

Licensing Sub-Committee Report

Item No:	
Date:	20 th October 2016
Licensing Ref No:	16/09132/LIPN - New Premises Licence
Title of Report:	72 Pimlico Road London SW1W 8LS
Report of:	Director of Public Protection and Licensing
Wards involved:	Churchill
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Mrs Sumeet Anand-Patel Senior Licensing Officer
Contact details	Telephone: 020 7641 2737 Email: sanandpatel@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	25 August 2016		
Applicant:	Tuscanic Limited		
Premises:	No name given		
Premises address:	72 Pimlico Road London SW1W 8LS	Ward:	Churchill
		Cumulative Impact Area:	None
Premises description:	This premises will operate as a cafe with no primary cooking taking place on site.		
Premises licence history:	This premises has not previously benefitted from a premises licence under the Licensing Act 2003.		
Applicant submissions:	<p>The applicant applied for pre-app advice prior to submitting this new licence application. The hours and conditions applied for under this application are what were agreed with Environmental Health at the pre-app advice stage and therefore Environmental Health has not made a representation to this application.</p> <p>The applicant has written to each of the residents making a representation; an example of their correspondence and a copy of the pre-app advice is attached at Appendix A2.</p>		

1-B Proposed licensable activities and hours							
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	10:00
End:	22:00	22:00	22:00	22:00	23:00	23:00	22:00
Seasonal variations/ Non-standard timings:			N/A				

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	22:00	22:00	22:00	22:00	23:00	23:00	22:00
Seasonal variations/ Non-standard timings:			N/A				
Adult Entertainment:			None				

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Metropolitan Police Service
Representative:	PC Adam Deweltz
Received:	6 th September 2016
Status:	Withdrawn
<p>With reference to the above, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, will be making a representation.</p> <p>It is our belief that if granted the application would undermine the Licensing Objectives in relation to The Prevention of Crime and Disorder, as there are insufficient conditions contained within the operating schedule.</p> <p>In order that Police withdraw their representation, the following conditions would have to be agreed to:</p> <ol style="list-style-type: none"> 1) <i>No super-strength beer, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles.</i> 2) <i>No more than 15 % of the sales area shall be used at any one time for the sale, exposure for sale, or display of alcohol.</i> <p>Note: upon the applicant's agreement to the above conditions, the Metropolitan Police have withdrawn their representation.</p>	

2-B Other Persons	
Name:	Dr Anna Louise Schroeder
Address and/or Residents Association:	27 Lumley Flats Pimlico Rd London SW1W8NQ
Received:	18 th September 2016
Status:	Outstanding
<p>My objection is primarily based on health and safety concerns. Quite obviously, the proposal does not consider the effect of smoke on the residents in this block.</p> <p>My apartment is located on the second floor of 72 Pimlico Rd. Bedroom and kitchen windows are facing into a highly wind-protected area above the proposed smoking terrace, as it is the case for a total of nine units in Lumley flats. I fear my respiratory condition will worsen if I am exposed to the smoke rising from the proposed licensed unit. Moreover, the window isolation of this Victorian building block is poor and a smoking terrace would increase the noise levels of the courtyard significantly during the extensive opening hours.</p> <p>However, I would also like to point out that the proposed venue would change the unique artistic character of Pimlico Road, which is famous for its galleries and decoration shops.</p>	

I invite the Licensing Team to visit the property and see for themselves how the construction of the building's backside generates a wind channel that would carry smoke into the residential flats.

Name:	Norah Anderson
Address and/or Residents Association:	140 Lumley Flats Pimlico Road London SW1W 8NQ
Received:	6 th September 2016
Status:	Withdrawn

I do not recall receiving notification of an application for change of use to the premises at 72 Pimlico Road because if I had, I would have objected vociferously. To even consider allowing a restaurant beneath a residential block where there is no route for cooking smells to escape to except at the back of the premises where the smell will escape from a very small enclosed space UP towards people's bedrooms is unforgiveable. I live on the third floor above one of the shops, and the banging of the entry door of the shop is an intrusion. The antique shops have very little traffic but can you imagine what it will be like with a restaurant constantly opening and closing their door. Then you have the customers of the restaurant making a noise when they leave the restaurant. This part of the Pimlico Road is like a valley and all noise echoes. Conversations in the street echo. Traffic noise echoes. Parking on the double yellow lines outside the shops causes constant chaos. Parking outside a restaurant will cause even worse chaos because that will be during the evening/night. Westminster City Council are already aware that the double yellow lines outside 72 Pimlico Road need to be shortened because when the lines have a full quota of cars parked on them, the buses and coaches are unable to pass through because of the traffic island. This problem has been going on for years and the double lines were supposed to have been altered this year but nothing has happened. I have lived here all my life (70 years) and there has never been a restaurant in any of the shop premises underneath Lumley Flats in all that time. and for a very good reason. It is simply not conducive to the environment. The only time there was ever a food premises was when the corner shop (Passmore Street/Pimlico Road) was a bakers called Goss's. That closed in about 1962. There has been no consideration given to the residents of the area. It will be an intrusion into everybody's lives.

Note: Cllr Gassanly met with the applicant on behalf of the residents to discuss their concerns and following the applicants' agreement to cease the use of the outside yard area after 9pm and not permit smoking in the yard area at any time Ms Anderson has withdrawn her representation.

Name:	Mr Simon Winters
Address and/or Residents Association:	31 Lumley Flats Pimlico Road London SW1W 8NQ
Received:	6 th September 2016
Status:	Outstanding

I live in the block of flats above this shop unit.

This unit has been used for several decades as a very quiet antique shop / art gallery. It has always closed at 6pm and has always been closed on Sundays.

The building directly above is a densely populated social housing block. This Victorian building has very poor sound insulation.

I am concerned that if this application is granted, there will be noise pollution, and vibration in the building. The seven-day opening and the late evenings in the proposal are most unwelcome.

The entire parade of shops at this location are art shops, and I believe this unit should continue to be used in this way.

I believe that the entire Pimlico Road 'Design District' of art shops should be supported, and that no art shop or gallery in this locality should be changed into a late night hot food and alcohol venue.

I am also concerned about the dumping of rubbish on the pavement outside by shops. Some years ago, there was a restaurant across the road, and the pavement was always covered in cooking oils. Sadly, this type of thing is common practice with these types of shop.

I am also concerned that if a licence is granted, there may be a further application to extend opening hours, and to place tables and chairs on the pavement outside. This type of thing is also common among this type of establishment.

For these reasons I oppose the application.

Note: While Mr Winters welcomes the recent changes made by the applicant, there remain two issues that Mr Winters still objects to (extract taken from Mr Winters email dated 12th October):

- “ 1. I do not agree that the open back yard area should be used by customers at any time, because this area is directly underneath ten bedroom windows and the particular architecture of this building will mean that noise will travel both upwards and also into the courtyard beyond, where there are adjacent bedrooms. This area is best suited for use as storage and emergency exit.*
- 2. I believe that the premises should close at 9pm seven days a week. This is due to the sheer density of housing units above, and the poor soundproofing in this old building.*

I would no longer object to the licence if the above two conditions are included with the concessions already made, and I believe that this commercial venture would still be entirely viable and profitable even if these two additional restrictions are imposed.

I would still like Cllr Gassanly to attend the meeting on my behalf and to represent me.”

Name:	Miss Jennifer Cobbing
Address and/or Residents Association:	68 Lumley Flats Holbein Place London SW1W 8LT
Received:	6 th September 2016
Status:	Withdrawn

I strongly object to any restaurant with an outside space on our estate! The noise of customers having a meal, and the smell of food and smoking will spoil our peaceful homes. I cannot believe that you have allowed a smoking space and an open restaurant in an area immediately below the bedroom windows of ten flats.

I didn't see a notice for the application of a change of use for these premises, even though I frequently pass that way. Where was it? Why weren't we sent letters about the change of use? And why didn't anyone think of the residents of this estate when they allowed a restaurant to be

opened here?

Note: Cllr Gassanly met with the applicant on behalf of the residents to discuss their concerns and following the applicants' agreement to cease the use of the outside yard area after 9pm and not permit smoking in the yard area at any time Miss Cobbing has withdrawn her representation.

3. Policy & Guidance

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

Policy PB1 applies:	Applications will only be granted if it can be demonstrated that the proposal meets the relevant criteria in Policies CD1, PS1, PN1 and CH1.
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4. Appendices

Appendix 1	Premises plans
Appendix 2	Applicant supporting documents: <ul style="list-style-type: none">• Letter to the residents• Menu sample• Pre-app Advice report
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

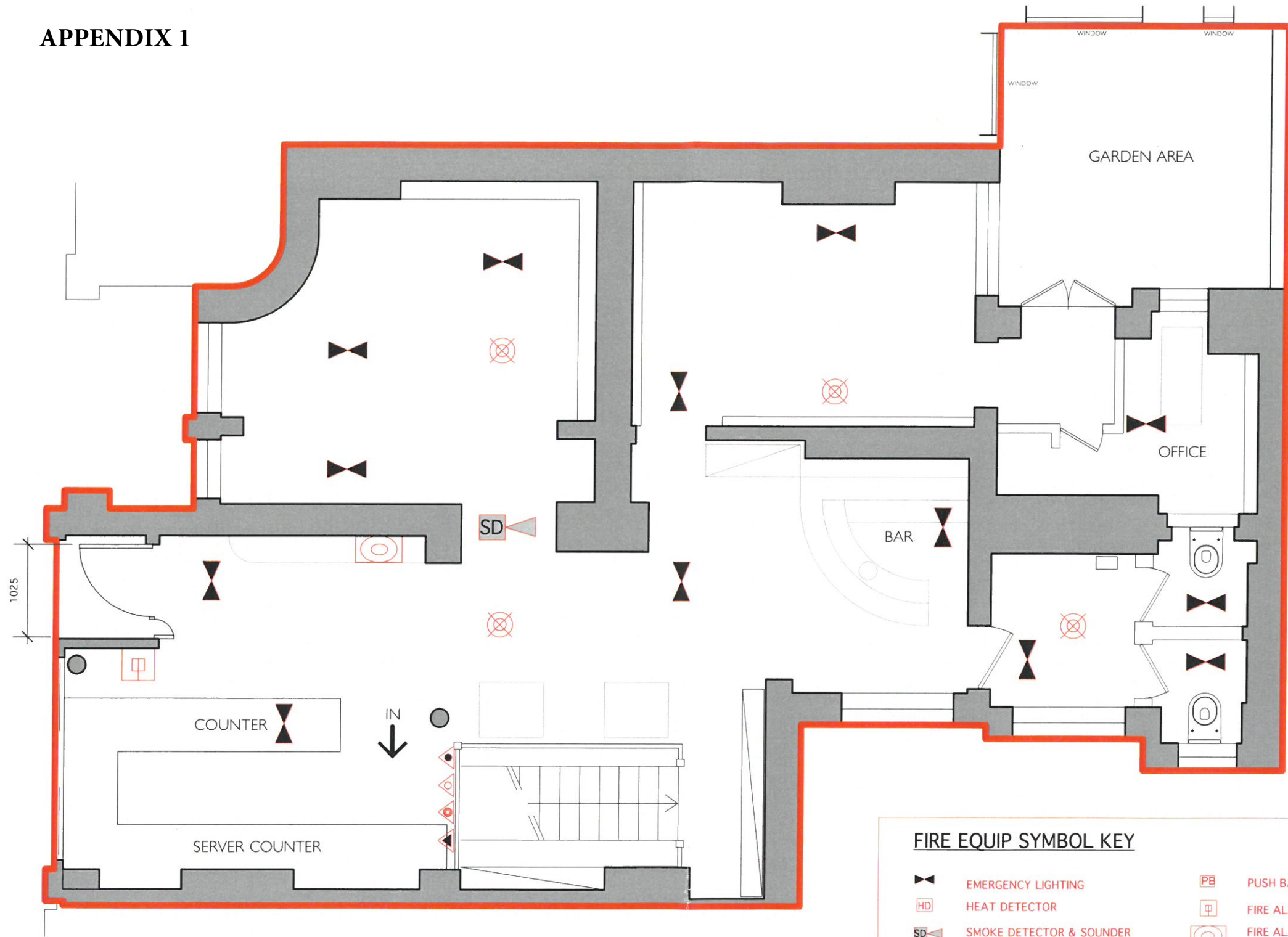
Report author:	Mrs Sumeet Anand-Patel Senior Licensing Officer
Contact:	Telephone: 020 7641 2737 Email: sanandpatel@westminster.gov.uk

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

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

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2016
3	Amended Guidance issued under section 182 of the Licensing Act 2003	March 2015
4	Application Form	25 th August 2016
5	Plans	25 th August 2016
6	Metropolitan Police Representation	6 th September 2016
7	Mr Winters Representation	6 th September 2016
8	Dr Schroeder Representation	18 th September 2016
9	Miss Cobbins Representation	6 th September 2016
10	Ms Anderson Representation	6 th September 2016

APPENDIX 1



1 Ground Floor | Licensing Plan
1:50

FIRE EQUIP SYMBOL KEY	
	EMERGENCY LIGHTING
	HEAT DETECTOR
	SMOKE DETECTOR & SOUNDER
	SMOKE DETECTOR
	FIRE EXIT KEEP CLEAR SIGN
	NON ILLUMINATED DIRECTIONAL FIRE EXIT SIGN
	NON ILLUMINATED FIRE EXIT SIGN
	DIRECTIONAL ILLUMINATED FIRE EXIT SIGN
	ILLUMINATED FIRE EXIT SIGN
	FIRE DOOR KEEP LOCKED
	FIRE DOOR KEEP SHUT
	SPRINKLER
	PUSH BAR
	FIRE ALARM CALL POINT
	FIRE ALARM CONTROL PANEL
	VISUAL SOUND BEACON
	VISION PANEL
	H2O FIRE EXTINGUISHER
	CO2 FIRE EXTINGUISHER
	FIRE BLANKET
	DRY POWDER
	FOAM EXTINGUISHER
	PANIC BUTTON

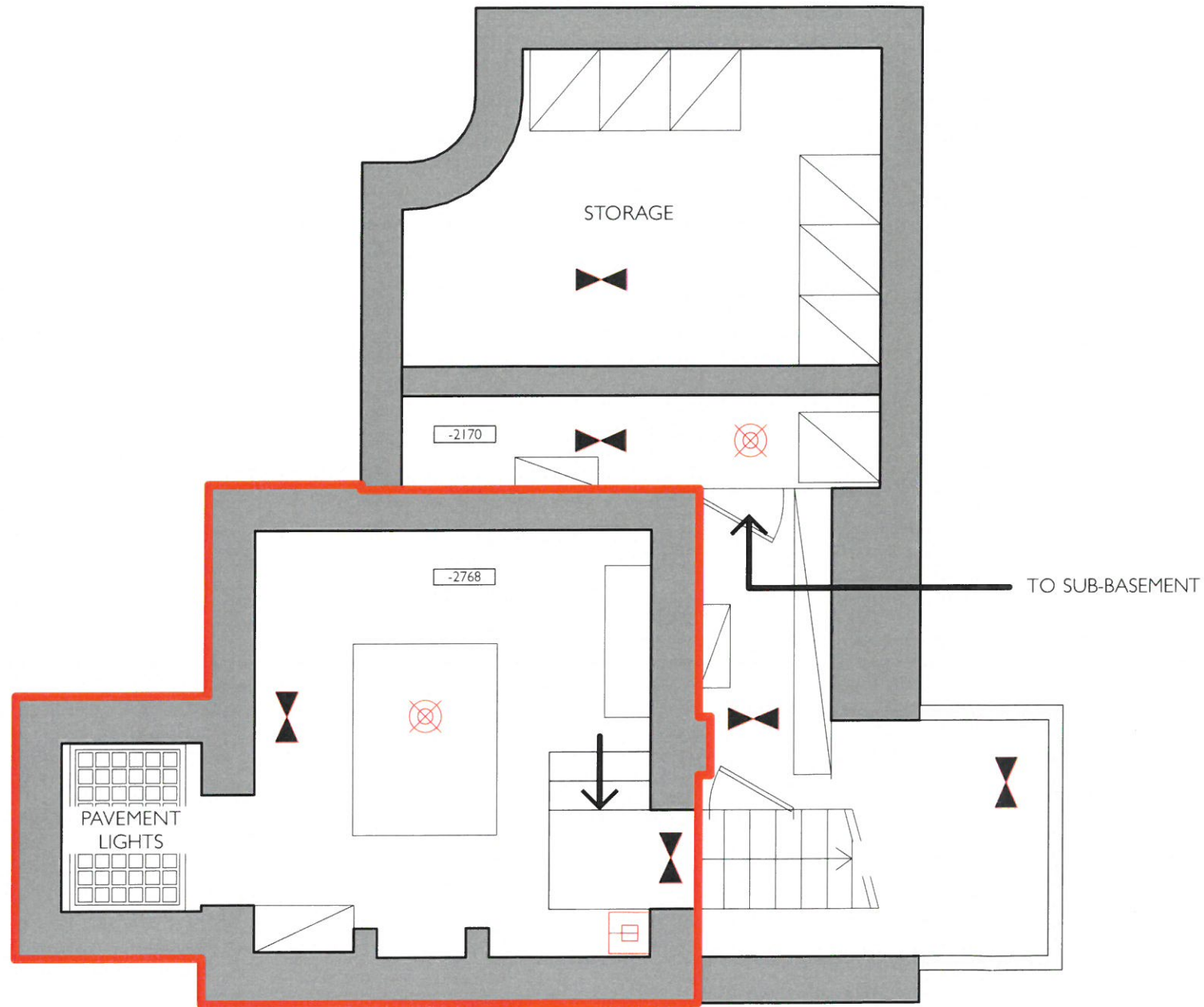
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Rev	Description	Date of Issue

GRAPES DESIGN

Client	
Project	72 PIMLICO ST
Project No	2099
Description	Ground Floor_Licensing Plan
Scale	1:50@A3
Origin Date	AUG 16
Drawing No	102
Revision	-
File ref	Command

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1 Basement | Existing Plan
1:50

FIRE EQUIP SYMBOL KEY

- | | | | |
|--|--------------------------------------------|--|--------------------------|
| | EMERGENCY LIGHTING | | PUSH BAR |
| | HEAT DETECTOR | | FIRE ALARM CALL POINT |
| | SMOKE DETECTOR & SOUNDER | | FIRE ALARM CONTROL PANEL |
| | SMOKE DETECTOR | | VISUAL SOUND BEACON |
| | FIRE EXIT KEEP CLEAR SIGN | | VISION PANEL |
| | NON ILLUMINATED DIRECTIONAL FIRE EXIT SIGN | | H2O FIRE EXTINGUISHER |
| | NON ILLUMINATED FIRE EXIT SIGN | | CO2 FIRE EXTINGUISHER |
| | DIRECTIONAL ILLUMINATED FIRE EXIT SIGN | | FIRE BLANKET |
| | ILLUMINATED FIRE EXIT SIGN | | DRY POWDER |
| | FIRE DOOR KEEP LOCKED | | FOAM EXTINGUISHER |
| | FIRE DOOR KEEP SHUT | | PANIC BUTTON |
| | SPRINKLER | | |

Rev	Description	Date of Issue

GRAPES DESIGN

Client		
Project	72 PIMLICO ST	
Project No	2099	
Description	Basement_Licensing Plan	
Scale	1:50@A3	Origination Date
		AUG 16
Drawing No	103	Revision
		-
File Ref	Command	

Wade, Yolanda: WCC

From: Lisa Inzani <L.Inzani@popall.co.uk>
Sent: 29 September 2016 14:28
To: Winters Simon: H&F
Cc: Licensing: WCC
Subject: Premises licence application - 72 Pimlico Road, London SW1
Attachments: SKM_C36816092913000.pdf

Dear Mr Winters,

I act for Tuscanic Limited in relation to the premises licence application for 72 Pimlico Road.

I have been passed a copy of your representation.

I would like to invite you to meet with my clients and myself at the premises on Tuesday, 4th October at 10.00 a.m. to discuss your concerns, which my client takes very seriously.

In readiness for the meeting I attach the menu which we would propose to offer at the premises and also the link for the website of my client's existing premises, Tuscanic, Old Compton Street, Soho.

I would be grateful if you could kindly confirm that you will be able to attend the meeting, however please do not hesitate to telephone me should you wish to discuss any matter.

I look forward to hearing from you.

Kind regards,

Lisa Inzani

www.tuscanic.co.uk

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TUSCANIC



Welcome to Tuscanic...

We are a food based concept that aims to offer the best quality products directly imported from Tuscany such Focaccia bread, Cured meats and cheeses, vegetables in e.v.o oil, Chianina Beef Tartare and more...

All our products are organic and carefully selected in order to guarantee the best quality on the market.

Now all you have to do is...

TRY US!!!

LE BRUSCHETTE

2 pieces of toasted bread

•Fresh Tomatoes (V)	£3.50
•Red Peppers Spread (V)	£3.50
•Artichokes Spread (V)	£3.50
•Asparagus Spread (V)	£3.50
•Crostino del Cacciatore (Poultry Pate')	£5.00
•Ragout di Salumi di cinta Senese (Mixed Meat Ragu)	£5.00

I COCCI

Small pots of Tuscan appetizers

All at £3.00 each

- Semidried Tomatoes (V)
- Spicy Sausages
- Liver Spread
- Olives (V)
- Courgettes (V)
- Aubergines (V)
- Artichokes (V)
- Fossa Sheep Cheese (V)
- Mozzarella (V)
- Roasted Potatoes (V)

LE ZUPPE / SOUPS (V)

Traditional Tuscan Soups made from authentic recipes

•Pappa al Pomodoro (Tomato and Bread Soup)	£6.00
•Ribollita (Mix Vegetables and Bread Soup)	£6.00
•Zuppa di Cavolo Nero (Black Cabbage Soup)	£6.50
•Zuppa di Cipolle (Onion Soup)	£6.50

LE INSALATE / SALADS (V)

Served with homemade croutons

(except Caprese Salad)

•Mix Leaves	£4.00
•Caprese Salad	£5.50
•Pecorino Cheese and Pears	£6.00
•Tuna Fillets and Mozzarella	£6.00
•Ricotta Cheese and Anchovies	£6.00

I PANINI / SANDWICHES

Big size Sandwich made with traditional Tuscan

Focaccia Bread.

Too big?

Have half for half price!!!

•Plain Focaccia (V)	£3.50
•Daily Focaccia (ask for daily flavours) (V) (T)	£6.00
•Mozzarella, Baked Tomatoes and Basil (V) (T)	£6.50
•Prosciutto Cotto, Stracchino Cheese and Rocket	£7.00
•Prosciutto Crudo, Mozzarella and Black Olives	£7.00
•Porchetta, Lemon slices and Rocket	£7.00
•Capocollo, Zucchini and Fossa cheese	£7.00
•Salame, Pecorino Cheese and Rocket	£7.00
•Finocchiona and Artichokes	£7.00
•Fresh Sausage and Aubergines	£7.00
•Mortadella and Aubergines	£7.00
•Bresaola, -Ricotta Cheese and Rocket	£7.00
•Tuna Fillets, Tomatoes and Mozzarella	£7.00
•Bacon, Asparagus Spread and Scamorza	£7.00

Continue to the next page where you can find more delicious dishes...

A Discretionary 10% service charge will be added to your bill.



TUSCANIC



IL CARPACCIO

Marinate raw meat/ fish thinly sliced and served with Focaccia Bread

- **Beef Carpaccio**, served with Rockets leaves, Fossa sheep Cheese and Olive Oil £13.00
- **Tuna Carpaccio**, served with Cherry Tomatoes Ricotta cheese and Olive Oil £13.00
- **Octopus Carpaccio**, served with Boiled Potatoes (Parsley and Garlic dressing) and Rocket leaves £16.50

LA CHIANTINA

Certified Chianina Beef imported from Tuscany "RAW MEAT"

- **Chianina Tartare**, served with toasted bread, Cherry Tomatoes and Lemon £14.50
- **Tartare Burger**, served with mustard, rocket, tomatoes, onion and Roasted Potato £16.50
Add cheese or Bacon for £1.50 each

TUSCANIC BURGER

Fresh Tuscan sausage served in a burger bun with salad, tomatoes, onion and Roasted potatoes on the side
£12.00

I CROSTONI

Toasted slice of bread with different toppings

- **Scamorza, Baked & Semidried Tomatoes** £7.00
- **Prosciutto Crudo, Caciotta and Baked Tomatoes** £7.25
- **Fresh Sausage and Stracchino Cheese** £7.25
- **Lardo, Smoked Scamorza and Zucchini** £7.50
- **Porchetta-Pecorino cheese-Artichokes** £7.50
- **Bacon, Caciotta Cheese and Rocket** £7.50

Tuscan Specialities served in terracotta pot.

Served with 2 slices of toasted bread:

- **CACCIUCCO DI POLPO E CECE NERO**
Traditional Octopus and black chickpeas soup cooked with organic tomatoes and Italian herbs.
£12.00
- **BACCALA' MANTECATO**
Cod cream marinated with Olive Oil, Parsley and Garlic
£12.00
- **SPEZZATINO DI MAIALE CON FAGIOLI**
Pork Stew. Cooked with organic Tomatoes, Onion, Garlic, Rosemary and Cannelini Beans
£12.00
- **SPEZZATINO DI CARNE CHIANTINA**
Chianina Beef stew. Cooked with Onion, Carrots, Red Wine and Tomato sauce
£12.00

I TAGLIERI

Tuscan cured meats and cheeses served on a wooden tray along with Focaccia Bread and Organic Jam on the side

- **ANTIPASTO MISTO** Prosciutto Crudo, Salame, Mozzarella, Pecorino cheese, Semidried Tomatoes, Mushrooms and Olives £15.00
- **ANTIPASTO VEGETARIANO** Semidried Tomatoes, Mushrooms, Aubergines, Artichokes, Courgettes, Mushrooms and Olives £13.00
- **AFFETTATI E FORMAGGI** selection of meats and cheeses
Small £13.50 Large £22.00
- **L'AFFETTATO** selection of meats
Small £12.00 Large £19.00
- **IL CACIO** selection of 4 different cheeses £13.50

A Discretionary 10% service charge will be added to your bill

Extra basket of focaccia £3.50

TUSCANIC



Acqua / Water

Acqua Panna £3.50
Acqua San Pellegrino £3.50

I succhi / Tuscan Juices

Apple Juice £4.00
Pear Juice £4.00
Apricot Juice £4.00
Peach Juice £4.00
Strawberry Juice £4.00

Bevande Frizzanti/ Sparkling soft drinks

Coca Cola £3.00
Diet Coke £3.00
Aranciata San Pellegrino £2.75
Chinotto San Pellegrino £2.75
Limonata San Pellegrino £2.75
Pompelmo San Pellegrino £2.75

Caffe'/ Coffee

Single Espresso £2.00
Single Macchiato £2.25
Double Espresso £2.50
Double Macchiato £2.75
Latte £2.75
Cappuccino £2.75
Americano Coffee £2.75

Il Te'/ Teas

Camomile £2.50
Earl Grey £2.50
Jasmine £2.50
English Breakfast £2.50
Gunpowder £2.5

Digestivi / Italian Digestives

£4.50 single £7.00 Double

-Amaro "Montenegro"
-Limoncello "I sapori della costa"
-Sambuca "Molinari"
-Grappa "le diciotto lune"
-Vin Santo "Il Santo"

Dessert Menu all @ £5.00

Tuscanic Tiramisu

Mascarpone Cream with chocolate powder and Chocolate Cantucci Biscuits! Our Signature!

Homemade Ricotta Cheesecake

Our delicious Homemade ricotta cheesecake served with Tuscan homemade Jam.

"Pistocchi" Chocolate Cake

The Infamous Chocolate Cake created by Sir Pistocchi. Winner of many awards at the international chocolate competitions! Pure Chocolate for a real taste! And it's Gluten Free!

Cantucci and Vin Santo

Typical Tuscan Almonds Biscuits from Prato served with Vin Santo (Holy Wine).

"Here at Tuscanic our aim is to offer the best quality products from Tuscany. Our suppliers are family business and they always provide the best quality products on the market. Authentic flavours with no additives or such things"

TUSCANIC



ITALIAN APERITIVO

Daily

from 5pm to 8pm!

Free Nibbles with any alcoholic beverage!

A discretionary 10% service charge will be added to your bill

TUSCANIC



Vini Rossi / Red Wines

Montepescari Rosso Toscano IGT 11.5%
Grape Variety: blend of Tuscan grape varieties
Ruby red, intense vinous flavour, slightly tannic, dry with a good balance.
Glass £5.50 Bottle £21.95

Chianti Contea di Luca DOCG 2014 12.5%
Grape Variety: 85% Sangiovede 15% cannaiole /Malvasia
Ruby red colour, intensely vinous bouquet with a fragrance of violet. Harmonious, dry, sapid flavour, slightly tannic.
Glass £6.50 Bottle £25.95

Chianti Classico, Lionello Marchesi DOCG 2013 13.5%
Grape Variety: 85% Sangiovese. 15% Merlot & Cab Sauv
Ruby red colour with delicate purple reflections. Intense taste with hints of wild fruits and leather
Glass £7.50 Bottle £33.95

Morellino di Scansano, Lionello Marchesi DOCG 2013 14.5%
Grape Variety: 90% Sangiovese 10% Cab Sauv
Harmonious and elegant wine with impressive and persistent perfumes accompanied by hints of violets, raspberries and pomegranate.
Glass £8.00 Bottle £34.95

Bolgheri Antillo, Guado al Melo D.O.C 2014 13.5%
Grape Variety: Sangiovese (70%), Cab Sauv and Petit Verdot.
Bright purplish, intense aroma with a preponderance of wild berries and a light and pleasant spicy hint. With a good structure and persistence, crispy and lively, it reveals rich and balanced tannins.
Glass £8.00 Bottle £35.95

Rosso di Montepulciano, Antico Colle DOC 2014 13.5%
Grape Variety: 95% Sangiovese, 5% Merlot
An intense ruby red color with an aroma of red fruit and berries. With a flowery undertones and harmonious and very agreeable flavor.
Glass £8.50 Bottle £38.95

Rosso di Montalcino, Sesta di Sopra DOC 2014 13.5%
Grape Variety: 100% Sangiovese grosso
Intense ruby red colour with an aroma of fresh fruit with toasty vanilla notes. Elegant, austere body.
Glass £9.00 Bottle £38.95

Nobile di Montepulciano, Antico Colle DOC 2012 14%
Grape Variety: 100% Prugnolo Gentile (Sangiovese clone)
The colour of this wine is an intense and deep ruby red. The extremely fine and elegant aroma is one of red fruit and berries. It has a long lasting and persistent flavour with a very pleasant aromatic aftertaste.
Bottle £44.95

Prosecco / Sparkling Wine

Prosecco ca' degli Ermellini Casa Vinicola Botter 11%
Grape Variety: Prosecco
This delicate Prosecco Spumante is pale yellow in colour with fine bubbles. It has a gentle floral aromas and apple fruit on the palate with hints of flowers and honey. Crisp and well balanced, it is the perfect aperitif, as well a good match for fish and seafood
Glass 7.00 Bottle £29.95

Vini Bianchi / White wines

Montepescari Bianco Toscano IGT. 11.5%
Grape Variety: Bombino, Trebbiano
Dry with a good balance known originally as "White Chianti"
Glass £5.50 Bottle £21.95

Selvabianca Vernaccia di San Gimignano DOCG 2014 13.0% ORGANIC
Grape Variety: 100% Vernaccia
Straw yellow colour with golden nuances. The bouquet is fine and fresh with apple hints and flower scents. Sapid, very pleasant and well-structured with a well balanced acidity. Combines well with appetisers, fish and shellfish, white meat and carpaccio.
Glass £7.00 Bottle £29.95

Vermentino Maremma Toscana DOC 2014 13.0%
Grape Variety: 100% Vermentino
Bright yellow color with an intense and elegant aroma, dominated by notes of citrus and pale fruit along with pleasant hints of Mediterranean herbs. The palate is pleasantly relaxing, thanks to its interesting structure.
Glass £7.50 Bottle £30.95

Pinot Grigio "Sant'Antimo" DOC 2013 13.5% ORGANIC
Grape Variety: Pinot Grigio
Straw yellow with greenish hues. Charming, pleasant and deep with the typical floral fruity scents of the grape. A full-bodied, fresh and sapid example with good acidity perfectly balanced with hints of ripe fruit.
Glass £8.00 Bottle £34.95

Cocktails all @ £8.95

Negroni
A classic Italian cocktail made the first time in Florence.
Gin, Campari and Sweet Vermouth.
Tuscanic Negroni
Our Creation. Treat yourself.
Gin infused with cinnamon, Chinotto liquor and Vermouth Bianco.
Americano
You can't handle the kick of Negroni? Then this is for you.
Campari, Sweet Vermouth and Soda water. Easy peasy.
Aperol Spritz
The most known Italian cocktail!
Aperol Aperitivo, Prosecco and Soda Water. Drink Italian!
Bellini
Our delicious Tuscan Peach Juice topped with Prosecco.
Taste the difference

Birre Italiane / Italian Beers

Peroni Red Lable 4.7% £4.50
Birra Bianca 4.5% (Belgium White) £6.00

Mastri Birrai Umbri range:

Blonde Beer made with Spelt 5.5% £7.50
Amber Beer made with Cicerchia 5.5% £8.00
Dark Beer made with Lentils 6% £8.50

A discretionary 10% service charge will be added to your bill.



City of Westminster

Office Name: Ian Watson
Designation: Senior Practitioner
Environmental Health (Licensing)
Date: 8/09/16
Contact number: 020 7641 3183
Email: iwatson@westminster.gov.uk
Signed: Ian Watson
Uniform Ref Number: 16/08924/PREAPM

Trading name of business and Address:

72 Pimlico Road, SW1W 8LS

Reference Number if Applicable: 16/08924/PREAPM

Premises Licence:

No

Applicant/Solicitor: Lisa
Inzani Poppleston Allen
Solicitors

Stress Area:

No

Type of Business: Italian Café/Bar

Proposed Licensed Areas: Ground and Basement floors.

Proposed Activities: Supply of Alcohol, Late Night Refreshment, Recorded Music.

Proposed Alcohol Hours: Monday to Thursday 10.00 to 23.30 hours. Friday and Saturday 10.00 to 00.00 hours and Sunday 12.00 to 22.30 hours. New Year's Eve end of permitted hours to start of permitted hours on New Year's Day. Sunday before Bank Holiday Monday 12.00 to 00.00 hours.

Pre application advice purpose: To comment on appropriate conditions including capacities for a new premises licence. The proposed operator will operate an Italian Café/Bar. Advise on technical suitability and policy implications in advance of the appropriate application. The premises are currently empty and consist of ground and basement floors with a small internal courtyard.

Issues discussed and actions taken:

Inspection carried out by Ian Watson (Environmental Health – EH) and Alan Lynagh (District Surveyor – DS) of the ground and basement floor on the 23rd August 2016. The findings are detailed below.

District Surveyor Comments

The premises consist of a single entrance/exit at ground floor level, which opens inwards and appears to be approximately 750mm wide. This limits the overall premises to 60 patrons. The basement is proposed to be used for a minimal number approx 15-20 and this is deemed adequate given the travel distances and overall size of the premises even through the basement does not have a protected exit route (accommodation stair back to ground floor).

In addition we would recommend the following additional measures should form part of the proposed design:

- The access arrangements to the proposed wine cellar location at basement level needs to be suitably designed so that it does not present a risk of trips and falls to staff accessing this location, particularly as some may be carrying stock. We can provide more advice as required but suggest a suitable controlled stepped access is provided.
- Means of escape from the premises will be based on a simultaneous evacuation upon activation of the fire detection and alarm system and it is recommended an automatic system is provided throughout with ideally an L2 system coverage.
- All risk areas to be provided with 30 minutes fire separation to other parts of the premises
- All Fire doors protecting escape routes will be provided with intumescent strips and smoke seals and all fire doors will comply with the relevant provisions of Table B1 of ADB.
- Every escape route (other than those in ordinary use) will be marked by emergency exit signs complying with BS 5499: Part 1 and these will be located in accordance with the recommendations of BS 5499: Part 4

If the alterations are carried out in line with the principles detailed above this would be adequate from a technical perspective.

Public Safety/Nuisance and Capacity

The proposed toilet provision is two WC's for both the public and staff located on the ground floor.

An agreed capacity of 60 persons (including staff) on the premises with a restricted occupancy within the basement.

The premises have substantial residential properties directly above and it may be that recorded music is not applied for due to the sensitive nature of the properties and fear that there may be associated noise nuisance. It is also recommended to limit the use of the internal courtyard by persons and times of use.

Licensing Policy:

The premises are not located within any recognised impact areas therefore subject to conditions addressing the licensing objectives applications will generally be granted.

The proposed toilet provision whilst not in line with BS 6465 2006 part 2 should not impact on Public Nuisance but the capacity would be inclusive of staff due to no separate facilities being provided.

As the premises are not located within any recognised impact area then the proposed hours of operation are;

Supply of Alcohol 'On' and 'Off'

Monday to Thursday 10.00 – 23.30 hours.

Friday and Saturday 10.00 - 00.00 hours.

Sunday 12.00 – 22.30 hours.

Late Night Refreshment 'Indoors' and 'Outdoors'

Monday to Thursday 23.00 – 23.30 hours.

Friday and Saturday 23.00 – 00.00 hours.

Recorded Music 'Indoors'

Monday to Thursday 10.00 – 23.30 hours.

Friday and Saturday 10.00 – 00.00 hours.

Sunday 12.00 – 22.30 hours.

Licensable activities can be provided from the end of permitted hours on New Year's Eve to start of permitted hours on New Year's Day.

Sunday before a Bank Holiday Monday 10.00 – 00.00 hours (Midnight) (Alcohol) 23.00 – 00.00 hours (LNR) and 12.00 – 00.00 hours (RM).

Licensing Position:

It is proposed that a new application be submitted with conditions to address the four licensing objectives to minimise the impact of the operation on the area.

To address the licensing objective of Public Safety, Prevention of Public Nuisance, Crime and Disorder and Protection of Children from Harm the following model conditions are proposed.

Proposed conditions.

- The supply of alcohol shall be by waiter or waitress service only to persons seated.
- Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
- The maximum number of persons permitted on the premises at any one time (including staff) shall not exceed

Ground Floor xx persons.

Basement xx persons

With no more than 60 persons at any one time.

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

- There shall be no primary cooking at the premises.
- Alcohol consumed outside the premises building shall only be consumed by patrons seated at tables.
- No activity shall be carried out within the internal courtyard after 22.00 hours.
- No smoking shall be permitted within the internal courtyard at any time.
- The doors into the internal courtyard shall be locked closed after 22.00 hours.
- There shall be no sales of hot food or drink for consumption off the premises after 23.00 hours.
- There shall be no sales of alcohol for consumption 'Off' the premises after 23.00 hours.
- Off sales of alcohol shall be in sealed containers only and for consumption off the premises.
- All outside tables and chairs shall be rendered unusable by 23.00 hours each day.
- The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
- 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 premise 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.
- 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.
- Loudspeakers shall not be located in the entrance lobby or outside the premises building.
- Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
- There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

- 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.
- The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
- 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.
- 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 or placed in outside areas between 23.00 and 08.00 hours.
- An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received 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.
- No deliveries to the premises shall take place between 23.00 and 08.00 hours.
- The Licence will have no effect until the premises have been assessed as satisfactory by the Environmental Health Consultation Team and this condition has been removed from the Licence.
- 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.

Conclusions

It is advised that the provision of recorded music is not applied for due to the residential properties above and that the use of the internal courtyard is carefully managed as it could be an area of contention especially the later hours. The conditions proposed are in line with model conditions and suitably address the licensing objectives. Conditions have also been proposed to address Prevention of Crime and Disorder in line with police concerns. Due to the level of residential accommodation within the vicinity it is likely that representations will be made by residents. The works condition will allow the responsible authorities comfort in assessing the premises on completion.

As part of the application process it is advised that the other responsible authorities will also need to assess the proposals and may wish to make additional comments.

Please note that any advice given will not guarantee that your application will be granted by the Licensing Service and the Environmental Health Consultation Team may still choose to make a representation to the application submitted.

Premises History

Appendix 3

There is no licence or appeal history for the premises.

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

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

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

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

Mandatory Conditions

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

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

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

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

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

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

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

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

Where -

(i) P is the permitted price,

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

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

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

(i) the holder of the premises licence,

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

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

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

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

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

8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the

permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

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

Conditions consistent with the operating schedule

9. The supply of alcohol shall be by waiter/waitress service only to persons seated.
10. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
11. The maximum number of persons permitted on the premises at any one time (excluding staff) shall not exceed
 - xx persons.
12. A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
13. Alcohol consumed outside the premises building shall only be consumed by patrons seated at tables.
14. All outside tables and chairs shall be rendered unusable by 23.00 hours each day.
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 preceding 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 premise 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. 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.
18. Loudspeakers shall not be located in the entrance lobby or outside the premises building.

19. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.
20. Notices shall be prominently displayed in any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
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. 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 or placed in outside areas between 23.00 hours and 07.00 hours.
24. 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 premise is open.
25. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system or searching equipment or scanning equipment
 - (g) any visit by a relevant authority or emergency service.
26. Off sales of alcohol shall be in sealed containers only and for consumption off the premises, save to persons seated at any dedicated external area.
27. Smoking shall not be permitted within the courtyard area of the premises.
28. All licensable activities will cease in the courtyard at 21:00 hours.
29. The Licence will have no effect until the premises have been assessed as satisfactory by the Environmental Health Consultation Team and this condition has been removed from the Licence.
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

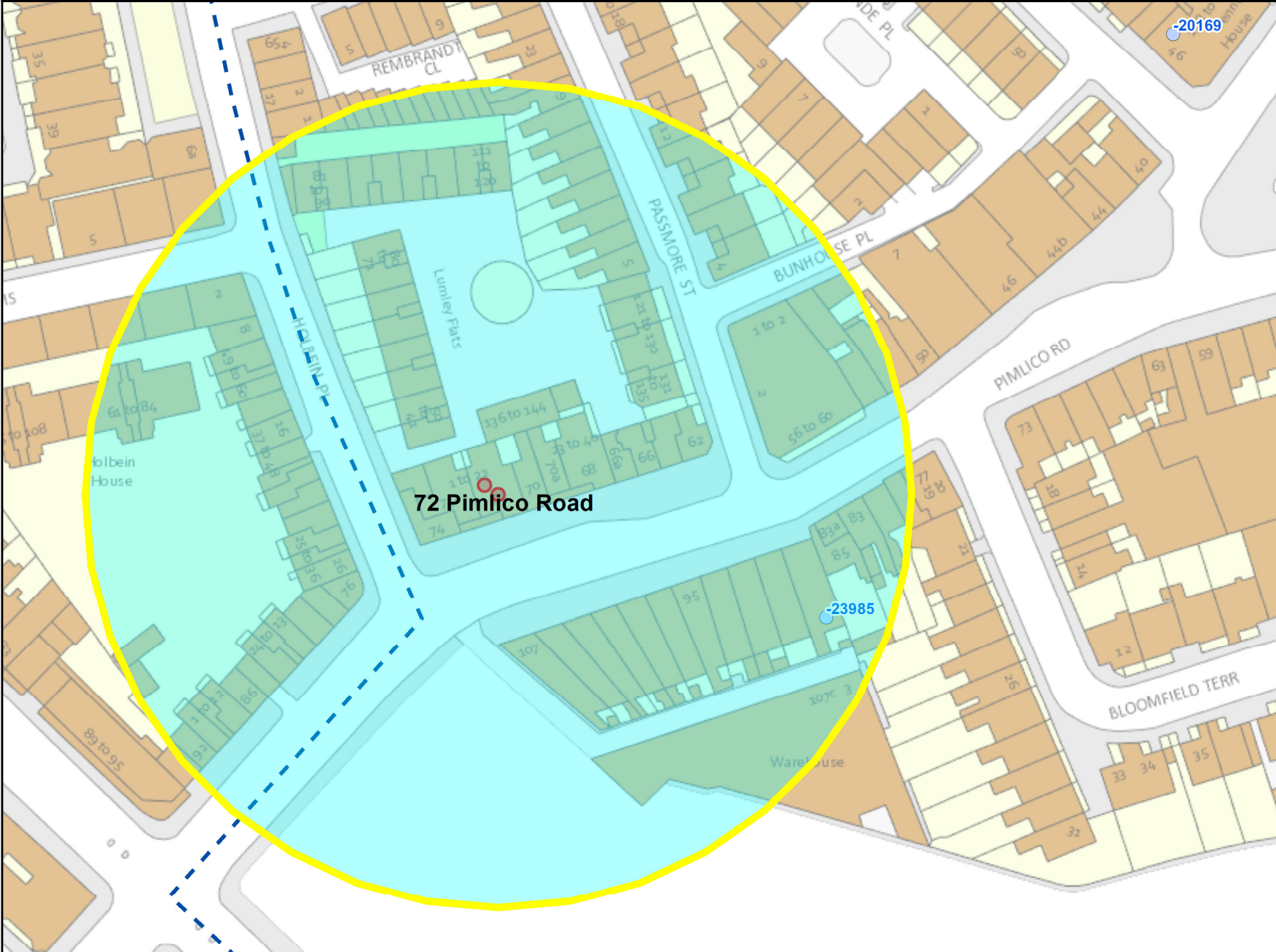
Health Consultation Team and the Licensing Authority.

Conditions proposed by the Police and agreed by the Police

31. No super-strength beer, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles.
32. No more than **15** % of the sales area shall be used at any one time for the sale, exposure for sale, or display of alcohol.



72 Pimlico Road, London SW1W 8LS



Residential / Proposed Residential	189
Under Construction	Not known
Other Uses	Not known
Proportion Residential of all Uses	Not known

10
 Meters

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Data Source: Uniform Database
 Date: 05/10/2016

Premises within 75 metres of: 72 Pimlico Road, London SW1W

p / n	Name of Premises	Premises Address	Opening Hours
-23985	Enoteca Turi	87 Pimlico Road London SW1W 8PH	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00