

Licensing Sub-Committee Report

Item No:	
Date:	26 May 2016
Licensing Ref No:	16/02659/LIPN - New Premises Licence
Title of Report:	Regent's University London Regents College Inner Circle Regents Park
Report of:	Director of Public Protection and Licensing
Wards involved:	Regent's Park
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Mr Nick Nelson Senior Licensing Officer
Contact details	Telephone: 020 7641 3431 Email: nnelson@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	10 March 2016		
Applicant:	Regent's University London		
Premises:	Regent's University London		
Premises address:	Regents College Inner Circle Regents Park London	Ward:	Regent's Park
		Cumulative Impact Area:	N/A
Premises description:	<p>The premises is a university offering education and recreational facilities for use by students, staff and those attending bona fide pre-booked private events, with various function/meeting rooms (Herringham Hall, Knapp Gallery & Tuke Common Room), cafe (Refectory & Deli) and Brasserie on the ground floor with three lawned outdoor areas and the Bedford's Bar in the basement. All rooms mentioned shown and edged red on the licensing plans to include the lawns (outdoor areas) on the site plan.</p>		
Premises licence history:	<p>Except for part of the Tuke Building basement, the premises as identified on the plans has not previously been licensed. Regent's University London holds another premises licence for Regent's College (15/11412/LIPDPS) which has been in force since at least conversion in 2005 which covers Tuke's Café in the basement of the Tuke building.</p>		
Applicant submissions:	<p>The premises already has the benefit of a Premises Licence but it appears that, on conversion, despite the fact that the Premises Licence alludes to a plan of the ground floor, that plan was not appended to the application, only that of the basement. The application therefore seeks to rectify the position. Therefore, all existing operating procedures and policies shall continue to apply at the premises.</p> <p>The premises are a secure site and access can only be obtained by students, staff and those attending private pre-booked events and functions. CCTV is in place and the university has 24 hour manned security. There is no public access to the campus – all entrances are controlled by card access and visitors via the main entrance.</p> <p>Outdoor events in the marquee(s) on the lawn(s) are duly managed so as to avoid any noise nuisance. However, there are very few residential dwellings in the area which are affected and the main outdoor events take place</p>		

	<p>during the summer period, such as a family fun day and a screenwriters event.</p> <p>Challenge 25 will be adopted by the catering contractors (Aramark Limited at present) at the site. Students must carry ID when on campus.</p>
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1-B Proposed licensable activities and hours							
Late Night Refreshment:				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	23:30	23:30	23:30	23:30	23:30	23:30	23:30
Seasonal variations:		None					
Non-standard timings:		None					

Sale by retail of alcohol				On or off sales or both:			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	12:00
End:	23:00	23:00	23:00	23:00	23:00	23:00	22:30
Seasonal variations:		None					
Non-standard timings:		None					

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

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health
Representative:	Miss Sally Thomas
Received:	1 April 2016

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

1. The Supply of Alcohol may have the likely effect of causing an increase in Public Nuisance in the area and may impact on Public Safety.

2. The provision of Late Night Refreshment may have the likely effect of causing an increase in Public Nuisance in the area.

The applicant has proposed conditions within the operating schedule which are being considered. Further conditions may be proposed by Environmental Health in order to help prevent Public Nuisance and protect Public Safety.

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

Environmental Health have proposed 14 conditions (see Appendix 4).

Responsible Authority:	Westminster Police Licensing Team
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Representative:	PC Bryan Lewis
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Received:	5 April 2016
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With reference to the above application I am writing to inform you that the Police, as a Responsible Authority, object to your application for a new Premises Licence as it is our belief that if granted the application may undermine the Licensing Objectives.

Our objections relate to the following:

- There are insufficient conditions proposed by the applicant.

2-B Other Persons

Name:	Mr Laurance Racke
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Address and/or Residents Association:	10 York Terrace West Regent's Park London NW1 4QA
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Received:	17 March 2016
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As a resident of the outer circle, we feel very strongly that were this licence to be granted it would impact adversely as there will no doubt be an increase in noise level. This would be extremely difficult to police. Our bedroom faces directly onto the college and would therefore anticipate disruption to sleep and therefore quality of life should this licence be granted.

3. Policy & Guidance

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

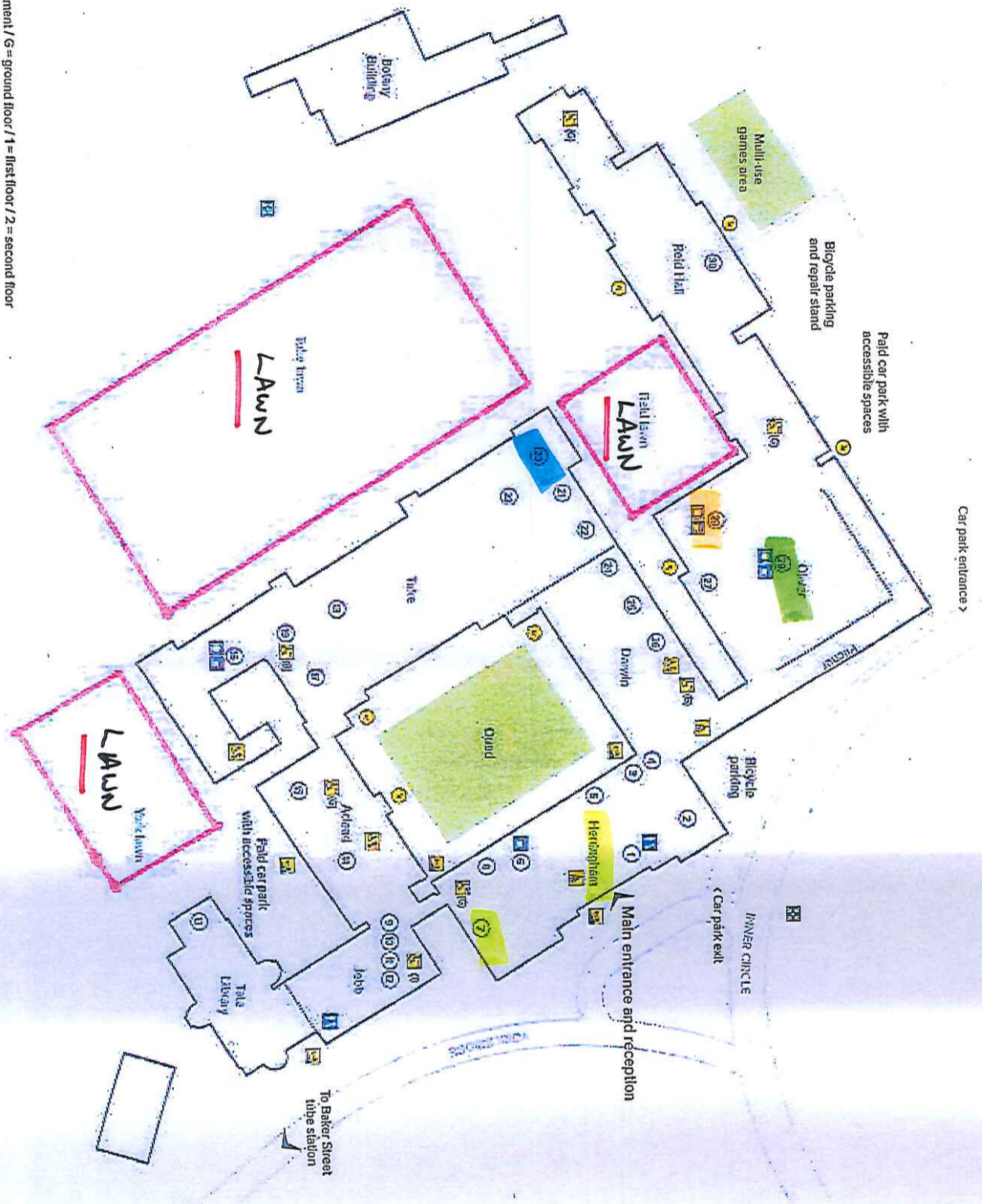
Policy PB1 applies	Applications will only be granted if it can be demonstrated that the proposal meets the relevant criteria in Policies CD1, PS1, PN1 and CH1.
Policy HRS1 applies	(i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being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

4. Appendices

Appendix 1	Premises plans
Appendix 2	Applicant supporting documents - None
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

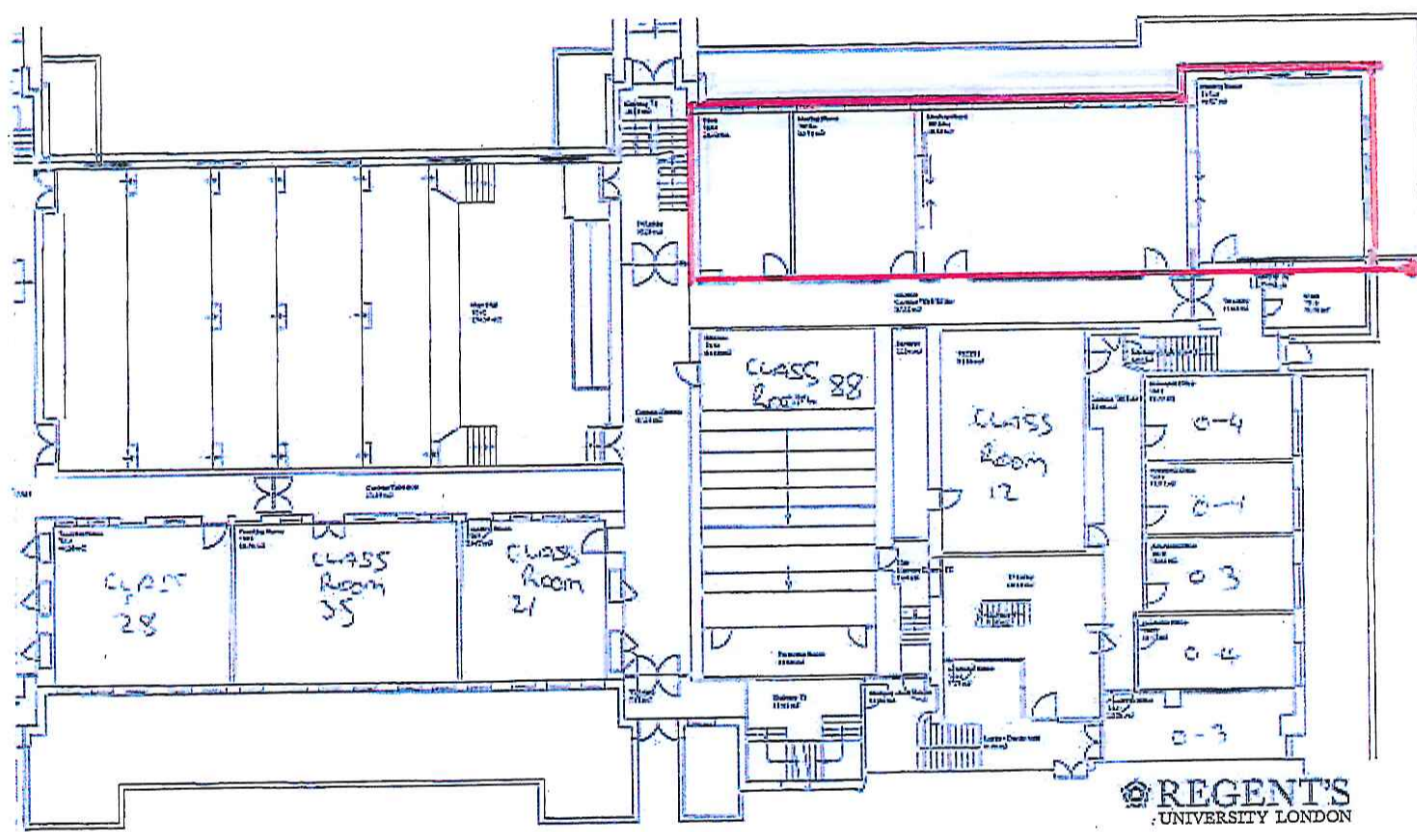
Report author:	Mr Nick Nelson Senior Licensing Officer
Contact:	Telephone: 020 7641 3431 Email: nnelson@westminster.gov.uk

B = basement / G = ground floor / 1 = first floor / 2 = second floor



- ① Level access
- ② Ramp access
- ③ Accessible lift
- ④ Accessible toilet
- ⑤ Platform lift
- ⑥ Narrow lift, may not be accessible to wheelchairs
- ⑦ Food outlet
- ⑧ Coffee shop
- ⑨ Emergency assembly point
- ⑩ Security office (G)
- ⑪ Herenghem Hall (G)
- ⑫ Student finance office (G)
- ⑬ Admissions - Business & Management (1)
- ⑭ Admissions - Humanities, Arts & Social Sciences (2)
- ⑮ Starbucks (G)
- ⑯ Knapp Gallery (G)
- ⑰ Alumni Relations (2)
- ⑱ IT centre (G)
- ⑲ Library and study areas (G; 1)
- ⑳ Careers & Business Relations (2)
- ㉑ International Partnerships Office (2)
- ㉒ Postgraduate study area (B)
- ㉓ Student Union (G)
- ㉔ Student Centre (G) - Accommodation, Disability Office, Immigration Advisory Service, Sports and fitness, Student Registry, Student Services
- ㉕ Bedford's Bar (B)
- ㉖ Student common room (G)
- ㉗ Tuke Hall lecture theatre (G)
- ㉘ Student lockers (B)
- ㉙ Tuke common room (G)
- ㉚ Media Services (B)
- ㉛ Thomson Reuters suite (G)
- ㉜ Tuke cinema (G)
- ㉝ TV studio (B)
- ㉞ Theatre studios (B)
- ㉟ Showers (B)
- ㊱ John Smith's Bookshop (G)
- ㊲ Refectory and deli (G)
- ㊳ Brasserie (G)
- ㊴ Halls of residence

TUKE COMMON ROOM



REGENT'S UNIVERSITY LONDON

Regent's University, One City Road, London EC1Y 3AX
 Tel: +44 (0)20 7323 8200 Fax: +44 (0)20 7323 8201

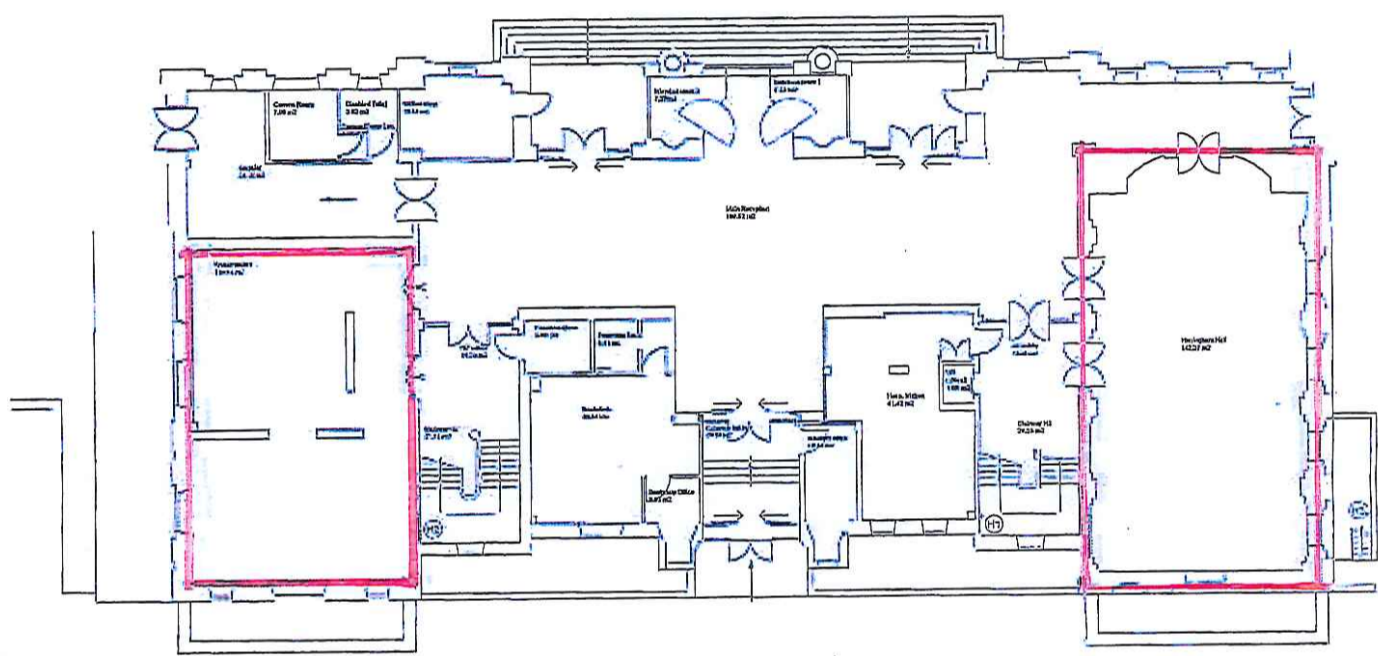
ESTATES DEPARTMENT
 RECORD DRAWING

Tuke Building (north)

Draw. No.	RD_T-G(north)	Rev.	1	Issue Date	11/10/2014	Scale	1:100	Author	WJ	Checker	WJ	Approved	WJ	Date	11/10/2014	Project No.	11100002	Sheet No.	1	Sheet Total	1
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HERRINGHAM HALL AND KWAPP GALLERY



REGENT'S UNIVERSITY LONDON

Regent's University, London, United Kingdom
 100 Brook Green, W6 0XZ London, UK
 020 7592 2000 www.regents.ac.uk

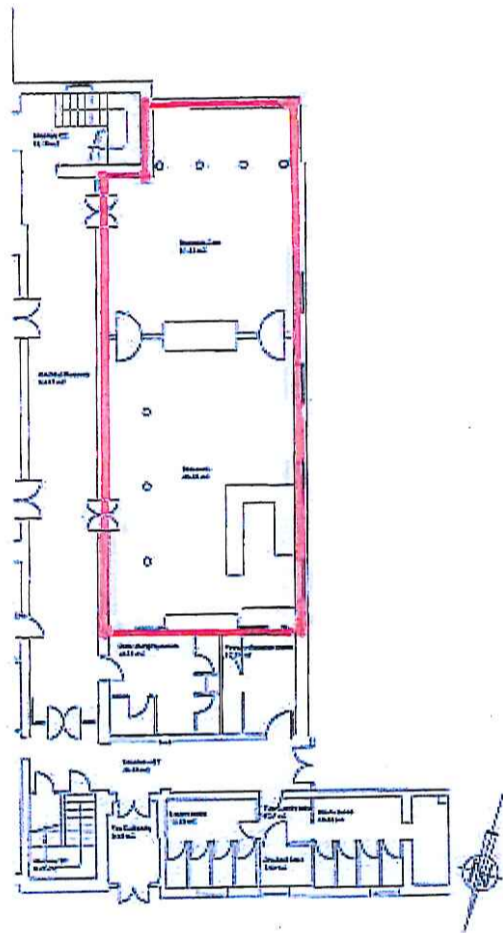
**ESTATES DEPARTMENT
 RECORD DRAWING**

Herringham Building

Drawn By	RD_HG	Checked	Approved	Date	26/02/2014	Floor No.	GROUND
Author	Editor	Checker	Approver	Date	26/02/2014	Floor	GROUND

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BRASSERIE



REGENT'S
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ESTATES DEPARTMENT
RECORD DRAWING
Oliver Building (east)

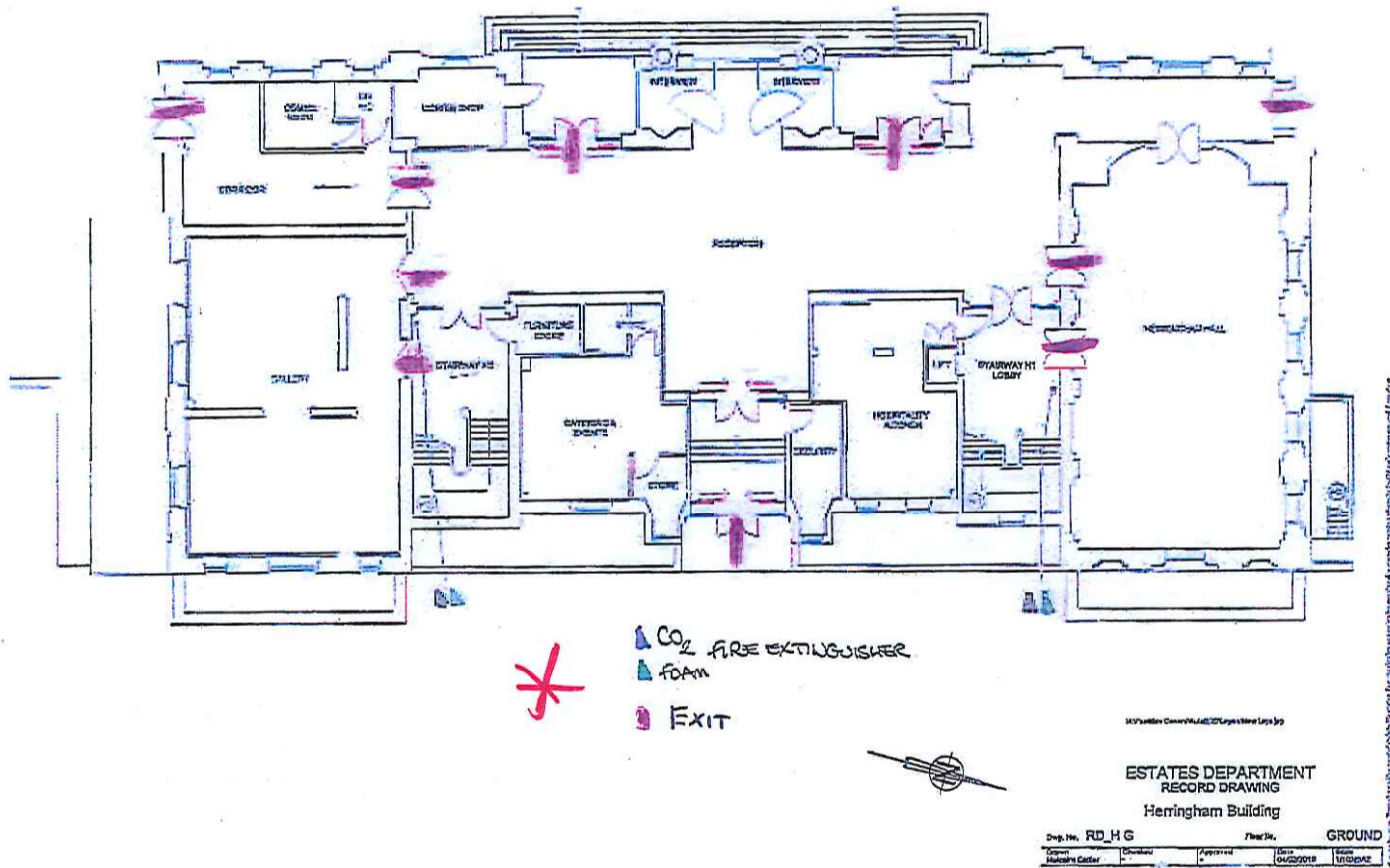
Dep. No. RD_O-G(east) Floor No. GROUND

1:1000

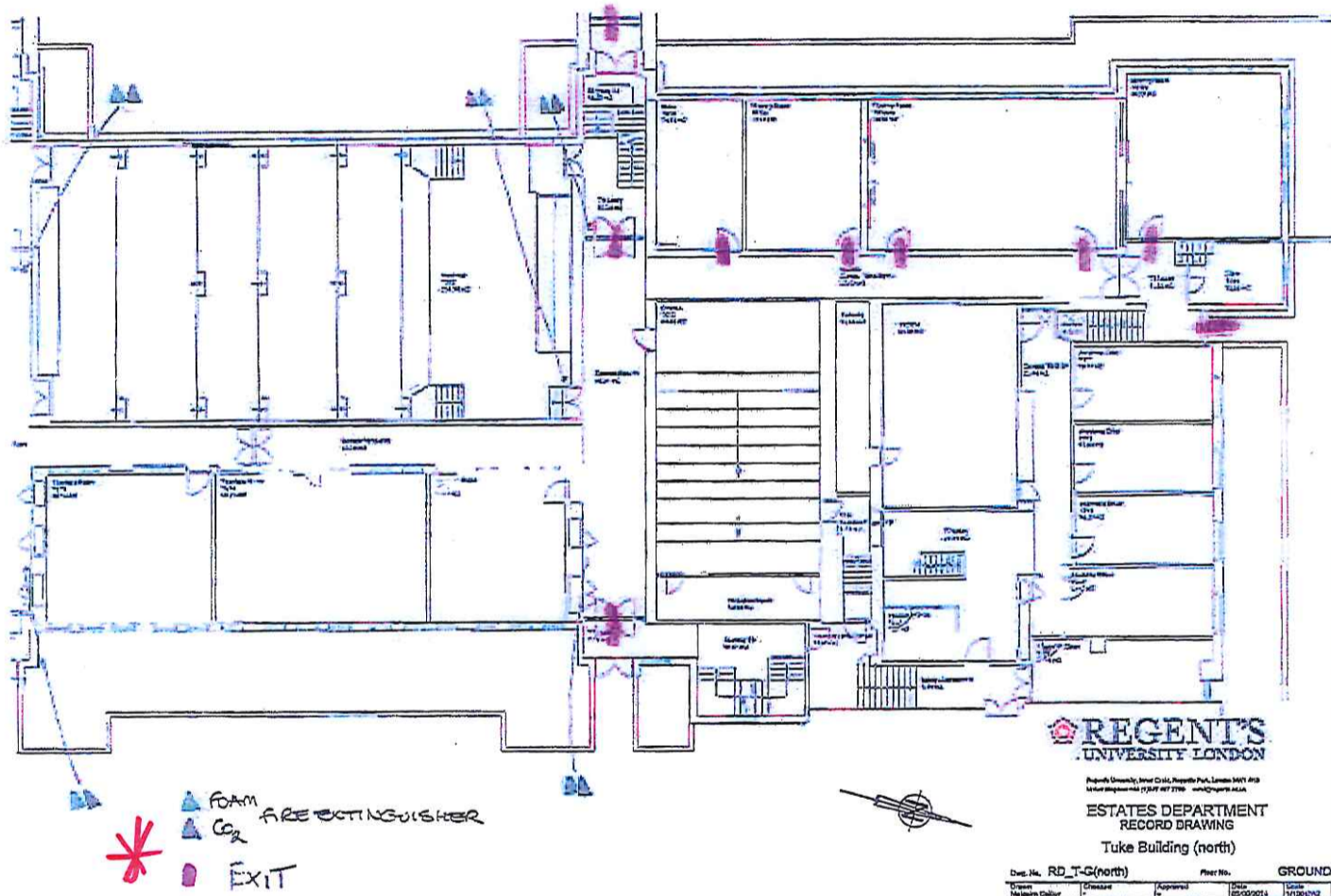
FIRE PLANS

Knapp Gallery






HERRINGHAM HALL

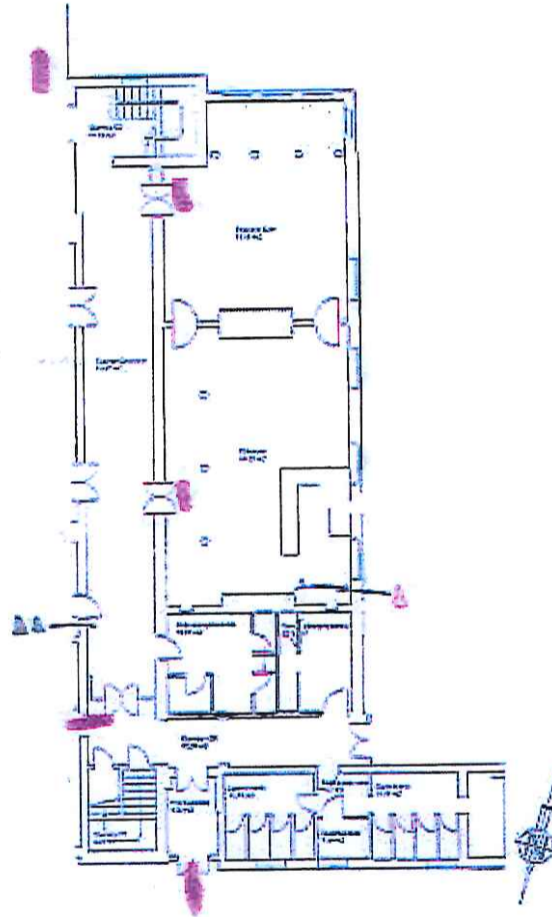


TUKE COMMON ROOM



BRASSELIE

-  *
-  FOAM FIRE EXTINGUISHER
-  CO₂ FIRE EXTINGUISHER
-  FIRE BLANKET
-  EXIT



REGENT'S
UNIVERSITY LONDON






Regent's University London, Regent's Park, London NW1 4AH
United Kingdom +44 (0)20 7593 2000 www.regents.ac.uk

ESTATES DEPARTMENT
RECORD DRAWING
Oliver Building (east)

Dep. No.	RD_O-G(east)	Plot No.	GROUND
Drawn	Victoria Carter	Checked	Approved
			Issue Date: 08/05/2014
			Issue No: 01/000002

REFECTORY



-  FIRE BLANKET
-  WET CHEMICAL FIRE-
-  CO₂ FIRE EXTINGUISHER
-  FOAM FIRE EXTINGUISHER
-  EXIT

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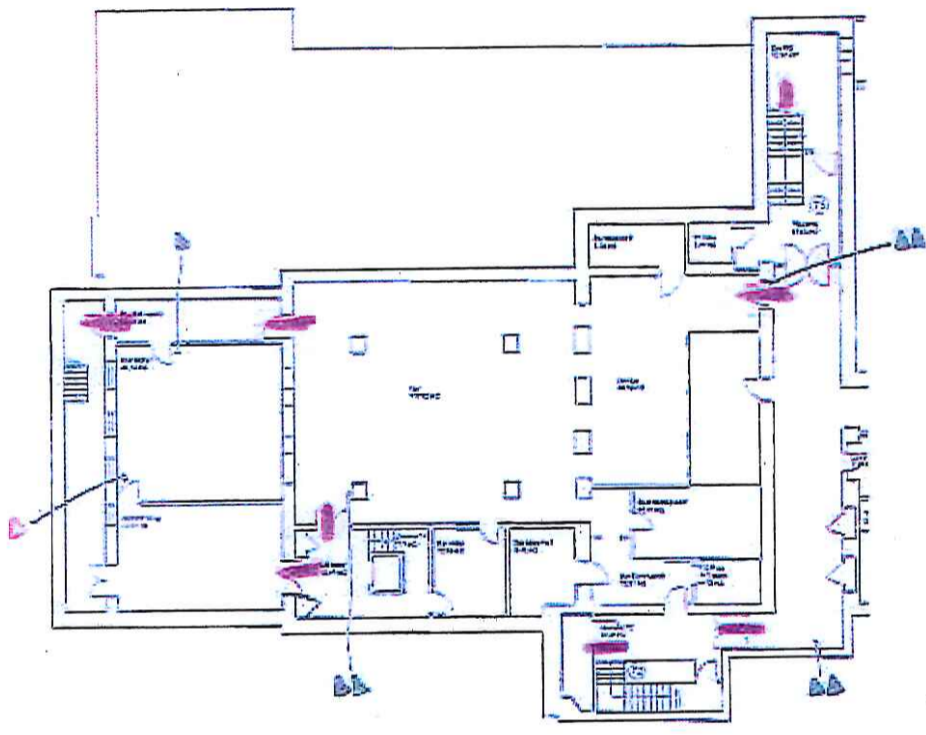
ESTATES DEPARTMENT
RECORD DRAWING
Oliver Building (west)

Draw No.	RD_O-G(west)	Plan No.	GROUND
Drawn		Checked	
Issue		Date	
Scale		Drawn	

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BENJON'S BAR

- ▲ CO₂ FIRE EXTINGUISHER
- ▲ FOAM FIRE EXTINGUISHER
- ▲ FIRE BLANKET
- EXIT



 **REGENT'S**
UNIVERSITY LONDON

Regent's University, One City, Regents Park, London N1Y 4NS
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ESTATES DEPARTMENT
RECORD DRAWING
Tuke Building (south)

Draw No.	RD_T-B(south)	Phase No.	BASEMENT
Scale		Author	
Revision		Checked	
Issue		Approved	

... information is provided for your reference and is not intended to be used as a substitute for professional advice.

Licence & Appeal History for 15/11412/LIPDPS

Application	Details of Application	Date Determined	Decision
Conversion application 05/10127/LIPC	Application to convert the Justices' On Licence under the Licensing Act 2003	04.10.2005	Granted under delegated authority
Vary DPS application 08/00494/LIPDPS	Application to vary the designated premises supervisor	04.03.2008	Granted under delegated authority
Vary DPS application 11/06256/LIPDPS	Application to vary the designated premises supervisor	11.08.2011	Granted under delegated authority
Vary DPS application 14/00307/LIPDPS	Application to vary the designated premises supervisor	10.02.2014	Granted under delegated authority
Vary DPS application 14/06588/LIPDPS	Application to vary the designated premises supervisor	05.09.2014	Granted under delegated authority
Vary DPS application 15/11412/LIPDPS	Application to vary the designated premises supervisor	12.01.2016	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.

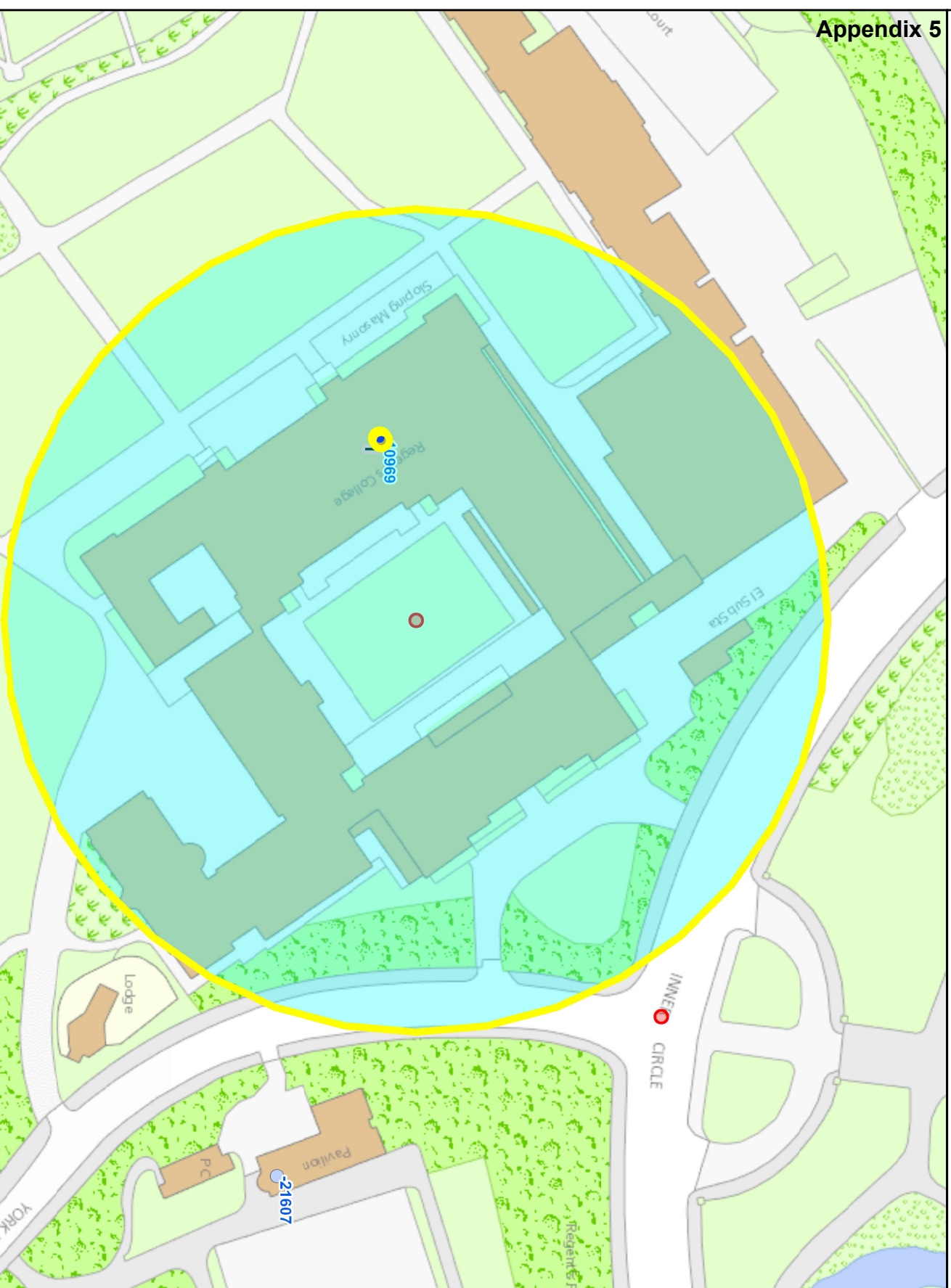
8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

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 proposed by the Environmental Health

9. The supply of alcohol shall only be to students or staff of the university or for those people attending a pre-booked private event.
10. There shall be no fixed bar at the premises in the following areas: Herringham Hall, Knapp Gallery, Tuke Common Room and outdoor areas.
11. The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a university.
12. 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.
13. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
14. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
15. The number of persons permitted any one time (excluding staff) shall not exceed the following number of persons: TBC
 - i. Herringham Hall
 - ii. Knapp Gallery
 - iii. Tuke Common Room
 - iv. Brasserie
 - v. Refectory
 - vi. Bedford's Bar
16. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
17. 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.
18. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
19. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
20. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
21. 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.
22. 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.



Residential / Proposed Residential	1
Under Construction	Not known
Other Uses	Not known
Proportion Residential of all Uses	Not known

Data Source: Uniform Database
Date: 18/05/2016

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10
Meters

Premises within 75 metres of: Regent's University London, Inner Circle

p / n	Name of Premises	Premises Address	Opening Hours
15/11412/LIPDPS	Regent's University London	Regents College Inner Circle Regents Park London NW1 4NS	Monday to Saturday 10:00 - 23:00 Sunday 12:00 - 22:30

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
4	Application form	10 March 2016
5	Representation – Environmental Health	1 April 2016
6	Representation – Police	5 April 2016
7	Representation – Mr Racke	17 March 2016
8	Premises licence for Tuke's Café, Tuke Building (15/11412/LIPDPS)	12 January 2016