  - o Strobe lighting.
61. No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other persons any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is



increased or intended to be increased.

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

62. 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.
63. 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.
64. All exit doors shall be available at all material times without the use of a key, code, card or similar means.
65. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
66. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
67. Curtains and hangings shall be arranged so as not to obstruct emergency signs, fire extinguishers or other fire fighting equipment.
68. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing should be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes, other than foyers, entertainment areas or function rooms, should be non-combustible.
69. The certificates listed below shall be submitted to the Licensing Authority upon written request.
  - o Any emergency lighting battery or system
  - o Any electrical installation
  - o Any emergency warning system.
70. No entertainment, performance, service, or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Greater London Council (General Powers) Act 1986 (whether or not locally adopted), shall be provided.
71. The sale of alcohol shall be permitted between 0700 and 1000 Monday to Saturday and 0700 to 1200 Sundays to persons taking a table meal and as an ancillary to that meal.
72. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
73. 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, which will record the following:
  - (a) all crimes reported to the venue

- (b) all ejections of patrons
  - (c) any complaints received that relate to crime and disorder
  - (d) any incidents of disorder
  - (e) any faults in the CCTV system e.g. any refusal of the sale of alcohol
  - (f) any visit by a relevant authority or emergency service.
74. Save for those areas already authorised in the licence to permit recorded music, all other areas on the ground floor, first floor and spa shall be permitted at all times to provide recorded music.

**Conditions consistent with the operating schedule**

75. *Where there is regulated entertainment in the Pompadour Suite, all doors to the external balcony should be kept closed after midnight except for access and egress.*
76. *The second floor will be supervised by an SIA door supervisor when open.*
77. *The external balcony will be to be covered by CCTV.*
78. *The sale of alcohol on the external balcony shall be by waiter/waitress service.*
79. *The use of the external balcony after midnight shall only be open to:*
- *pre-booked functions, or*
  - *residents and their guests; or*
  - *persons on a guest list.*
80. *The number of persons shall not exceed 50 at any time, excluding staff.*
81. *There will also be a risk assessment to deal with the risk of falling glass*

***EH propose alternative wording to the applicant's conditions above:***

82. *When there is regulated entertainment in the Pompadour Suite, all doors to the external balcony shall be kept closed after midnight except for immediate access and egress.*
83. *The external balcony shall be supervised by an SIA door supervisor when open.*
84. *The external balcony will be covered by CCTV.*
85. *The supply of alcohol on the external balcony shall be by waiter/waitress service only.*
86. *The use of the external balcony after midnight shall only be open to:*
- (a) persons taking a table meal, or*
  - (b) persons attending pre- booked or ticketed events, a list of such events shall be kept for 31 days for inspection by the responsible authorities, or*
  - (c) residents and their bona fide guests.*
87. *The number of persons on the external balcony shall not exceed 50 at any one time, excluding staff.*

88. *The use of the external balcony shall only be after risk assessments have been carried with regard to the need for drinking vessels being polycarbonate only and preventing the risk of items falling or being thrown from the balcony.*