

Licensing Sub-Committee Report

Item No:	
Date:	7 th July 2016
Licensing Ref No:	16/04563/LIPN - New Premises Licence
Title of Report:	Aviva 10-11 Great Newport Street London WC2H 7JA
Report of:	Director of Public Protection and Licensing
Wards involved:	St James's
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Mr Darren O'Leary Senior Licensing Officer
Contact details	Telephone: 02076417824 Email: doleary@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	5 May 2016		
Applicant:	Aviva Life & Pensions UK Limited		
Premises:	Aviva		
Premises address:	10-11 Great Newport Street London WC2H 7JA	Ward:	St James's
		Cumulative Impact Area:	West End
Premises description:	This premises is currently being converted, whereby the ground and basement floors will become a restaurant.		
Premises licence history:	None.		
Applicant submissions:	None.		

1-B Proposed licensable activities and hours							
Late Night Refreshment:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	None
End:	23:30	23:30	23:30	23:30	00:00	00:00	
Seasonal variations/ Non-standard timings:		Sundays immediately prior to bank holidays – 23:00 to 00:00 (Midnight)					

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:	23:30	23:30	23:30	23:30	00:00	00:00	22:30
Seasonal variations/ Non-standard timings:		Sundays immediately prior to bank holidays – 12:00 to 00:00 (Midnight)					

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	10:00
End:	00:00	00:00	00:00	00:00	00:30	00:30	23:00
Seasonal variations/ Non-standard timings:		Sundays immediately prior to bank holidays – 12:00 to 00:30					
Adult Entertainment:		None.					

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health
Representative:	Maxwell Owusu Koduah
Received:	24 th May 2016

I refer to the application for a New Premises Licence number for the above premises, which is located in the West End Cumulative Impact area.

This representation is based on plans of basement and ground floor of the premises by John Robertson Architects dated 18/02/2016 submitted with the operating schedule.

The applicant is seeking the following licensable activities:

1. Supply of Alcohol for consumption "On" and "Off" the premises at the following times:
Monday to Thursday: 10:00 – 23:30
Friday & Saturday: 10:00 - 00:00
Sunday: 12:00 – 22:30
Sundays immediately prior to bank holidays: 12:00 – 00:00
3. Provision of late night refreshment "Indoors" at the following times:
Monday to Thursday: 23:00 – 23:30
Friday & Saturday: 10:00 - 00:00
Sundays immediately prior to bank holidays: 12:00 – 00:00

I wish to make the following representation

The provision and hours requested for the Supply of Alcohol will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the West End Cumulative Impact area

The provision and hours requested for late night refreshment will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the West End Cumulative Impact area

Conditions have been offered in the operating schedule and these are under consideration.

The public toilet provisions shown on the plans will allow a maximum of 120 persons on the premises as per BS6465 Part 1 2006 Table 10.

The applicant is asked to contact the undersigned to arrange a site visit to assess the premises to ensure the premises is satisfactory and following this, additional conditions may be recommended by Environmental Health to support the licensing objectives Prevention of Public Nuisance and Public Safety.

The granting of the new premises licence as presented would have the likely effect of

causing an increase in Public Nuisance and may impact on Public Safety within the West End Cumulative Impact area.

Responsible Authority: Metropolitan Police

Representative: PC Michael Day

Received: 12th May 2016

With reference to the above application, I am writing to inform you that the Metropolitan Police, as a responsible authority, will be making a representation. It is our belief that if granted the application would undermine the Licensing Objectives.

The venue is situated within the West End Cumulative Impact Area, a locality where this is traditionally high crime and disorder. There are concerns that this application will cause further policing problems in an already demanding area and add to the Cumulative impact.

2-B Other Persons

Name: Mr Mark Gilkes

Address and/or Residents Association: 21 Sandringham Flats
Charing Cross Road
London
WC2H 0BJ

Received: 11th May 2016

I object to licences going to midnight on Friday and Saturday as this means the time for noisy people leaving the area extends well beyond midnight. The number of dwellings near this business and the way sound enters from the street and reverberates round the courtyard of my block means that Great Newport Street is not as appropriate for a late licence as, say, St. Martin's Lane or Charing Cross Road. 2300 seems late enough for me. Given that the noise from building work can start in the area at 0800 on a Saturday, a midnight licence on a Friday leaves a very small period for obtainable sleep. It should be noted too that we also have to endure the noise of bottles being put out for collection after midnight, and beer barrel deliveries being made prior to 0700. In effect the noise from licenced premises goes much later and starts much earlier than any hours granted on the licence.

3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
Policy CIP1 applies	<p>(i) It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas for: pubs and bars, fast food premises, and premises offering facilities for music and dancing; other than applications to vary hours within the Core Hours under Policy HRS1.</p> <p>(ii) Applications for other licensable activities in the Cumulative Impact Areas will be subject to other policies, and must demonstrate that they will not add to cumulative impact in the Cumulative Impact Areas.</p>
Policy HRS1 applies	<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 RNT2 applies	Applications will be granted subject to other policies in this Statement and subject to the relevant criteria in Policies CD1, PS1, PN1 and CH1, provided it can be demonstrated that they will not add to cumulative impact in the Cumulative Impact Areas.

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

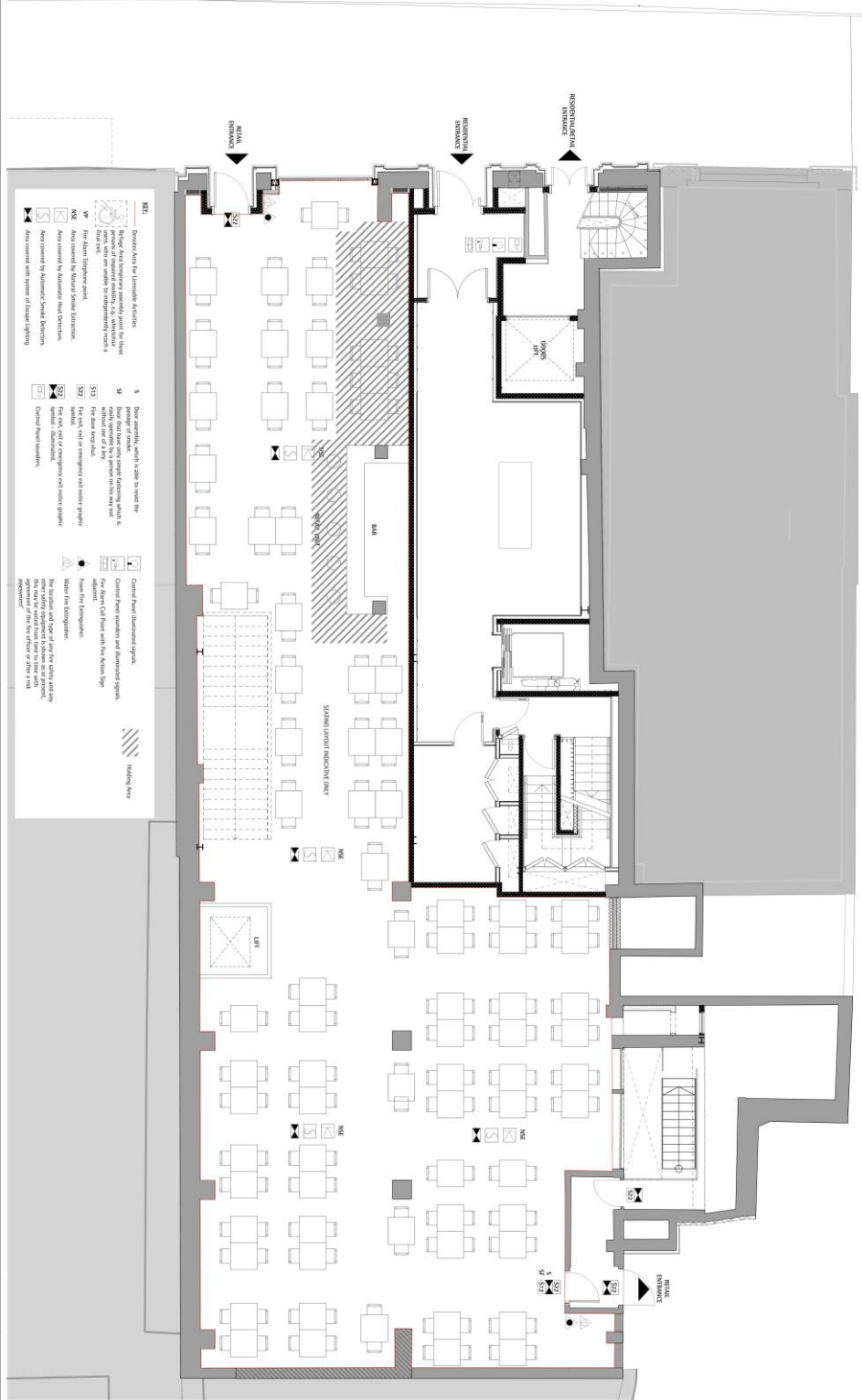
Report author:	Mr Darren O'Leary Senior Licensing Officer
Contact:	Telephone: 02076417824 Email: doleary@westminster.gov.uk

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
4	Application Form	5 th May 2016
5	Objection – EH	24 th May 2016
6	Objection – Metropolitan Police	16 th May 2016
7	Objection – Mr Mark Gilkes	11 th May 2016
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Ground Floor Plan



NOTES:

1. Refer to the 'GENERAL NOTES' section of the drawing set for further information.

2. The plan is intended to be used in conjunction with the 'GENERAL NOTES' section of the drawing set.

3. The plan is intended to be used in conjunction with the 'GENERAL NOTES' section of the drawing set.

4. The plan is intended to be used in conjunction with the 'GENERAL NOTES' section of the drawing set.

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19. The plan is intended to be used in conjunction with the 'GENERAL NOTES' section of the drawing set.

20. The plan is intended to be used in conjunction with the 'GENERAL NOTES' section of the drawing set.

John Robertson Architects
 117 Southside Street, London, SE1 1TA
 Telephone: 020 7330 5100, Fax: 020 7330 5091

10 - 11 Great Newport St London WC2H 7JL
 Retail Licensing
 Ground Floor Plan Sketch
 Drawing Set No. 1782
 Project No. 1508A1
 Date: 18/02/2016
 Drawing No. A8H
 Checked: CJH
 Prepared: P5
 Scale: 1/75

10-11 Great Newport Street - Premises Licence Application Summary as at 29 June 2015

This is an application for a restaurant premises licence at 10-11 Great Newport Street, London, WC2H 7JL.

As per the general description of the premises, it is a recently converted premises consisting of 14 residential flats, above the ground and basement floors that will become the proposed restaurant. As the applicant is selling off the residential flats above the proposed restaurant, it was imperative that they submitted the premises licence, to ensure that they had full control of the premises licence being applied for. The applicant will also manage and control the selection of the operator of the restaurant, it being essential that they select a high quality operator that will be an asset to the building.

The applicant is aware that the premises falls within the West End cumulative impact area and as such the application has been tailored accordingly.

The application is for the sale of alcohol on and off the premises and for late night refreshment indoors. No other licensable activities have been applied for.

The hours applied for are those within the core hours, as set out in the Statement of Licensing Policy. The premises licence has been conditioned as a restaurant with conditions being taken from the Westminster City Council basket of model conditions, as well as, those further agreed conditions with the Police and Environmental Health team.

A meeting at the premises took place on 24 May 2016, in attendance for the Police was PC Michael Day and in attendance for EHO was Mr Maxwell Koduah. A full walk around of the premises was undertaken at this time.

Representations received

In total there were three representations received, one from the Police, one from EHO and one from Mr Mark Gilkes (local resident). An updated operating schedule containing all further agreed conditions is incorporated at the end of this summary.

Police Representation

The Police submitted a representation as the premises is situated within the cumulative impact area. A number of further police requested conditions and an amendment to the plan were made in order to meet the Police concerns. The specific additional conditions are set out below:

'3. Notwithstanding conditions 1 and 2 above, alcohol may be supplied and consumed by customers prior to their meal in the bar area, in the area hatched black and shown on plan number 1762 SK12/020 P5, by up to a maximum at any one time of 15 customers in this area.

4. Notwithstanding conditions 1, 2 and 3 above, alcohol may be supplied to customers without food provided that:

- a) Such supply shall only be to persons seated and served by waiter/waitress.*
- b) Such supply shall cease at 20:00.*
- c) Such supply shall be limited to the bar area, to be seated in the areas hatched black and shown on plan number 1762 SK12/020 P5. The combined total of those customers using the hatched area whether it be prior to a meal (see condition 3), or a customer being supplied alcohol without food, will be 15 customers.*

5. The availability of alcohol without food shall not be promoted or advertised otherwise than on menus and price lists within the premises.'

The Police have agreed to the additional conditions and maintain their representation so that the decision on this application can be made by the Licensing Sub-Committee.

EHO Representation

Again, further conditions have been agreed with the Environmental Health Team and these can be found in the amended operating schedule in order to alleviate their concerns (the additional agreed EHO conditions are 17-30). A specific issue had been raised in relation to toilet provision and an extra female WC has been added and the plan amended to reflect the same.

Currently there is the outstanding matter of capacity figures for the premises and a 'plan' condition (20 and 30 respectively below). These conditions will need to be discharged prior to the premises opening.

Mr Mark Gilkes' Representation

Mr Gilkes made a representation as a resident who lives to the rear of the premises. Please see below all attached correspondence between ourselves and Mr Gilkes in order to work with him to resolve the concerns that he raised. There are still a number of matters that have not yet been resolved.

Please therefore find enclosed:

- A) Amended Operating Schedule;
- B) Correspondence and agreed conditions with Police;
- C) Agreed conditions with EHO;
- D) Correspondence with Mr Mark Gilkes including 'Planned Management Measures for Control of Noise';
- E) Amended Plans;
- F) Salvador & Amanda Premises Licence.

A) Amended Operating Schedule

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

1. The supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.
2. The premises shall only operate as a restaurant:
 - (i) in which customers are shown to their table,
 - (ii) where the supply of alcohol is by waiter or waitress service only,
 - (iii) which provides food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery,
 - (iv) which do not provide any take away service of food or drink for immediate consumption,
 - (v) which do not provide any take away service of food or drink after 23.00, and
 - (vi) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals. Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.
3. Notwithstanding conditions 1 and 2 above, alcohol may be supplied and consumed by customers prior to their meal in the bar area, in the area hatched black and shown on plan number 1762 SK12/020 P5, by up to a maximum at any one time of 15 customers in this area.
4. Notwithstanding conditions 1,2 and 3 above, alcohol may be supplied to customers without food provided that:
 - a) Such supply shall only be to persons seated and served by waiter/waitress.
 - b) Such supply shall cease at 20:00.
 - c) Such supply shall be limited to the bar area, to be seated in the areas hatched black and shown on plan number 1762 SK12/020 P5. The combined total of those customers using the hatched area whether it be prior to a meal (see condition 3), or a customer being supplied alcohol without food, will be 15 customers.
5. The availability of alcohol without food shall not be promoted or advertised otherwise than on menus and price lists within the premises.
6. A minimum of 150 covers will be maintained at all times.

b) The prevention of crime and disorder

7. 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.
8. 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.

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

10. 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.

c) Public safety

See (d) below

d) The prevention of public nuisance

11. 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.

12. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

13. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.

14. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.

15. 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.

16. 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.

17. There shall be no sales of alcohol for consumption off the premises after 23:00 Hours.

18. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.

19. All exit doors to the premises will remain closed after 23:00 hours except for entrance and egress

20. The number of persons permitted in the premises at any one time (excluding staff) shall not

exceed

- a. Ground floor - xxx persons
- b. Basement floor – xxx persons

With no more than xxx persons at any one time (TBC)

21. 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.

22. No advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services shall be inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or be distributed to the public.

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. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.

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

27. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.

28. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.

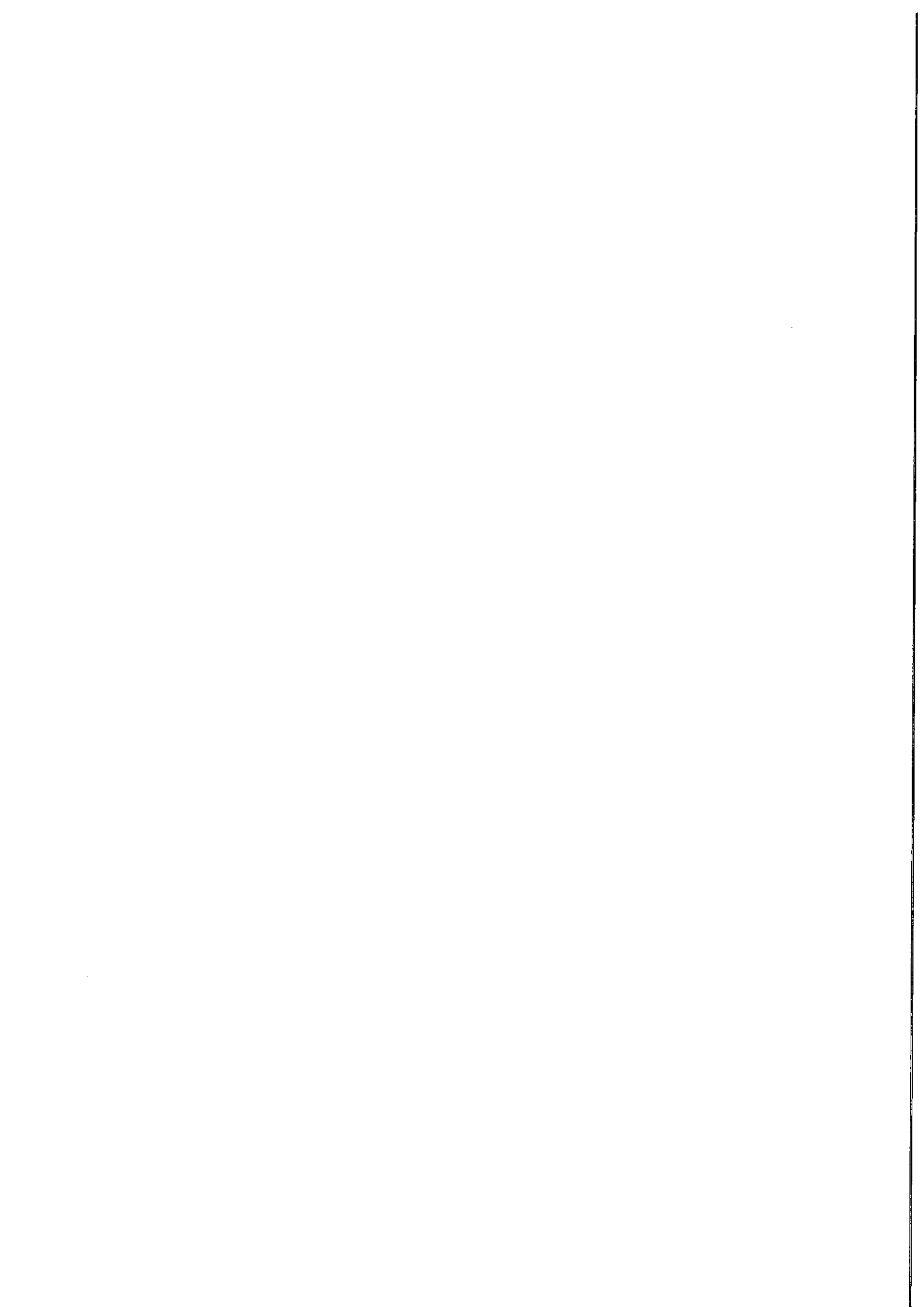
29. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.

30. 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

e) The protection of children from harm

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

B) Correspondence and agreed conditions
with Police



REES-GAY Christopher

From: Day, Michael: WCC <mday2@westminster.gov.uk>
Sent: 14 June 2016 13:21
To: REES-GAY Christopher
Cc: O'Leary, Darren: WCC; Koduah, Maxwell: WCC; Premises Licensing Mailboxes: WCC
Subject: 16/04563/LIPN - 10 Great Newport Street, London, WC2H 7JA

Importance: High

Good Afternoon Chris,

Thank you for taking the time to tour the premises. Due to its location within the "Cumulative Impact Area" you can understand why time has been taken to assess this application thoroughly.

- 16/04563/LIPN - 10 Great Newport Street, London, WC2H 7JA

With reference to the above application, The Metropolitan Police, as a Responsible Authority, will be maintaining our representation. Our position within the Licensing Authority is to support the policy and as such applications of this nature would need to be denied or granted by the WCC Sub-Committee.

I would like to add that all of the conditions we have discussed and suggested have all been agreed so the decision on this application is down to the sub-committee.

Regards,

Mike

Michael Day PC 1630 CW
Westminster Police Licensing Team

Email – mday2@westminster.gov.uk

Tel – 0207 6413347

Address - Westminster City Hall, 4th Floor, 64 Victoria Street, SW1E 6QP

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www.westminster.gov.uk

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REES-GAY Christopher

From: Day, Michael <mday2@westminster.gov.uk>
Sent: 07 June 2016 11:44
To: REES-GAY Christopher
Cc: O'Leary, Darren; DO NOT USE - MIGRATED - Premises Licensing; Koduah, Maxwell
Subject: RE: Great Newport Street - Police Conditions [PM-AC.FID2608231]

Importance: High

Good Morning Chris,

Thanks for updating the wording on the conditions.

Let me have a conversation with my colleagues at WCC as to the next step.

Regards,

Mike

Michael Day PC 1630 CW
Westminster Police Licensing Team

Email – mday2@westminster.gov.uk

Tel – 0207 6413347

Address - Westminster City Hall, 4th Floor, 64 Victoria Street, SW1E 6QP

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From: REES-GAY Christopher [mailto:Christopher.Rees-Gay@pinsentmasons.com]
Sent: 02 June 2016 11:22
To: Day, Michael
Subject: Great Newport Street - Police Conditions [PM-AC.FID2608231]

Mike,

Please see attached the revised plans.

On the Ground Floor – the hatched area has been added, for 15 customers only.
On the Basement floor – the additional female toilet has been placed in, to meet the 150 covers.

I have amended the below to confirm at any one time there can not be more than 15 customers in the hatched area. As you know this premises is to be for restaurant use only and we do not envisage any one coming in and using the premises as a bar.

We also spoke about off-sales yesterday. The client would like to seek to keep off sales and rely on condition 2(vi) below, which sets out that the only off sales that can take place are resealed bottles of wine that are supplied ancillary to their meal. To be clear there will be no other type of off sales at the premises.

Amended Conditions:

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

2. The premises shall only operate as a restaurant:

- (i) in which customers are shown to their table,
- (ii) where the supply of alcohol is by waiter or waitress service only,
- (iii) which provides food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery,
- (iv) which do not provide any take away service of food or drink for immediate consumption,
- (v) which do not provide any take away service of food or drink after 23.00, and
- (vi) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals. Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.

3. Notwithstanding conditions 1 and 2 above, alcohol may be supplied and consumed by customers prior to their meal in the bar area, in the area hatched black and shown on plan number 1762 SK12/020 P5, by up to a maximum at any one time of 15 customers in this area.

4. Notwithstanding conditions 1,2 and 3 above, alcohol may be supplied to customers without food provided that:

- a) Such supply shall only be to persons seated and served by waiter/waitress.
- b) Such supply shall cease at 20:00.
- c) Such supply shall be limited to the bar area, to be seated in the areas hatched black and shown on plan number 1762 SK12/020 P5. The combined total of those customers using the hatched area whether it be prior to a meal (see condition 3), or a customer being supplied alcohol without food, will be 15 customers.

5. The availability of alcohol without food shall not be promoted or advertised otherwise than on menus and price lists within the premises.

I should be grateful if you would please confirm that the above amended conditions are suitable and that you are now in a position to withdraw your representation.

Many thanks

Chris

Christopher Rees-Gay
Associate
for Pinsent Masons LLP

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Christopher.Rees-Gay@pinsentmasons.com
www.pinsentmasons.com www.Out-Law.com

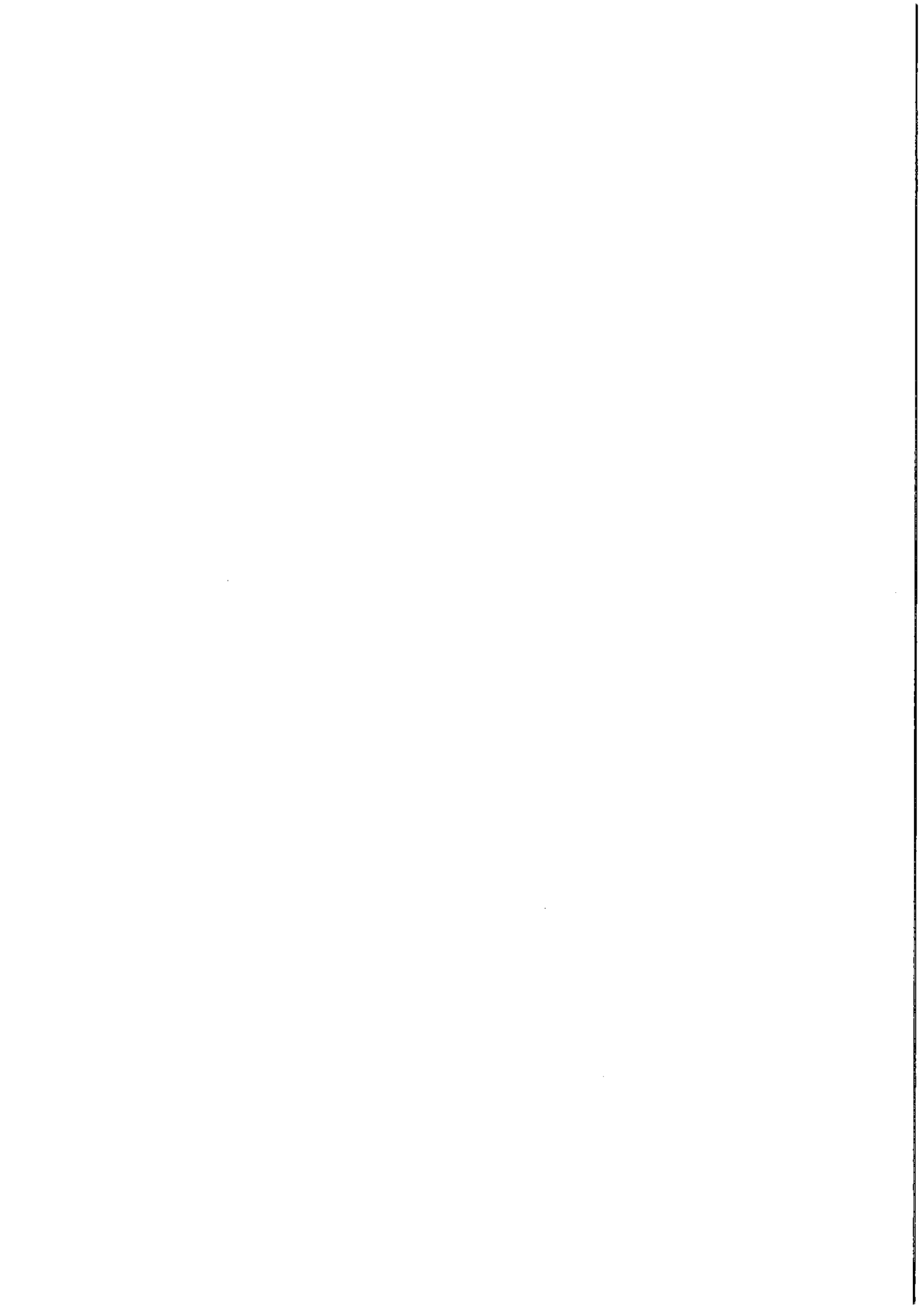
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C) Agreed conditions with EHO



Application reference: 16/04563/LIPN

Premises: Aviva
 10-11 Great Newport Street
 London
 WC2H 7JA

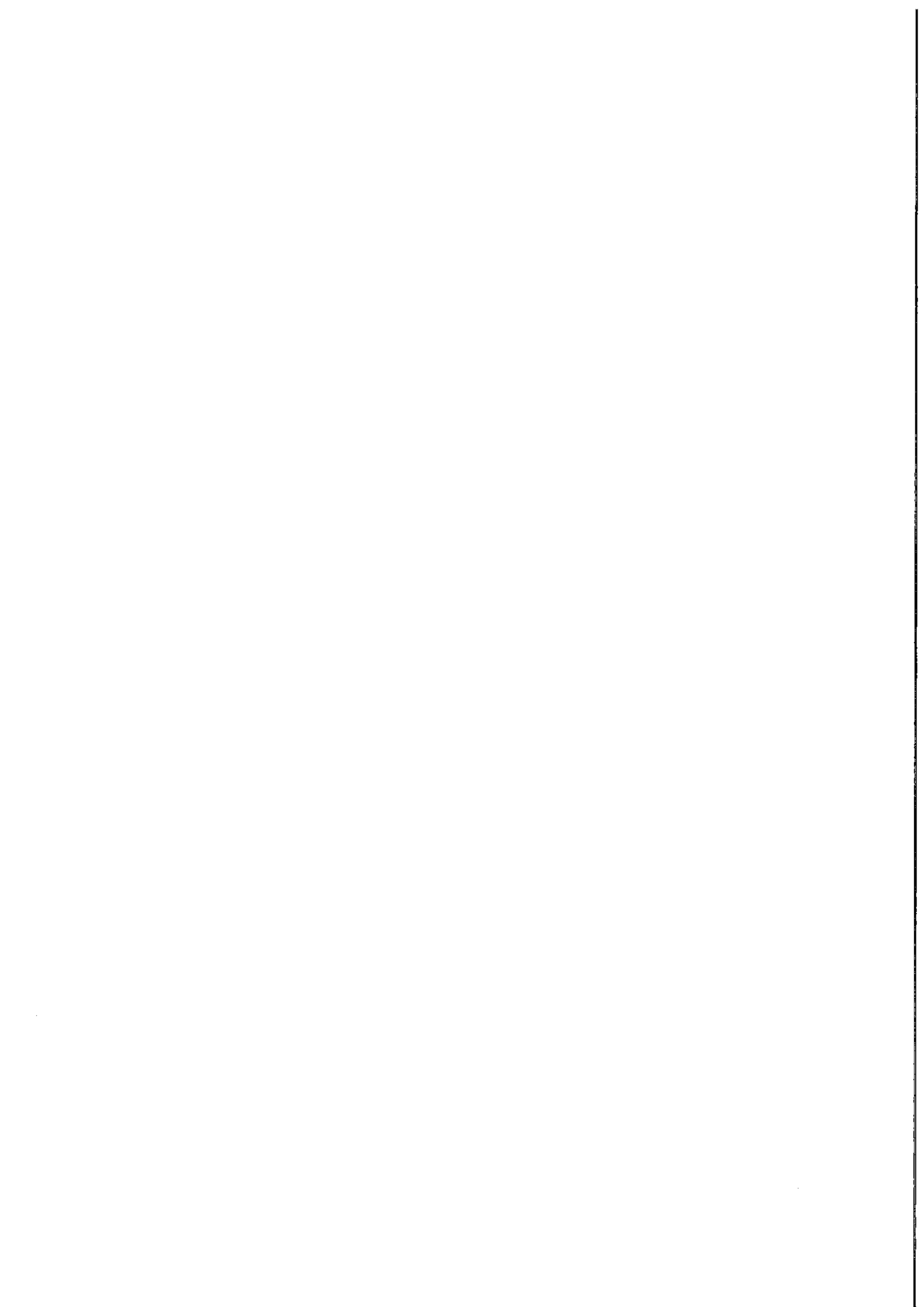
22 June 2016

Proposed EH conditions in addition to those contained in operating schedule

1. There shall be no sales of alcohol for consumption off the premises after 23:00 hours
3. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises
4. All exit doors to the premises will remain closed after 23:00 hours except for entrance and egress
5. The number of persons permitted in the premises at any one time (excluding staff) shall not exceed
 - a. Ground floor - xxx persons
 - b. Basement floor - xxx personsWith no more than xxx persons at any one time (TBC)
6. 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
7. No advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services shall be inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or be distributed to the public
8. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.

9. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
10. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
11. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
12. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
13. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
14. 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
15. 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

D) Correspondence with Mr Mark Gilkes including 'Planned Management Measures for Control of Noise'



REES-GAY Christopher

Subject: Re: Premises Licence - 16/04563/LIPN - 10-11 Great Newport Street, London, WC2H 7JA - Meeting [PM-AC.FID2608231]

-----Original Message-----

From: markwc2@aol.com [<mailto:markwc2@aol.com>]

Sent: 31 May 2016 15:28

To: Isabel Sheppard

Cc: sandringham.residents@gmail.com

Subject: Re: Premises Licence - 16/04563/LIPN - 10-11 Great Newport Street, London, WC2H 7JA - Meeting [PM-AC.FID2608231]

Hi Isabel,

Before committing to a meeting, it would be useful to know which parts of my concerns you did not understand?

When I responded I forgot to copy in the residents association, but I suspect there are other residents who might also like to express a view, and as there is an active residents association in my block, I wonder if it might be appropriate to include representatives of that body in such contact.

best regards,

Mark Gilkes

-----Original Message-----

From: Isabel Sheppard <Isabel.Sheppard@avivainvestors.com>

To: 'REES-GAY Christopher' <Christopher.Rees-Gay@pinsentmasons.com>; markwc2@markwc2@aol.com

Sent: Tue, 31 May 2016 11:53

Subject: RE: Premises Licence - 16/04563/LIPN - 10-11 Great Newport Street, London, WC2H 7JA - Meeting [PM-AC.FID2608231]

Mr Gilkes

Thank you for your contact. I would be happy to meet you on site to talk you through the plans for the unit and understand your concerns. Please let me know a few dates and times over the next few days that would be convenient for you.

Kind regards

Isabel

Isabel Sheppard

T: +44 (0)20 78098656

M: +44 (0)7540 159559

www.avivainvestors.com

From: REES-GAY Christopher [<mailto:Christopher.Rees-Gay@pinsentmasons.com>]
Sent: 31 May 2016 11:42
To: markwc2@aol.com
Cc: Isabel Sheppard
Subject: Premises Licence - 16/04563/LIPN - 10-11 Great Newport Street, London, WC2H 7JA - Meeting [PM-AC.FID2608231]

Dear Mr Gilkes,

I represent the applicant in relation to the above application, would it please be possible for Isabel (a representative of the applicant), to meet you on site to discuss any concerns that you may have.

If you could please liaise directly with Isabel, to arrange a time to meet that is best for you both. Isabel is copied into this email and her telephone details are below:

Isabel Sheppard
T: +44 (0)20 7809 8656
M: +44 (0)7540 159559

Kind regards

Chris
Christopher Rees-Gay
Associate
for Pinsent Masons LLP

D: +44 113 294 5263 M: +44 7876 002 071 Ext: 825263 Christopher.Rees-Gay@pinsentmasons.com
www.pinsentmasons.com **Error! Hyperlink reference not valid.** of Legal Business 'Law Firm of the Year' award 2016

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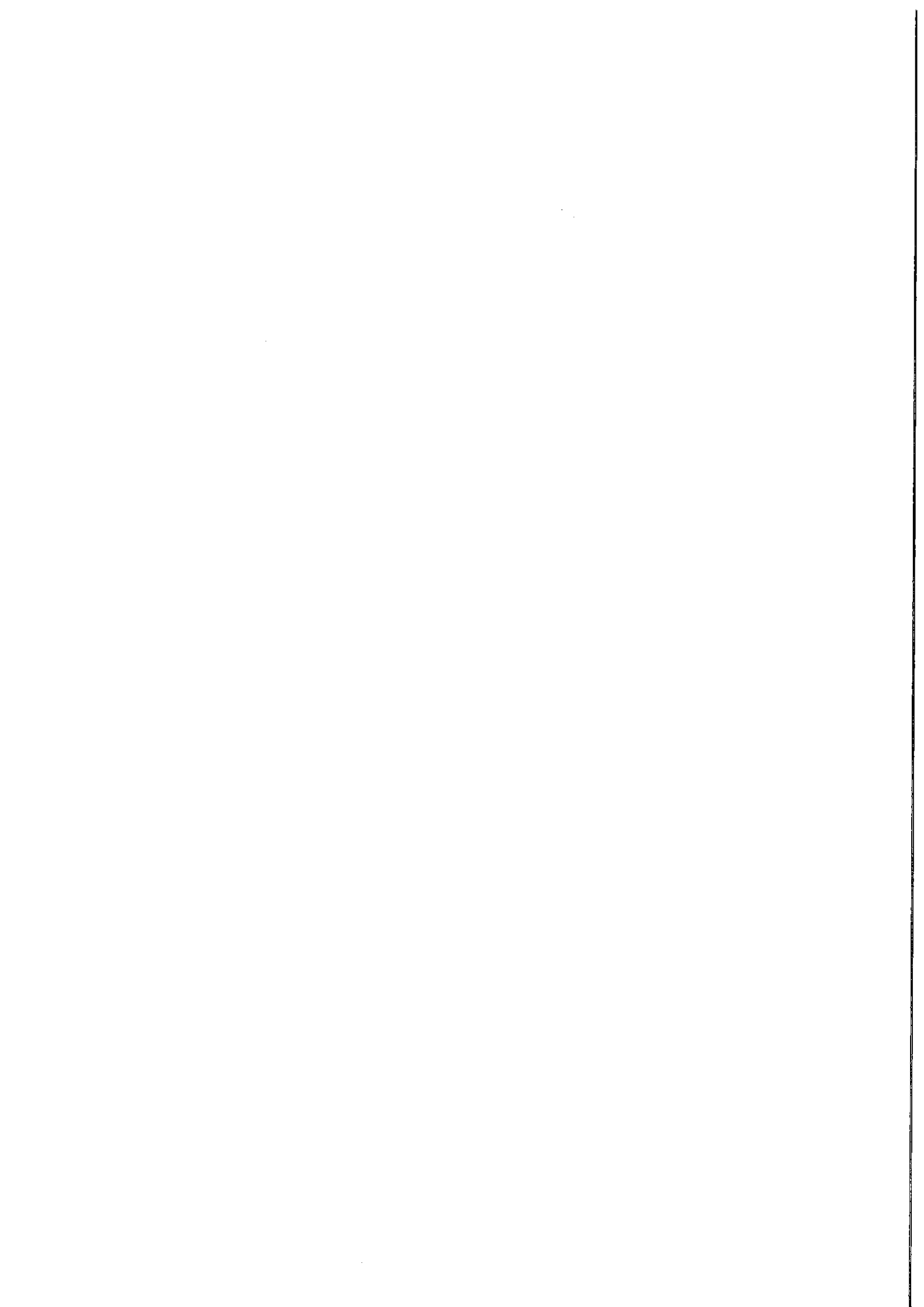
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REES-GAY Christopher

From: markwc2@aol.com
Sent: 29 June 2016 13:24
To: Isabel.Sheppard@avivainvestors.com
Cc: REES-GAY Christopher
Subject: Re: 10 - 11 Great Newport Street - Premises Licence

Dear Isabel,

Thank you for your response.

I'd like to pick up on a slight - apparent - misuse of one point I made. I believe behaviours cannot be relied upon and so time rules are preferable, but you respond as though I'm stating we must look to behaviours, allowing you to suggest - as though I'm in agreement with you - that the clientele being "high end" is some form of guarantee of better behaviour. My point is that it doesn't follow, and so therefore time constraints are the better control. In any case, I'm not expecting drunken bellowing from the clientele - the problem is that the "noise-funnel effect" from Great Newport Street into my courtyard means that even normal conversation is heard - which is more impactful later at night as the general noise begins to subside.

More practically you make the suggestion about waste and bottle removal that this may not take place between 2300 and 0700, which I think is a very good suggestion.

I accept that you cannot yet know when deliveries will take place but a commitment to the same hours shouldn't really be that difficult to work round.

So, if those points are resolved, we seem to only have left the issue of hours of opening on Friday and Saturday. I can see why you'd wish to go later, but I note the hours for Patisserie Valerie on the corner of Great Newport Street and Charing Cross Road, are significantly more resident-friendly than your proposals.

I suspect this may be worthy of discussion either before or at the hearing on 7th.

best regards,

Mark

* FOR EASE OF READING - PLEASE *
SEE CORRECTLY SPACED EMAILS BELOW

-----Original Message-----

From: Isabel Sheppard <Isabel.Sheppard@avivainvestors.com>
To: 'markwc2@aol.com' <markwc2@aol.com>
CC: Christopher.Rees-Gay <Christopher.Rees-Gay@pinsentmasons.com>
Sent: Mon, 27 Jun 2016 11:13
Subject: RE: 10 - 11 Great Newport Street - Premises Licence

Mark Thank you for your prompt response. We have reviewed the points you have made and would respond as follows. 1. Yes, it certainly is the case that the restaurant as it will be 'high end' that patrons will leave with consideration. The premises will not be a venue that people come to drink in, but one where people have a sit down meal. We do note your concerns over the hours of operation. 2. We agree that it is 'behaviour' that is important. The premises does have an area in the basement under Great Newport Street pavements that is earmarked for refuse storage. If you are minded, we would be happy to amend the current condition, so that refuse could be placed out earlier, the amended condition would, therefore, read: "No

waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between (23.00) hours and (07.00) hours on the following day.”3. The timing of deliveries will depend on the particular restaurant operator that is selected. We have not confirmed who this is yet. Please be assured that the operator will be required to get prior approval for all servicing and delivery arrangements from Westminster who will take into consideration the location of the premises and potential disturbances. The operator will be restricted to operate servicing and deliveries in accordance with this approved plan. The exact wording of the planning condition is detailed below. ‘You must provide a supplementary servicing management plan which shall include details of all servicing and delivery arrangements, including hours, days and frequency of deliveries to the restaurant prior to the occupation of the restaurant premises. You must not start the restaurant use until we have approved what you have sent us. You must then carry out the servicing and deliveries in accordance with the approved servicing management plan.’4. Despite the introduction of the Night Tube, we will continue to be governed by the Westminster Core Hours within their Guidance for Licensed Premises. We will, therefore, be restricted to what Westminster deem appropriate for a restaurant in this location. Being limited to restaurant use it is highly unlikely that the operators we are targeting would seek to serve food beyond the hours stipulated and they are not permitted to operate as a bar. 5. Yes, in terms of ‘best use’ all would have been considered at the project development stage although this preceded my involvement. The configuration of the unit with limited natural light and frontage does restrict the type of uses that would be viable in the premises. The other premises along Great Newport Street were considered – with restaurants, more prevalent than A1 retail. The impact of the premises on the residential element not only directly above the premises, but also for neighbouring residents was an important consideration in determining a suitable use. It was decided that with careful selection of the right operator and application of appropriate controls, that the restaurant will not add to the cumulative impact in the area. I would encourage you to come and see the premises if you are able to. I would be pleased to show you how deliveries, refuse disposal and entrance/exit of diners will all be dealt with from the Great Newport Street entrances keeping any noise to a minimum for surrounding residential properties. Kind regards Isabel Sheppard T: +44 (0)20 7809 8656 M: +44 (0)7540 159559 www.avivainvestors.com -----Original Message----- From: markwc2@aol.com [mailto:markwc2@aol.com] Sent: 22 June 2016 14:12 To: Isabel Sheppard Cc: Christopher.Rees-Gay@pinsentmasons.com Subject: Re: 10 - 11 Great Newport Street - Premises Licence Hi Isabel, Thank you for the comprehensive reply and attachment. Much of what is said sounds reasonable, but allow me to respond specifically to a few points. 1. Notices that ask patrons to leave with due consideration to local residents are common. I appreciate your expectation is that the patrons of whichever restaurant takes up the lease will be "high-end" enough to know how to be considerate. From my perspective the best control is the time patrons leave, rather than on-going attempts to influence the behaviour of individual customers. 2. The putting out of waste and bottles for collection does not need to be done quietly, if it's done early enough - but I can see this as potentially unpleasant for diners were it to take place while the restaurant is still open. Again we rely on behaviour, rather than the more reliable control of time. Could waste be stored overnight and put out in the morning after 7am? 3. What time will deliveries be made? After lengthy discussion with a nearby business, it was agreed with them that no deliveries would take place before 7am on weekdays, later on bank holidays and weekends. A similar arrangement would be acceptable to me (which is why I pondered on this time for waste collection too). I know this sets challenges but there is a significant difference between, for example, the noise of bottles being carried to and tipped into a recycling truck prior to midnight and such noise occurring after midnight. 4. When the Night Tube is up and running, will there be a new application to close even later on Friday and Saturday? 5. Was it considered that with residences above and nearby, the best use of this unit would have been offices or shops? I'm not ignoring the fact that the West End as a whole is seen as an entertainment area, but I am concerned at the specific proximity of this development, and wish for some proportionate control. I hope these points are helpful. Best regards, Mark Gilkes -----Original Message----- From: Isabel Sheppard <Isabel.Sheppard@avivainvestors.com> To: 'markwc2@aol.com' <markwc2@aol.com> CC: 'REES-GAY Christopher' <Christopher.Rees-Gay@pinsentmasons.com> Sent: Wed, 22 Jun 2016 12:49 Subject: 10 - 11 Great Newport Street - Premises Licence Mark I am writing in response to your concerns in relation to the premises licence application for 10-11 Great Newport Street. As you may be aware, we are now in the process of selling the fourteen residential units. Four sales were due for completion yesterday therefore we still have a significant number of units to attract buyers for. You will appreciate that we are managing the control and selection of operator for the restaurant unit extremely carefully in order to preserve the value of the residential units above. It is

imperative that we select a high quality operator that will be an asset to the building and not deter potential buyers. We have now completed the marketing period and received final bids from potential restaurant operators. I wanted to provide you with an insight into the current preferred concepts which include a brasserie style restaurant, a high-end Asian fusion restaurant and an Italian small-plate restaurant. During the application process, we have liaised closely with Westminster Police and the Environmental Health team. You will be aware that the licensing application, in line with our planning consent, is for a restaurant. All Westminster City Council restaurant conditions have been adopted, as well as a further condition, proposed by the Police that we have agreed to. The key conditions offered include: 1. The supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal. 2. The premises shall only operate as a restaurant:(i) in which customers are shown to their table,(ii) where the supply of alcohol is by waiter or waitress service only,(iii) which provides food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery,(iv) which do not provide any take away service of food or drink for immediate consumption,(v) which do not provide any take away service of food or drink after 23.00, and(vi) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals. Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal. This ensures that the unit is restricted to a proper restaurant operation and could not be occupied or incorporate a pub or bar-style operation. This is commensurate with our objectives for the residential upper parts of the building. In relation to your concerns over noise, the only entrance and exit from the self-contained restaurant unit is via Great Newport Street. The planning consent does not allow for any external seating and the front window glazing is not openable. The refuse store and deliveries for the restaurant will be serviced via the Trade Entrance on Great Newport Street (to the West of the residential entrance) where a goods lift at the front of the building is situated. Inside the lease itself we will seek to include a Quiet Enjoyment clause to protect the residents immediately above from any noise disturbance so you should also benefit from this. Expressly in your representation you have mentioned noise from people leaving the area, from bottles being put out for collection and deliveries being made. I can confirm that the following conditions have been offered as part of the application to deal specifically with these concerns, so that they do not arise: -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. -Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly. - All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times. - 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. The operator will also be bound by the planning permission for the premises whereby the following planning conditions in relation to noise management will need to be discharged prior to operating, that should also give you added comfort: 'You must provide a supplementary servicing management plan which shall include details of all servicing and delivery arrangements, including hours, days and frequency of deliveries to the restaurant prior to the occupation of the restaurant premises. You must not start the restaurant use until we have approved what you have sent us. You must then carry out the servicing and deliveries in accordance with the approved servicing management plan.' 'You must apply to us for approval of an operational management plan to show how you will prevent customers who are leaving the restaurant from causing nuisance for people in the area, including people who live in nearby buildings. You must not start the restaurant use until we have approved what you have sent us. You must then carry out the measures included in the management plan at all times that the restaurant is in use'. I also attach a copy of the 'Planned Management Measures for Control of Noise'. Once you have reviewed our proposed management measures, I would be happy to meet you on site to discuss further if required. If you have any interest in seeing the completed residential apartments, I would be pleased to show you around the development. Kind regards Isabel Sheppard Associate Director – Real Estate No.1 Poultry, London EC2R 8EJ isabel.sheppard@avivainvestors.com T: +44 (0)20 78098656 M: +44 (0)7540 159559 www.avivainvestors.com If you are introducing an investment opportunity to Aviva Investors, please send this via Propex for daily registration and a faster response time. If you do not have access to

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REES-GAY Christopher

From: Isabel Sheppard <Isabel.Sheppard@avivainvestors.com>
Sent: 27 June 2016 11:14
To: 'markwc2@aol.com'
Cc: REES-GAY Christopher
Subject: RE: 10 - 11 Great Newport Street - Premises Licence

Mark

Thank you for your prompt response. We have reviewed the points you have made and would respond as follows.

1. Yes, it certainly is the case that the restaurant as it will be 'high end' that patrons will leave with consideration. The premises will not be a venue that people come to drink in, but one where people have a sit down meal. We do note your concerns over the hours of operation.

2. We agree that it is 'behaviour' that is important. The premises does have an area in the basement under Great Newport Street pavements that is earmarked for refuse storage. If you are minded, we would be happy to amend the current condition, so that refuse could be placed out earlier, the amended condition would, therefore, read:

"No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between (23.00) hours and (07.00) hours on the following day."

3. The timing of deliveries will depend on the particular restaurant operator that is selected. We have not confirmed who this is yet.

Please be assured that the operator will be required to get prior approval for all servicing and delivery arrangements from Westminster who will take into consideration the location of the premises and potential disturbances. The operator will be restricted to operate servicing and deliveries in accordance with this approved plan.

The exact wording of the planning condition is detailed below.

'You must provide a supplementary servicing management plan which shall include details of all servicing and delivery arrangements, including hours, days and frequency of deliveries to the restaurant prior to the occupation of the restaurant premises. You must not start the restaurant use until we have approved what you have sent us. You must then carry out the servicing and deliveries in accordance with the approved servicing management plan.'

4. Despite the introduction of the Night Tube, we will continue to be governed by the Westminster Core Hours within their Guidance for Licensed Premises. We will, therefore, be restricted to what Westminster deem appropriate for a restaurant in this location. Being limited to restaurant use it is highly unlikely that the operators we are targeting would seek to serve food beyond the hours stipulated and they are not permitted to operate as a bar.

5. Yes, in terms of 'best use' all would have been considered at the project development stage although this preceded my involvement. The configuration of the unit with limited natural light and frontage does restrict the type of uses that would be viable in the premises. The other premises along Great Newport Street were considered – with restaurants, more prevalent than A1 retail.

The impact of the premises on the residential element not only directly above the premises, but also for neighbouring residents was an important consideration in determining a suitable use. It was decided that

with careful selection of the right operator and application of appropriate controls, that the restaurant will not add to the cumulative impact in the area.

I would encourage you to come and see the premises if you are able to. I would be pleased to show you how deliveries, refuse disposal and entrance/exit of diners will all be dealt with from the Great Newport Street entrances keeping any noise to a minimum for surrounding residential properties.

Kind regards

Isabel Sheppard
T: +44 (0)20 7809 8656
M: +44 (0)7540 159559
www.avivainvestors.com

-----Original Message-----

From: markwc2@aol.com [mailto:markwc2@aol.com]
Sent: 22 June 2016 14:12
To: Isabel Sheppard
Cc: Christopher.Rees-Gay@pinsentmasons.com
Subject: Re: 10 - 11 Great Newport Street - Premises Licence

Hi Isabel,

Thank you for the comprehensive reply and attachment.

Much of what is said sounds reasonable, but allow me to respond specifically to a few points.

1. Notices that ask patrons to leave with due consideration to local residents are common. I appreciate your expectation is that the patrons of whichever restaurant takes up the lease will be "high-end" enough to know how to be considerate. From my perspective the best control is the time patrons leave, rather than on-going attempts to influence the behaviour of individual customers.

2. The putting out of waste and bottles for collection does not need to be done quietly, if it's done early enough - but I can see this as potentially unpleasant for diners were it to take place while the restaurant is still open. Again we rely on behaviour, rather than the more reliable control of time. Could waste be stored overnight and put out in the morning after 7am?

3. What time will deliveries be made? After lengthy discussion with a nearby business, it was agreed with them that no deliveries would take place before 7am on weekdays, later on bank holidays and weekends. A similar arrangement would be acceptable to me (which is why I pondered on this time for waste collection too).

I know this sets challenges but there is a significant difference between, for example, the noise of bottles being carried to and tipped into a recycling truck prior to midnight and such noise occurring after midnight.

4. When the NightTube is up and running, will there be a new application to close even later on Friday and Saturday?

5. Was it considered that with residences above and nearby, the best use of this unit would have been offices or shops?

I'm not ignoring the fact that the West End as a whole is seen as an entertainment area, but I am concerned at the specific proximity of this development, and wish for some proportionate control.

I hope these points are helpful.

best regards,

Mark Gilkes

-----Original Message-----

From: Isabel Sheppard <Isabel.Sheppard@avivainvestors.com>

To: 'markwc2@aol.com' <markwc2@aol.com>

CC: 'REES-GAY Christopher' <Christopher.Rees-Gay@pinsentmasons.com>

Sent: Wed, 22 Jun 2016 12:49

Subject: 10 - 11 Great Newport Street - Premises Licence

Mark

I am writing in response to your concerns in relation to the premises licence application for 10-11 Great Newport Street.

As you may be aware, we are now in the process of selling the fourteen residential units. Four sales were due for completion yesterday therefore we still have a significant number of units to attract buyers for. You will appreciate that we are managing the control and selection of operator for the restaurant unit extremely carefully in order to preserve the value of the residential units above. It is imperative that we select a high quality operator that will be an asset to the building and not deter potential buyers.

We have now completed the marketing period and received final bids from potential restaurant operators. I wanted to provide you with an insight into the current preferred concepts which include a brasserie style restaurant, a high-end Asian fusion restaurant and an Italian small-plate restaurant.

During the application process, we have liaised closely with Westminster Police and the Environmental Health team.

You will be aware that the licensing application, in line with our planning consent, is for a restaurant. All Westminster City Council restaurant conditions have been adopted, as well as a further condition, proposed by the Police that we have agreed to. The key conditions offered include:

1. The supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.
2. The premises shall only operate as a restaurant:
 - (i) in which customers are shown to their table,
 - (ii) where the supply of alcohol is by waiter or waitress service only,
 - (iii) which provides food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery,
 - (iv) which do not provide any take away service of food or drink for immediate consumption,
 - (v) which do not provide any take away service of food or drink after 23.00, and
 - (vi) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals. Notwithstanding this condition customers are

permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.

This ensures that the unit is restricted to a proper restaurant operation and could not be occupied or incorporate a pub or bar-style operation. This is commensurate with our objectives for the residential upper parts of the building.

In relation to your concerns over noise, the only entrance and exit from the self-contained restaurant unit is via Great Newport Street. The planning consent does not allow for any external seating and the front window glazing is not openable. The refuse store and deliveries for the restaurant will be serviced via the Trade Entrance on Great Newport Street (to the West of the residential entrance) where a goods lift at the front of the building is situated. Inside the lease itself we will seek to include a Quiet Enjoyment clause to protect the residents immediately above from any noise disturbance so you should also benefit from this.

Expressly in your representation you have mentioned noise from people leaving the area, from bottles being put out for collection and deliveries being made. I can confirm that the following conditions have been offered as part of the application to deal specifically with these concerns, so that they do not arise:

-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.

-Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

- All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.

- 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.

The operator will also be bound by the planning permission for the premises whereby the following planning conditions in relation to noise management will need to be discharged prior to operating, that should also give you added comfort:

‘You must provide a supplementary servicing management plan which shall include details of all servicing and delivery arrangements, including hours, days and frequency of deliveries to the restaurant prior to the occupation of the restaurant premises. You must not start the restaurant use until we have approved what you have sent us. You must then carry out the servicing and deliveries in accordance with the approved servicing management plan.’

‘You must apply to us for approval of an operational management plan to show how you will prevent customers who are leaving the restaurant from causing nuisance for people in the area, including people who live in nearby buildings. You must not start the restaurant use until we have approved what you have sent us. You must then carry out the measures included in the management plan at all times that the restaurant is in use’.

I also attach a copy of the ‘Planned Management Measures for Control of Noise’.

Once you have reviewed our proposed management measures, I would be happy to meet you on site to discuss further if required. If you have any interest in seeing the completed residential apartments, I would be pleased to show you around the development.

Kind regards

Isabel Sheppard
Associate Director – Real Estate
No.1 Poultry, London EC2R 8EJ
isabel.sheppard@avivainvestors.com
T: +44 (0)20 78098656
M: +44 (0)7540 159559
www.avivainvestors.com

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Planned Management Measures for Control of Noise

1. HOURS OF OPERATION

The premises licence will operate within the core hours as set out in the Westminster City Council's Statement of Licensing Policy.

2. LOCATION OF ENTRY AND DEPARTURE POINTS

The entrance and exit to the restaurant will be on Great Newport Street. The refuse store and deliveries for the restaurant will be serviced via the trade entrance also on Great Newport Street (to the West of the residential entrance). It should also be noted that we are not providing demised area for external seating and that the front window glazing is not openable.

3. MUSIC

The premises will operate as a restaurant and live and recorded music have not been applied for as licensable activities.

4. CONTROL AND PREVENTION OF QUEUING

This is a high end restaurant and there will be the ability for those waiting for their tables to be seated inside. We do not envisage that the premises will ever have queuing outside of the premises.

5. STEPS TO BE TAKEN TO ENSURE CUSTOMERS LEAVE QUIETLY

Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly. Staff will also be briefed that they should communicate the same with customers. The premises is a restaurant and, therefore, it is not a venue where people will leave in "high spirits".

6. ADVICE TO CUSTOMERS ON DEPARTURE ROUTES

Notices shall be prominently displayed at the exit showing that the nearest departure route is that of Leicester Square tube station which is a very short distance away to the South West.

7. GUIDANCE TO DRIVERS TO LIMIT NOISE DURING DELIVERY

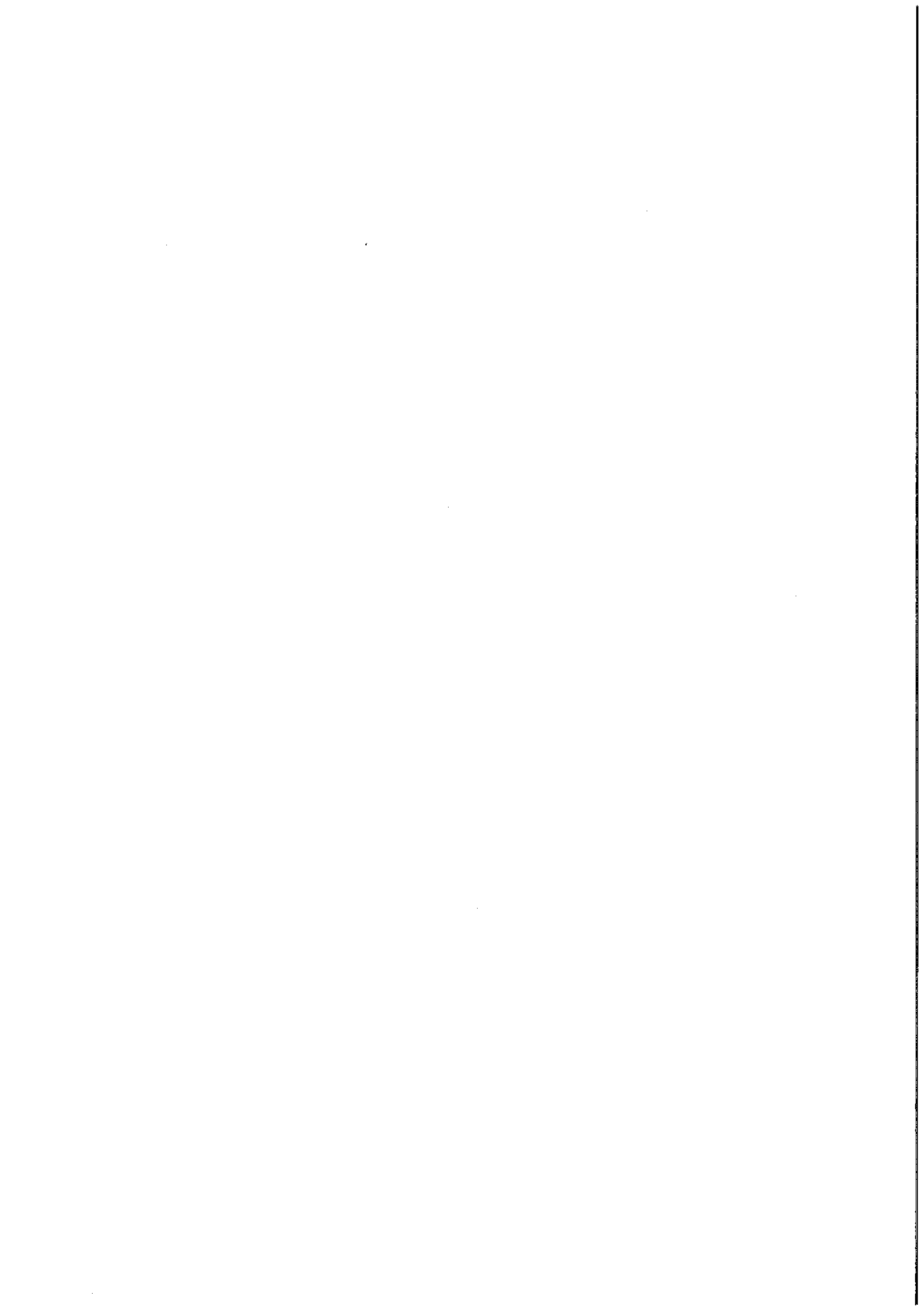
Drivers will be asked to switch off engines during deliveries, collections, servicing and to minimise other noise caused by their activities.

8. PROVIDING QUIET MEANS FOR STORAGE AND MOVEMENT OF WASTE AND RECYCLING MATERIALS

The storage for waste will be in the basement and it will be transported via a lift to the trade entrance on Great Newport Street.

9. WASTE COLLECTION

All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times. 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.





KEY:

- Denotes Area For Licensable Activities
- Refuge Area temporary assembly point for those persons of impaired mobility, e.g.: wheelchair users, who are unable to independently reach a final exit.
- VP** Fire Alarm Telephone point.
- NSE** Area covered by Natural Smoke Extraction.
- Area covered by Automatic Heat Detectors.
- Area covered by Automatic Smoke Detectors.
- Area covered with system of Escape Lighting.
- S** Door assembly, which is able to resist the passage of smoke.
- SF** Door that have only simple fastening which is easily operable by a person on his way out without use of a key.
- S13** Fire door keep shut.
- S22** Fire exit, exit or emergency exit notice graphic symbol.
- S22** Fire exit, exit or emergency exit notice graphic symbol - illuminated.
- Control Panel sounders.
- Control Panel illuminated signals.
- Control Panel sounders and illuminated signals.
- Fire Alarm Call Point with Fire Action Sign adjacent.
- Foam Fire Extinguisher.
- Water Fire Extinguisher.

The location and type of any fire safety and any other safety equipment is shown as at present, this may be varied from time to time with agreement of the fire officer or after a risk assessment

Notes:
Do not Scale from this drawing Use figured dimensions only

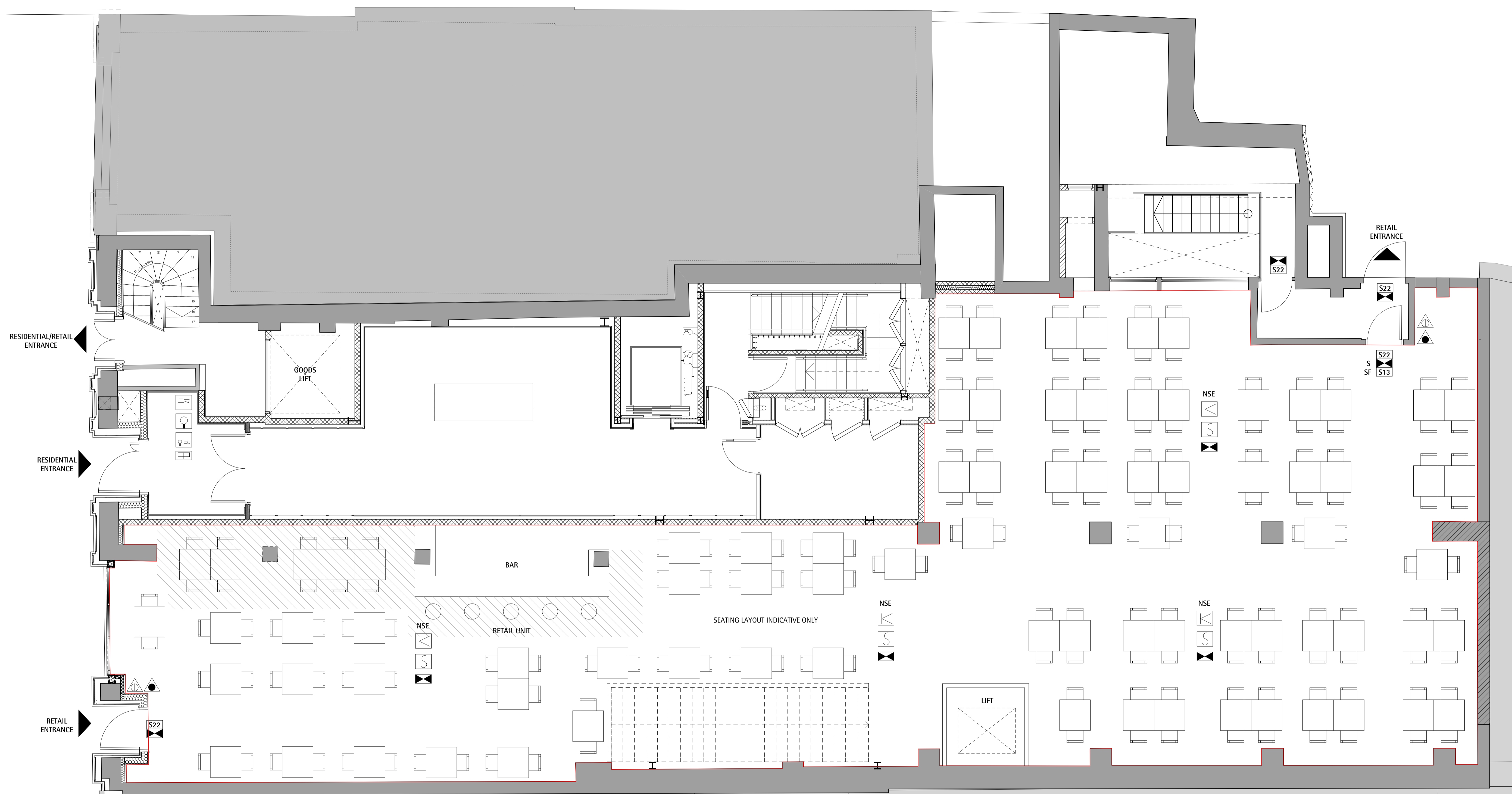
Rev.Date	Dwn	Description
P1 25/02/16	CM	Issued for Information
P2 04/04/16	CM	Updated to incorporate comments
P3 01/06/16	CM	Updated to incorporate comments

10 - 11 Great Newport St London WC2H 7JL

Retail Licensing
Basement Sketch
Drawing Status: Information

John Robertson Architects
111 Southwark Street, London, SE1 0JF
Telephone 020 7633 5100. Facsimile 020 7620 0091

Scale(s):	Date:	Drawn:	Checked:
1:5@A1	18/02/2016	ABN	CM
Project No:	Drawing No:	Revision:	
1762	SK12/021	P3	



KEY:

Denotes Area For Licensable Activities	Door assembly, which is able to resist the passage of smoke.	Control Panel illuminated signals.	Holding Area
Refuge Area temporary assembly point for those persons of impaired mobility, e.g.: wheelchair users, who are unable to independently reach a final exit.	Door that have only simple fastening which is easily openable by a person on his way out without use of a key.	Control Panel sounders and illuminated signals.	
Fire Alarm Telephone point.	Fire door keep shut.	Fire Alarm Call Point with Fire Action Sign adjacent.	
Area covered by Natural Smoke Extraction.	Fire exit, exit or emergency exit notice graphic symbol.	Foam Fire Extinguisher.	
Area covered by Automatic Heat Detectors.	Fire exit, exit or emergency exit notice graphic symbol - illuminated.	Water Fire Extinguisher.	
Area covered by Automatic Smoke Detectors.	Control Panel sounders.	The location and type of any fire safety and any other safety equipment is shown as at present, this may be varied from time to time with agreement of the fire officer or after a risk assessment'	
Area covered with system of Escape Lighting.			

Notes:
Do not Scale from this drawing Use figured dimensions only

Rev.Date	Dwn	Description
P1 25/02/16	cm	Issued for Information
P2 04/04/16	cm	Updated to incorporate comments
P3 01/06/16	cm	Updated to incorporate comments
P4 02/06/16	cm	Updated to incorporate comments
P5 02/06/16	cm	Updated to incorporate comments

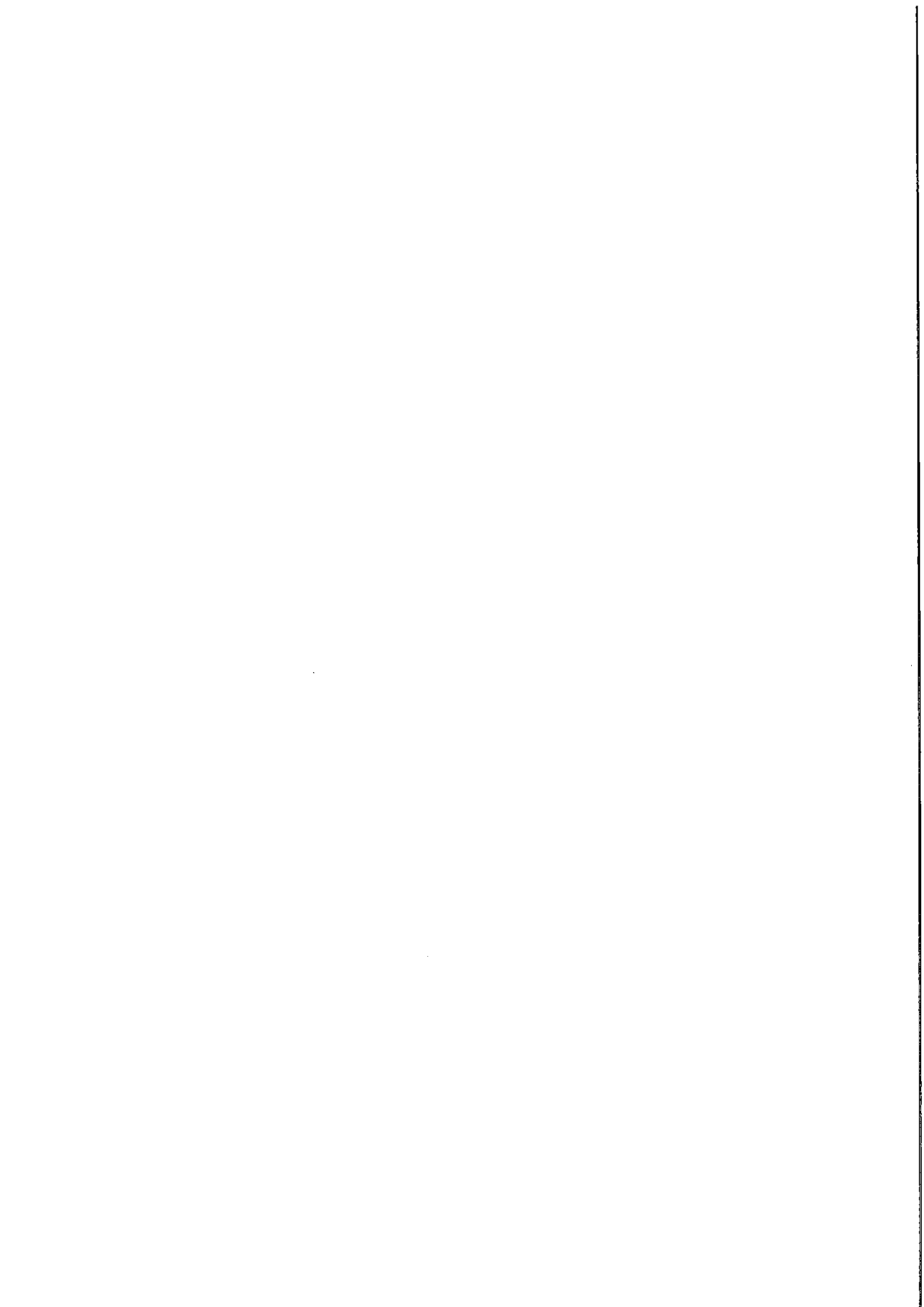
10 - 11 Great Newport St London WC2H 7JL

Retail Licensing
Ground Floor Plan Sketch
Drawing Status: Information

John Robertson Architects
111 Southwark Street, London, SE1 0JF
Telephone 020 7633 5100. Facsimile 020 7620 0091

Scale(s)	Date	Drawn	Checked
1:5@A1	18/02/2016	ABN	CM
Project No:	1762	Drawing No:	SK12/020
		Revision:	P5

F) Salvador & Amanda Premises Licence



Print Version

Summary

Reference	16/05101/LIPDPS
Type	Variation
Category	Premises Licence - Change of DPS
Status	Current Licence
Applicant	Cherrywood Restaurants Limited
Trading Name	Salvador & Amanda
Address	8 Great Newport Street London WC2H 7JA
Issue Date	Wed 29 Jun 2016
Expiry Date	Not Available
Case Officer	Miss Susan Patterson

Important Dates

Date Application Received	Wed 18 May 2016
Date Application Validated	Wed 18 May 2016
Expiry Date for Consultations	Tue 31 May 2016
Hearing Date	Not Available
Date Issued	Wed 29 Jun 2016
Renewal Date	Not Available
Representation Expiry Date	Tue 31 May 2016

No Committee dates are on record.

Opening Hours

Time Period	From	To
Tuesday to Thursday	09:00 AM	02:30 AM
Friday to Saturday	09:00 AM	03:30 AM
Monday	09:00 AM	01:30 AM
Sunday	09:00 AM	01:00 AM

Activities

Activity	Location	Indoors/Outdoors	Alcohol Consumed	Capacity	Time Period	From	To
Performance of Dance					Tuesday to Thursday	09:00 AM	02:00 AM

Performance of Dance		Friday to Saturday	09:00 AM	03:00 AM
Performance of Dance		Monday	09:00 AM	01:00 AM
Performance of Live Music		Tuesday to Thursday	09:00 AM	02:00 AM
Performance of Live Music		Friday to Saturday	09:00 AM	03:00 AM
Performance of Live Music		Monday	09:00 AM	01:00 AM
Performance of Live Music		Sunday	09:00 AM	11:00 PM
Playing of Recorded Music				
Anything of a similar description		Tuesday to Thursday	09:00 AM	02:00 AM
Anything of a similar description		Friday to Saturday	09:00 AM	03:00 AM
Anything of a similar description		Monday	09:00 AM	01:00 AM
Anything of a similar description		Sunday	09:00 AM	11:00 PM
Late Night Refreshment		Tuesday to Thursday	11:00 PM	02:30 AM
Late Night Refreshment		Friday to Saturday	11:00 PM	03:30 AM
Late Night Refreshment		Monday	11:00 PM	01:30 AM
Late Night Refreshment		Sunday	11:00 PM	01:00 AM
Private Entertainment				
Sale by Retail of Alcohol	Both	Tuesday to Thursday	10:00 AM	02:00 AM
Sale by Retail of Alcohol	Both	Friday to Saturday	10:00 AM	03:00 AM
Sale by Retail of Alcohol	Both	Monday	10:00 AM	01:00 AM
Sale by Retail of Alcohol	Both	Sunday	12:00 PM	12:30 AM

Conditions

Condition

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.

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.

Conditions reproducing the effect of conditions subject to which the relevant existing licences have effect

Conditions relating to Regulated Entertainment

10. This licence is subject to all the former Rules of Management for Places of Public Entertainment licensed by Westminster City Council, in force from 4 September 1998 and incorporating amendments agreed by the Council on 25 October 1999, 30 June 2000, 16 January 2001 and 1 October 2001.

11. On New Year's Eve the premises can remain open for the purpose of providing regulated entertainment from the time when the provision of regulated entertainment must otherwise cease on New Year's Eve to the time when regulated entertainment can commence on New Year's Day (or until midnight on New Year's Eve where no regulated entertainment takes place on New Year's Day).

12. Notwithstanding the provisions of Rule of Management No. 6 the premises may remain open for the purposes of this licence from 11pm on Mondays to 1am on the day following, from 11pm on each of the days Tuesday to Thursday to 2am on the day following and from 11pm on each of the days Friday to Saturday to 3am on the day

following

13. The musical entertainment that may be provided under this licence shall not be provided by groups of instrumentalists and/or vocalists.

14. An attendant shall be on duty in the vicinity of 0001

None

33. 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 authorised officer throughout the preceding 31 day period.

34. 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 shall be able to show Police recent data or footage with the absolute minimum of delay when requested.

Contacts

Contact Type Licensing Agents

Name Mr Andrew Dobbie

Address Salvador & Amanda 8 Great Newport Street London WC2H 7JA

Contact Type Licensing Third Party Contacts

Name Not Available

Address C/o The Breakfast Group Ltd 4th Floor 20 Great Portland Street London W1W 8QR

Contact Type Licensing Applicants

Name Cherrywood Restaurants Limited

Address 368 Forest Road London E17 5JF

Contact Type Designated Premises Supervisor

Name Mr Andrew Stuart Dobbie

Address Private Address

Related Information

There is 1 document associated with this licence.

There are 7 cases associated with this licence.

There is 1 property associated with this licence.

There is no licence or appeal history for the premises

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

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

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

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

Mandatory Conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or

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

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

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor. For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

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

8(ii) For the purposes of the condition set out in paragraph 8(i) above -

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula -

$$P = D + (D \times V)$$

Where -

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

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

8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Conditions consistent with the operating schedule and agreed with Environmental health and Police.

9. The supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.
10. The premises shall only operate as a restaurant:
 - (i) in which customers are shown to their table,
 - (ii) where the supply of alcohol is by waiter or waitress service only,
 - (iii) which provides food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery,
 - (iv) which do not provide any take away service of food or drink for immediate consumption,
 - (v) which do not provide any take away service of food or drink after 23.00, and
 - (vi) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals. Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.
11. Notwithstanding conditions 1 and 2 above, alcohol may be supplied and consumed by customers prior to their meal in the bar area, in the area hatched black and shown on plan number 1762 SK12/020 P5, by up to a maximum at any one time of 15 customers in this area.
12. Notwithstanding conditions 1,2 and 3 above, alcohol may be supplied to customers without food provided that:
 - a) Such supply shall only be to persons seated and served by waiter/waitress.
 - b) Such supply shall cease at 20:00.
 - c) Such supply shall be limited to the bar area, to be seated in the areas hatched black and shown on plan number 1762 SK12/020 P5. The combined total of those customers using the hatched area whether it be prior to a meal (see condition 3), or a customer being supplied alcohol without food, will be 15 customers.
13. The availability of alcohol without food shall not be promoted or advertised otherwise than on menus and price lists within the premises.
14. A minimum of 150 covers will be maintained at all times.
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.

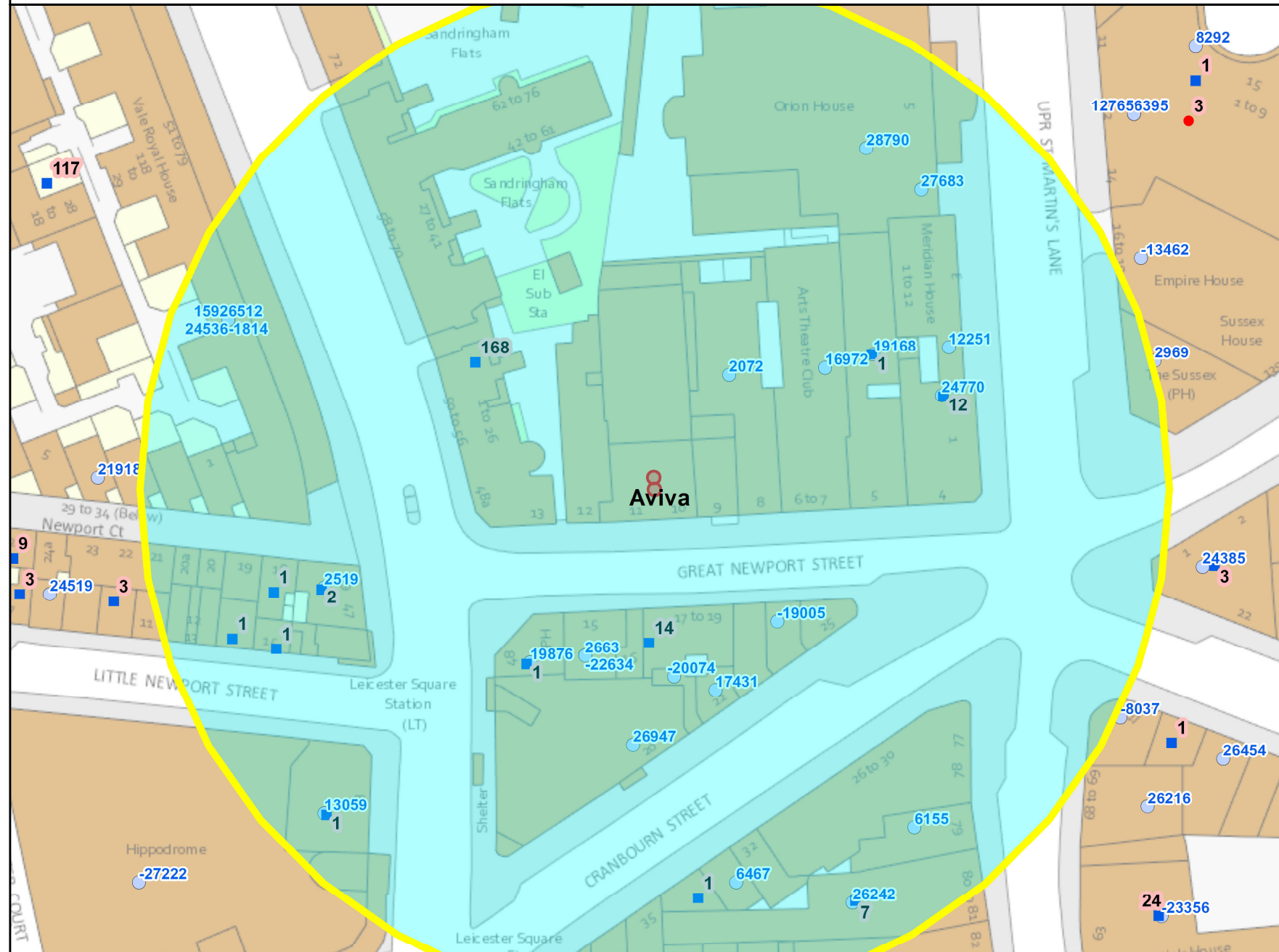
17. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises is open.
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 noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
20. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
21. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
22. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
23. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between (23.00) hours and (08.00) hours on the following day.
24. 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.
25. There shall be no sales of alcohol for consumption off the premises after 23:00 hours.
26. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
27. All exit doors to the premises will remain closed after 23:00 hours except for entrance and egress
28. The number of persons permitted in the premises at any one time (excluding staff) shall not exceed:
 - Ground floor - xxx persons
 - Basement floor – xxx persons
 - With no more than xxx persons at any one time (TBC)
29. 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.
30. No advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) that advertises or promotes the establishment, its premises, or any of

its events, facilities, goods or services shall be inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or be distributed to the public.

31. 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.
32. 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.
33. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
34. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
35. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
36. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
37. 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.
38. 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
39. A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.



Aviva - 10-11 Great Newport Street



Residential / Proposed Residential	212
Under Construction	Not known
Other Uses	Not known
Proportion Residential of all Uses	Not known

9

Meters

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Data Source: Uniform Database

Date: 01/07/2016

Premises within 75 metres of: Aviva - 10-11 Great Newport Street, London.

p / n	Name of Premises	Premises Address	Opening Hours
6155	Steak & Co	Ground Floor 79 St Martin's Lane London WC2N 4AA	Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00
2663	Abeno Too Japanese Restaurant	15-18 Great Newport Street London WC2H 7JG	Sunday 12:00 - 22:30 Monday to Wednesday 12:00 - 23:00 Wednesday to Saturday 12:00 - 23:30
26947	Angus Steak House	Ground Floor 20 Cranbourn Street London WC2H 7AA	Sunday 10:00 - 00:00 Monday to Saturday 10:00 - 01:00 Sundays before Bank Holidays 10:00 - 01:00
2519	Longji	Ground 47 Charing Cross Road London WC2H 0AN	Monday to Sunday 11:00 - 23:30
2072	Salvador & Amanda	8 Great Newport Street London WC2H 7JA	Sunday 09:00 - 01:00 Monday 09:00 - 01:30 Tuesday to Thursday 09:00 - 02:30 Friday to Saturday 09:00 - 03:30
1592	Longshots Bar	75 Charing Cross Road London WC2H 0NE	Friday to Saturday 09:00 - 00:00 Sundays before Bank Holidays 09:00 - 00:30 Sunday 09:00 - 22:30 Monday to Thursday 09:00 - 23:30
-1814	Kopi Tiam Malaysian Restaurant	67 Charing Cross Road London WC2H 0NE	Friday to Saturday 09:00 - 00:00 Sundays before Bank Holidays 09:00 - 00:00 Sunday 09:00 - 22:30 Monday to Thursday 09:00 - 23:30
-20074	Entrecote Tortilla	21 Cranbourn Street London WC2H 7AA	Monday to Sunday 23:00 - 05:00
28790	Starbucks	Orion House 5 Upper St Martin's Lane London WC2H 9EA	Monday to Saturday 06:30 - 23:00 Sunday 07:30 - 23:00 Friday to Saturday 07:00 - 00:00 Sunday 07:00 - 00:00
19876	The Porcupine Public House	48 Charing Cross Road London WC2H 0BS	Sundays before Bank Holidays 07:00 - 00:00 Monday to Saturday 07:00 - 00:30 Sunday 07:00 - 22:30 Monday to Thursday 07:00 - 23:30
16972	The Arts Theatre	The Arts Theatre 6-7 Great Newport Street London WC2H 7JB	Monday to Sunday 09:00 - 00:00
12291	The Brewmaster	37 Cranbourn Street London WC2H 7AD	Friday to Saturday 10:00 - 00:00 Monday to Thursday 10:00 - 23:30 Sunday 11:00 - 23:00
6512	Make Noodle Heaven	51 Charing Cross Road London WC2H 0NE	Monday to Sunday 11:00 - 00:00
-17234	Piazza Restaurant	35 Cranbourn Street London WC2N 4AJ	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-19005	Spaghetti House	24 Cranbourn Street London WC2H 7AA	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-22306	Red N Hot Chinese Restaurant	59 Charing Cross Road London WC2H 0NE	Friday to Saturday 12:00 - 00:00 Sundays before Bank Holidays 12:00 - 00:00 Monday to Thursday 12:00 - 23:00 Sunday 12:00 - 23:00
-22634	Pizza Rico	15-18 Great Newport Street London WC2H 7JG	Monday to Sunday 07:00 - 00:30
27683	Tredwell's	4A Upper St Martin's Lane London WC2H 9NY	Sunday 08:00 - 00:30 Sundays before Bank Holidays 08:00 - 00:30 Monday to Saturday 08:00 - 02:00
26242	Pizza Express	Ground Floor 80-81 St Martin's Lane London WC2N 4AA	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
24770	Scarlet's	1 Upper St Martin's Lane London WC2H 9NY	Monday to Saturday 09:00 - 03:30 Sunday 12:00 - 23:00
24536	Real Beijing	67 Charing Cross Road London WC2H 0NE	Sunday 11:00 - 23:00 Monday to Saturday 11:00 - 23:30 Sundays before Bank Holidays 11:00 - 23:30
6467	Westminster Noodle Bar	Ground Floor 33 Cranbourn Street London WC2H 7AD	Sunday to Thursday 10:00 - 02:00 Friday to Saturday 10:00 - 05:00
13059	PizzaExpress	43 Charing Cross Road London WC2H 0AP	Sunday 07:00 - 00:00 Monday to Saturday 07:00 - 00:30 Sundays before Bank Holidays 07:00 - 00:30
12251	Subway	2 Upper St Martin's Lane London WC2H 9NY	Monday to Saturday 10:00 - 00:00 Sunday 10:00 - 22:00

17431	Cafe Aroma	22 Cranbourn Street London WC2H 7AA	Monday to Thursday 10:00 - 03:00 Friday to Saturday 10:00 - 04:00 Sunday 12:00 - 23:00
19168	White Space	5 Great Newport Street London WC2H 7JA	Monday to Saturday 09:00 - 00:30 Sunday 10:00 - 23:00