



City of Westminster

# Licensing Sub-Committee Report

Item No:	
Date:	20 December 2016
Licensing Ref No:	16/11258/LIPV - Premises Licence Variation
Title of Report:	The Library 112 St Martin's Lane London WC2N 4AZ
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 Nick Nelson Senior Licensing Officer
Contact details	Telephone: 020 7641 3431 Email: nnelson@westminster.gov.uk

# 1. Application

1-A Applicant and premises			
<b>Application Type:</b>	Variation of a Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	17 October 2016		
<b>Applicant:</b>	Rondco Ltd		
<b>Premises:</b>	The Library		
<b>Premises address:</b>	112 St Martin's Lane London WC2N 4AZ	<b>Ward:</b>	St James's
		<b>Cumulative Impact Area:</b>	West End
<b>Premises description:</b>	The premises operates as a members' club, boutique hotel and restaurant over the lower basement, basement, ground, first, second, third, fourth and fifth floors.		
<b>Variation description:</b>	<p>To extend the provision of the sale of alcohol and provision of late night refreshment to take place until:</p> <ul style="list-style-type: none"> <li>• 00:30 hours on Monday to Wednesday (an extension of 30 minutes);</li> <li>• 01:30 on Thursday (an extension of 90 minutes);</li> <li>• 01:30 on Friday and Saturday (an extension of 60 minutes);</li> <li>• until 00:00 on Sunday (an extension of 30 minutes); and</li> <li>• until 1:30 on the Sunday before Bank Holidays (an extension of 60 minutes).</li> </ul> <p>There is no application to alter the existing permitted hours for hotel residents and their bona fide guests.</p>		
<b>Premises licence history:</b>	The premises has held a premises licence since 1 <sup>st</sup> May 2014. The current applicant became the licence holder on 27 October 2015.		
<b>Applicant submissions:</b>	<p>The applicant has provided further information about the style of operation at <b>Appendix 2</b>, including a letter from the Burleigh Mansions Residents' Association dated 23 September 2016.</p> <p>The applicant has also offered five additional conditions to be added to the licence if granted (see <b>Appendix 4</b>).</p>		

1-B Current and proposed licensable activities, areas and hours						
Regulated Entertainment						
Performance of Dance						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
<b>Monday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Tuesday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Wednesday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Thursday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Friday</b>	10:00	00:30	No change		Lower basement to fifth floor	No change
<b>Saturday</b>	10:00	00:30	No change		Lower basement to fifth floor	No change
<b>Sunday</b>	12:00	23:30	No change		Lower basement to fifth floor	No change
<b>Seasonal variations:</b>	<b>Current:</b>				<b>Proposed:</b>	
	Sundays before Bank Holidays: 12:00 – 00:30				No change	
<b>Non-standard timings:</b>	<b>Current:</b>				<b>Proposed:</b>	
	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day				No change	

Exhibition of films						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
<b>Monday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Tuesday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Wednesday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Thursday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Friday</b>	10:00	00:30	No change		Lower basement to fifth floor	No change
<b>Saturday</b>	10:00	00:30	No change		Lower basement to fifth floor	No change
<b>Sunday</b>	12:00	23:30	No change		Lower basement to	No change

				fifth floor	
<b>Seasonal variations:</b>	<b>Current:</b>			<b>Proposed:</b>	
	Sundays before Bank Holidays: 12:00 – 00:30			No change	
<b>Non-standard timings:</b>	<b>Current:</b>			<b>Proposed:</b>	
	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day			No change	

<b>Performance of Live Music</b>						
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Licensable Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
<b>Monday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Tuesday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Wednesday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Thursday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Friday</b>	10:00	00:30	No change		Lower basement to fifth floor	No change
<b>Saturday</b>	10:00	00:30	No change		Lower basement to fifth floor	No change
<b>Sunday</b>	12:00	23:30	No change		Lower basement to fifth floor	No change
<b>Seasonal variations:</b>	<b>Current:</b>			<b>Proposed:</b>		
	Sundays before Bank Holidays: 12:00 – 00:30			No change		
<b>Non-standard timings:</b>	<b>Current:</b>			<b>Proposed:</b>		
	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day			No change		

<b>Playing of Recorded Music</b>						
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Licensable Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
<b>Monday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Tuesday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Wednesday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Thursday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change

<b>Friday</b>	10:00	00:30	No change	Lower basement to fifth floor	No change
<b>Saturday</b>	10:00	00:30	No change	Lower basement to fifth floor	No change
<b>Sunday</b>	12:00	23:30	No change	Lower basement to fifth floor	No change
<b>Seasonal variations:</b>	<b>Current:</b>			<b>Proposed:</b>	
	Sundays before Bank Holidays: 12:00 – 00:30			No change	
<b>Non-standard timings:</b>	<b>Current:</b>			<b>Proposed:</b>	
	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day			No change	

<b>Anything of a similar description to Live Music, Recorded Music or Performance of Dance</b>						
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Licensable Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
<b>Monday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Tuesday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Wednesday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Thursday</b>	10:00	00:00	No change		Lower basement to fifth floor	No change
<b>Friday</b>	10:00	00:30	No change		Lower basement to fifth floor	No change
<b>Saturday</b>	10:00	00:30	No change		Lower basement to fifth floor	No change
<b>Sunday</b>	12:00	23:30	No change		Lower basement to fifth floor	No change
<b>Seasonal variations:</b>	<b>Current:</b>			<b>Proposed:</b>		
	Sundays before Bank Holidays: 12:00 – 00:30			No change		
<b>Non-standard timings:</b>	<b>Current:</b>			<b>Proposed:</b>		
	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day			No change		

<b>Late night refreshment</b>						
<b>Indoors, outdoors or both</b>	<b>Current :</b>				<b>Proposed:</b>	
	Indoors				No change	
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Licensable Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
<b>Monday</b>	23:00	00:00	23:00	00:30	Lower basement to	No change

					fifth floor	
<b>Tuesday</b>	23:00	00:00	23:00	00:30	Lower basement to fifth floor	No change
<b>Wednesday</b>	23:00	00:00	23:00	00:30	Lower basement to fifth floor	No change
<b>Thursday</b>	23:00	00:00	23:00	01:30	Lower basement to fifth floor	No change
<b>Friday</b>	23:00	00:30	23:00	01:30	Lower basement to fifth floor	No change
<b>Saturday</b>	23:00	00:30	23:00	01:30	Lower basement to fifth floor	No change
<b>Sunday</b>	23:00	23:30	23:00	00:00	Lower basement to fifth floor	No change
<b>Seasonal variations/ Non-standard timings:</b>	<b>Current:</b>				<b>Proposed:</b>	
	Sundays before Bank Holidays: 23:00 – 00:30				Sunday before Bank Holiday 23:00 to 01:30	
	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day				No change	
	Hotel residents and their bona fide guests: Monday to Sunday 23:00 – 05:00				No change	

<b>Sale by Retail of Alcohol</b>						
<b>On or off sales</b>		<b>Current :</b>			<b>Proposed:</b>	
		On sales			No change	
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Licensable Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
<b>Monday</b>	10:00	00:00	10:00	00:30	Lower basement to fifth floor	No change
<b>Tuesday</b>	10:00	00:00	10:00	00:30	Lower basement to fifth floor	No change
<b>Wednesday</b>	10:00	00:00	10:00	00:30	Lower basement to fifth floor	No change
<b>Thursday</b>	10:00	00:00	10:00	01:30	Lower basement to fifth floor	No change
<b>Friday</b>	10:00	00:30	10:00	01:30	Lower basement to fifth floor	No change
<b>Saturday</b>	10:00	00:30	10:00	01:30	Lower basement to fifth floor	No change
<b>Sunday</b>	12:00	23:30	12:00	00:00	Lower basement to fifth floor	No change
<b>Seasonal variations/ Non-standard timings:</b>	<b>Current:</b>				<b>Proposed:</b>	
	Sundays before Bank Holidays: 12:00 – 00:30				Sunday before Bank Holiday 12:00 to 01:30	
	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's				No change	

	Day	
	Hotel residents and their bona fide guests: Monday to Sunday 00:00 – 00:00	No change

<b>Hours premises are open to the public</b>						
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Premises Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
<b>Monday</b>	10:00	00:00	10:00	01:00	Lower basement to fifth floor	No change
<b>Tuesday</b>	10:00	00:00	10:00	01:00	Lower basement to fifth floor	No change
<b>Wednesday</b>	10:00	00:00	10:00	01:00	Lower basement to fifth floor	No change
<b>Thursday</b>	10:00	00:00	10:00	02:00	Lower basement to fifth floor	No change
<b>Friday</b>	10:00	00:30	10:00	02:00	Lower basement to fifth floor	No change
<b>Saturday</b>	10:00	00:30	10:00	02:00	Lower basement to fifth floor	No change
<b>Sunday</b>	12:00	23:30	12:00	00:30	Lower basement to fifth floor	No change
<b>Seasonal variations/ Non-standard timings:</b>	<b>Current:</b>				<b>Proposed:</b>	
	Sunday before Bank Holiday 12:00 to 00:30				Sunday before Bank Holiday 12:00 to 02:00	
	Hotel residents and their bona fide guests: Monday to Sunday 00:00 – 00:00				No change	

<b>1-D Conditions being varied, added or removed</b>
<b>Conditions to be added</b>
1. The premises capacity would be reduced from 0:00 to close on Thursday, Friday and Saturday evenings so as not to exceed more than 200 patrons.
2. The premises capacity would be reduced from 0:00 to close on Sunday, Monday, Tuesday and Wednesday evenings so as not to exceed more than 100 patrons.
3. There shall be no new entry of patrons after 00:30 on any day.
4. A taxi firm and/or executive hire company will be appointed by the operator to provide taxi services for the benefit of patrons leaving the premises.
5. The operator shall use their best endeavours to ensure that the taxi firm and/or executive hire company will comply with the following measures when collecting patrons from the premises: <ul style="list-style-type: none"> <li>a. Taxi and car drivers shall not sound their horns or leave their vehicles to</li> </ul>

collect patrons after 23:00, except in an emergency.

b. The operator shall ensure that a member of staff is employed at the premises is responsible for supervising and overseeing the allocation of taxi vehicles to patrons leaving the premises.

c. The operator shall use all reasonable endeavours to prevent the use of unlicensed taxis by patrons leaving the premises.

<b>Adult entertainment:</b>	<b>Current position:</b>	<b>Proposed position:</b>
	None	No change

## 2. Representations

<b>2-A Responsible Authorities</b>	
<b>Responsible Authority:</b>	Licensing Authority
<b>Representative:</b>	Mr Steven Rowe
<b>Received:</b>	15 November 2016
<p>As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011 the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the Licensing Objectives:</p> <ul style="list-style-type: none"><li>• Public Nuisance</li><li>• Prevention of Crime &amp; Disorder</li><li>• Public Safety</li><li>• Protection of Children from Harm</li></ul> <p>As it stands the application does contravene Westminster's Statement of Licensing Policies CIP1, HRS1, RNT2 and PB2. The application seeks to vary the permitted hours for the sale of alcohol and the provision of late night refreshment. The premises operates as a private members club but also allows members of the public in the premises.</p> <p>The premises is located inside the Cumulative Impact Area.</p> <p>Policy HRS1 states at paragraph 2.3.2: "It is the intention to generally grant licences... where the hours when customers are permitted to be on the premises are within the 'core hours' as set out in Policy HRS1. This is not a policy to refuse applications for longer hours than the core hours and consideration will in all cases be given to the individual merits of an application. Where a proposal is made to operate outside these core hours each application will be considered on its merits against the criteria as set out in paragraph (ii) (of Policy HRS1)".</p> <p>The current licence is beyond core hours and this variation application seeks to further depart from core hours:</p> <p>Alcohol and Late Night Refreshment:</p> <p>Monday to Wednesday from 00:00 to 00:30</p>	



Thursday from 00:00 to 01:30

Friday to Saturday from 00:30 to 01:30

Sunday from 23:30 to 00:00

Sundays before Bank Holiday from 00:30 to 01:30

The premises will operate a 30 minute "wind down" period and close the premises at the end of that period.

The applicant has also confirmed that there is no application to alter the existing permitted hours for hotel residents and their bona fide guests. Nor is there an application to extend the hours for any other licensable activity save for those set out above.

Policy CIP1 states (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. However part (ii) states: 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.

Paragraphs 2.4.9 – 2.4.12 of the Policy refer to qualifying clubs, proprietary clubs and premises which promote private functions and are particularly pertinent when determining this application.

Policy 2.4.12 states 'The council therefore considers that in the cumulative impact areas premises which restrict access to general members of the public, such as proprietary clubs and premises used for private functions, will not be considered to be exceptions to cumulative impact area policies for that reason alone'.

Policy RNT2 which relates to restaurants within the CIA states '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.

Policy PB2 which relates to pubs and bars states 'It is the Licensing Authority's policy to refuse applications in the CIA other than applications to vary the hours within the core hours under policy HRS1'.

Please therefore accept this as a formal representation, further details will be provided in due course including a discussion relating to conditions. In the meantime, please provide a suitable date to arrange a site visit.

<b>Responsible Authority:</b>	Metropolitan Police
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<b>Representative:</b>	PC Reaz Guerra
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<b>Received:</b>	5 November 2016
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With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, will be objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives.

The venue is situated in the West End Stress Area, a locality where there is traditionally

high crime and disorder. We have concerns that this application will cause further policing problems in an already demanding area.

An officer from this unit will be in contact with you shortly to discuss the application. However it is for the applicant to prove that this application will not add to the cumulative impact problems already experienced in this area.

It is for these reasons that we are objecting to the application.

<b>Responsible Authority:</b>	Environmental Health
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<b>Representative:</b>	Mr Dave Nevitt
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<b>Received:</b>	11 November 2016
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I wish to make Representations on the following grounds:

Representation is made in relation to the application, as the proposals are likely to increase Public Nuisance and may impact upon Public Safety.

The premises is located in the West End Cumulative Impact Area as defined by the City Council's Licensing Policy.

## 2-B Other Persons

<b>Name:</b>	Mr David Kaner
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<b>Address and/or Residents Association:</b>	Covent Garden Community Association
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<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
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<b>Received:</b>	7 November 2016
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This representation is being made by the Covent Garden Community Association (CGCA). CGCA is recognised by both Camden and Westminster as the Amenity Society for the Covent Garden area (defined as the area bounded by High Holborn, New Oxford Street, Charing Cross Road, St. Martin's Place, Northumberland Avenue, Victoria Embankment, Lancaster Place, Aldwych and Kingsway) and so represents the interests of those who live and work in this area. The CGCA's Licensing Sub-committee is authorised by the Association to make Representations on any Licensing Applications which the Subcommittee believes may have an effect on local residents or other members of the community through likely impact on one or more of the Licensing Objectives. This authorisation was last renewed at a meeting of the Executive Committee of the CGCA on 16th March 2015.

This Representation is being made regarding the variation of a Premises Licence for The Library, a Private Members Club on St. Martin's Lane. These premises currently have a licence which extends beyond ore Hours and the Licence Variation seeks to extend this further under certain conditions.

The CGCA has met with the applicant to discuss this application prior to it being

submitted and some of our suggestions have been incorporated in the application. However we still take the view that this application, if granted as applied for, would harm the Licensing Objectives because of the cumulative impact on the CIA.

### Current Situation

The licence currently permits an range of Licensable activities to be carried out until 00:00 Monday to Thursday, 00:30 in Friday and Saturday and 23:30 on Sunday. The hours of opening of the premises are in line with these.

The provision of these activities is limited to:

Residents and up to 4 guests (3 guests after the end of core hours)  
Members of the Club and their guests  
People using the restaurant under the terms of MC66  
People attending a pre-booked function

The application seeks to amend this to allow the sale of alcohol and LNR until 00:30 Monday to Wednesday and 01:30 Thursday to Saturday and 00:00 on Sunday. There would then be an additional 30 minutes of “winding down time” which mean that the premises would close at 01:00 Monday to Wednesday, 02:00 Thursday to Saturday and 00:30 on Sunday. This is an additional 1 hour Monday to Wednesday, 2 hours on Thursday, 1 ½ hours on Friday and Saturday and 1 hour on Sunday. There is a last entry condition offered of 00:30 on any day of the week. This will only have any effect on Thursday to Saturday because on all other days Licensable activities end at this time or earlier. The conditions offered do not vary the categories of people to whom the activities can be offered.

The current capacity limit for the premises is 300 people. The applicant proposes some additional capacity limits to operate from 00:00. This is a limit of 200 people on Thursday to Saturday and 100 people on Sunday to Wednesday.

We note that the document describing the application describes the capacity of the main room of the premises as 60 people (seated), the downstairs restaurant as 40 people and the conference room as 32 people.

### **CGCA Concerns**

The CGCA has not been made aware of any public nuisance issues associated with the **current** operation of the premises. However we are concerned about the impact in the CIA of the significant number of people using the premises until 02:00 which would be permitted by this application.

We believe that there are 2 different uses being covered in this application. One of these is for private events, such as “warp” parties. The other is for the use of the premises by members. As member work in the theatre business it is understandable that they would like to be able to use the premises after their performances have ended.

Our view is that the proposed capacity limits are appropriate for private events but are excessive for other uses given the capacity of the various parts of the venue. We believe that these 2 uses should carry different capacity limits after 00:00.

We believe that a general capacity limit of 100 people after 00:00 should be applied on all nights of the week. In addition after 00:00 all sale of alcohol should be for

consumption by seated customers expect for a maximum of 20 customers standing in the main room.

For Private Events we are content for the capacity limit proposed by the applicant to apply, with no requirement that customers are seated. However the number of events which take advantage of this exception should be limited to no more than 24 in any calendar year (so a maximum of 2 per month). Private Events which terminate within the end of the currently permitted hours (00:00 Monday to Thursday, 00:30 in Friday and Saturday and 23:30 on Sunday) would not be subject to the capacity limit or the restriction on the number of events.

We believe that this is an appropriate balance between the desire of The Library to be able to operate until later hours and the need to support the Licensing Objective of the Prevention of Public Nuisance within the CIA.

<b>Name:</b>	Selwyn Hardy		
<b>Address and/or Residents Association:</b>	Burleigh Mansions Residents' Association		
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	27 October 2016		

We have been sent a copy of the application to vary a premises licence number 15/09567/LIPT by the agents acting for Ronald Ndro. We had objected to the original application and we were consulted before this application was prepared. A copy of our response dated 23rd September 2016 is included in the application papers.

It took Westminster council a long time to adopt the core hours and central stress area policies but these have made a difference to the quality of life of residents. Nevertheless, we are still regularly awoken in the early hours by the boisterous behaviour of drunks leaving clubs and other premises which still have late licences - some of which are in Camden but there are still some in Westminster.

So we are always anxious when we become aware of any application to extend licensing hours. If this application is allowed, we are particularly concerned of the danger of setting a precedent which might be exploited by other clubs of a similar nature which might not be so well run and managed as The Library Club.

We have received no complaints from residents about the running of The Library club or about the behaviour of their members and guests. The special conditions attached to the original licence by Westminster council are welcome and seem to have been observed.

We agree with Mr. Kaner of CGCA that noise issues are only likely to be associated with dispersal from the premises. We are pleased to note the club's proposal to keep members in the reception area until a dedicated taxi service arrives to take them home. We think that those leaving the club on foot should be directed towards Trafalgar Square rather than up St. Martin's Lane where there are more residents.

They propose a capacity of 200 people which seems unlikely to be necessary on most evenings. It seems reasonable to suggest that on those club nights when more than fifty

people will be present, they should be required to employ a door supervisor. We also suggest that the sale of alcohol should cease thirty minutes before closing at 02h00 and that these additional conditions should be attached to any new licence.

### 3. Policy & Guidance

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

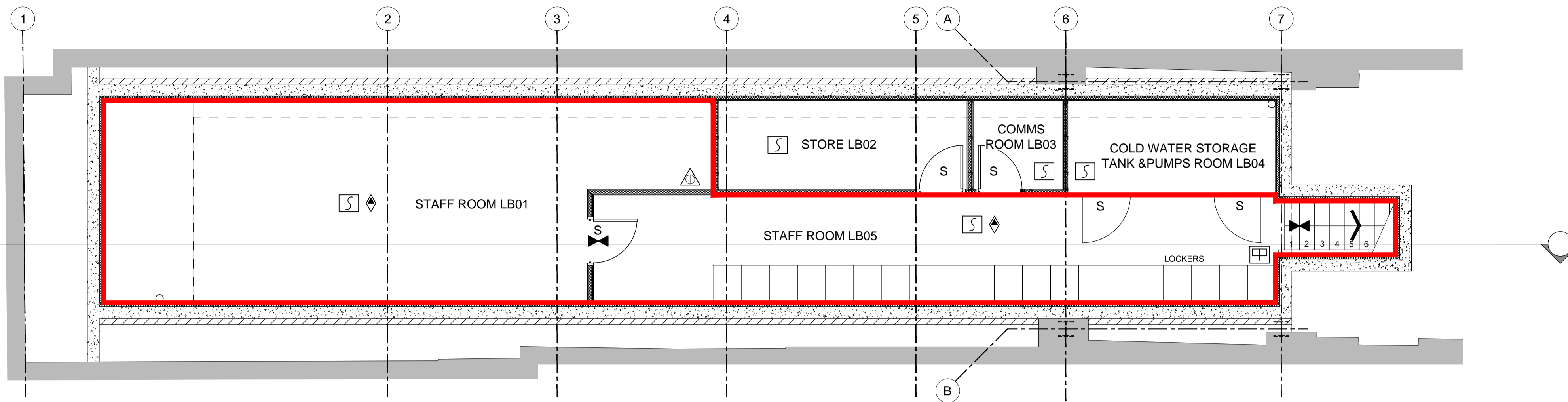
<b>Policy HRS1 applies</b>	<p>(i) Applications for hours within the core hours will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>(ii) Applications for hours outside the core hours will be considered on their merits, subject to other relevant policies and with particular regard to the criteria specified.</p>
<b>Policy CIP1 applies</b>	<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>
<b>Policy PB2 applies</b>	<p>It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas other than applications to vary hours within the Core Hours under Policy HRS1.</p>
<b>Policy HOT1 applies</b>	<p>Subject to the effect on the promotion of the licensing objectives and other relevant policies in this Statement, premises licences for hotels will generally be granted so that:</p> <p>(a) Alcohol is permitted to be sold at any time to people staying in hotel rooms for consumption on the premises. □(b) The hours of serving alcohol to the general public will be subject to conditions limiting the sale of alcohol after a specified time to those attending pre-booked events held at the hotel. □(c) The exhibition of film, in the form of recordings or non-broadcast television programmes to be viewed in hotel bedrooms, will generally be permitted.</p>

#### 4. Appendices

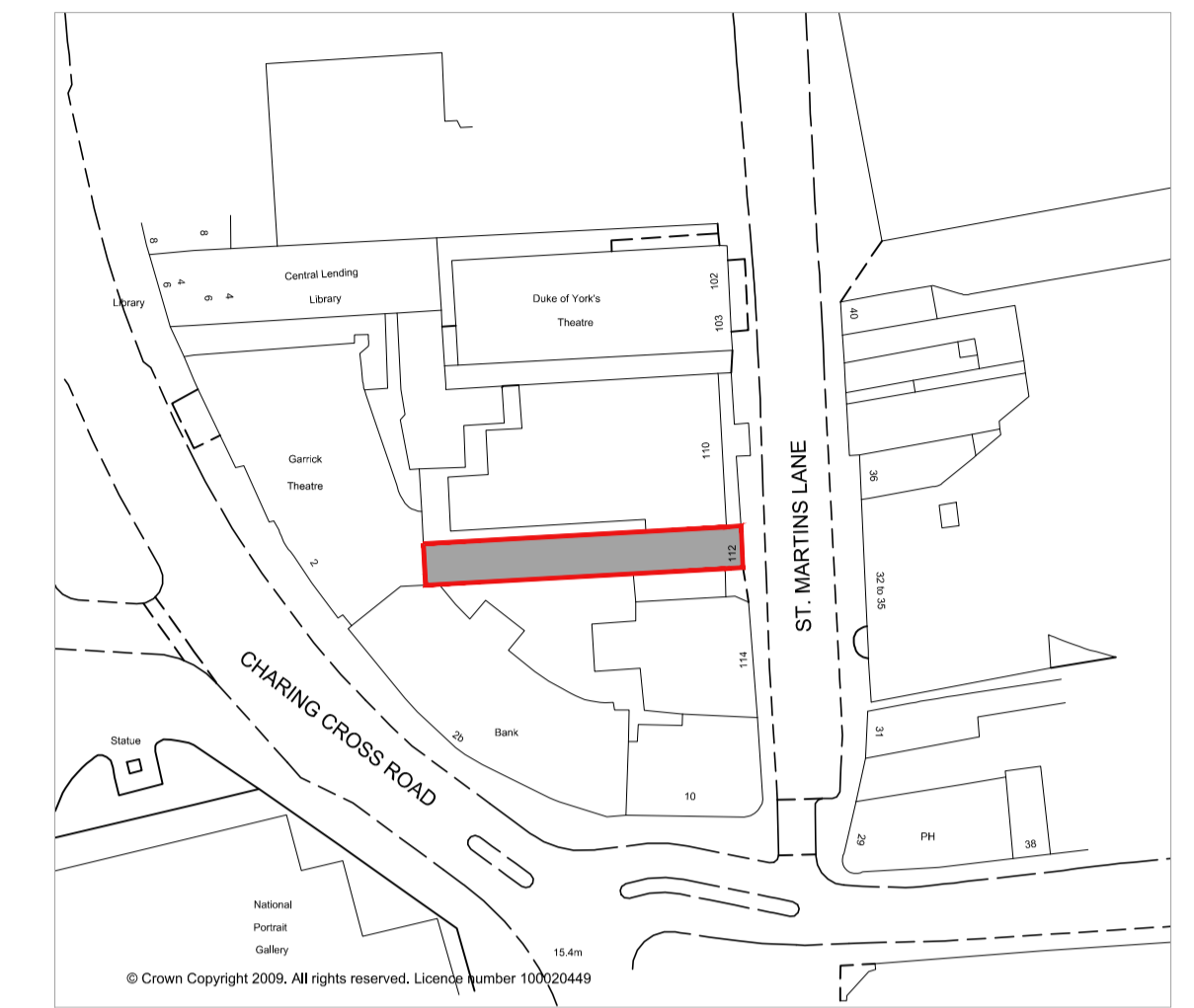
<b>Appendix 1</b>	Premises plans
<b>Appendix 2</b>	Applicant supporting documents
<b>Appendix 3</b>	Premises history
<b>Appendix 4</b>	Proposed conditions
<b>Appendix 5</b>	Residential map and list of premises in the vicinity

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

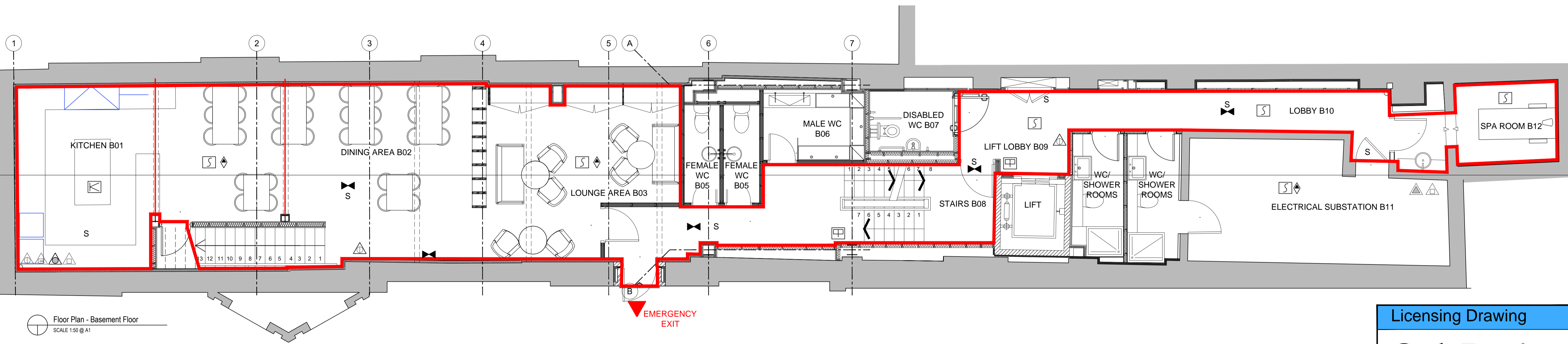
# Appendix 1 - Plans



Floor Plan - Lower Basement Floor  
SCALE 1:50 @ A1



Site Plan  
SCALE 1:1000 @ A1



Floor Plan - Basement Floor  
SCALE 1:50 @ A1

**SEATING LAYOUT INDICATIVE ONLY**

Fire safety symbols		
	<b>MSE</b> Area covered by Mechanical smoke extraction	<b>SCA</b> Self-closing door with automatic release
	<b>PR</b> Area covered by Pressurisation system	<b>VP</b> Vision panel
		<b>S</b> Door assembly resists the passage of smoke
		<b>S13</b> Fire door - keep shut

**LEGEND:**  
 LICENCED AREA

Licensing Drawing



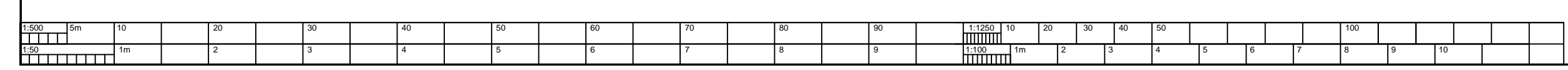
Only Design Ltd.  
 Company Number: 07776513  
 Registered Office address:  
 5 St. George's Place, Brighton, BN1 4GA  
 T: 0800 189 1064  
 E: onlydesigngroup@gmail.com

**PROJECT REF:**  
 112 St. Martin's Lane  
 London WC2N 4ER

**DRAWING TITLE:**  
 Floor Plans  
 Lower Basement & Basement  
 Bar Licensing Drawings

REVISIONS			
Rev.	Amendments:	By:	Date:
A	Layouts updated	DM	10.02.2014
B	Revisions as requested. Licensing symbols added.	DM	14.02.2014
C	General revisions	DM	25.02.2014
D	Male WC revised.	DM	09.05.2014
E	Male WC revised.	DM	22.05.2014
F	Exit door and wall to corridor extended.	DM	14.11.2014
G	Emergency exit relocated	DM	23.06.2015

<b>SHEET SIZE:</b> A1	<b>SCALE/S:</b> 1:50 (@A1)	<b>DWN/CHECKED:</b> DM / GAM	<b>DATE:</b> 2015-06-23	<b>DWG NO.</b> L01	<b>REV:</b> G
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LIBRARY



LIBRARY, 112 ST. MARTIN'S LANE, LONDON, WC2N 4BD

[www.lib-rary.com](http://www.lib-rary.com) - 0203 302 7912





## **THE MAIN ROOM**

---

The grand epi-centre of the club complete with a stage, main bar and two mezzanines all available for hire. This unique and exciting space is perfect for product launches, after parties, music showcases, private event hires and more.

### **CAPACITY**

Seated: 24

Seated theatre style: 60

Standing: 100

(This excludes Mezzanines add. 200 total standing capacity)



## MEZZANINE ONE

---

An intimate space boasting views overlooking the main club or up to the sky through the magnificent atrium.

This space has its own bar and restroom and is ideal for private drinks receptions and entertaining. It is also the perfect addition to Room 7 for larger numbers.



## CAPACITY

Standing: 40

Seated: 18





## MEZZANINE TWO

---

The smaller of the Mezzanines situated above the stage. Can be combined with Mezzanine One using the bridge between the two mezzanines to make an interesting and unique entertaining space.

Alternatively it can be hired for more intimate dining or drinks receptions.

### CAPACITY

Standing: 40  
Seated: 15



## ROOM 7

---

This totally private and hidden sanctuary away from the hustle and bustle of London's Covent Garden comes with a 50 inch TV screen, full WIFI and sound for presentations. It also includes a fantastic 1970's record player and over 200 records to select from.

Room 7 also makes a fun and unique private dining room. Teamed with Mezzanine One, guests can stay put or roam around in the privacy of their own area. This room has access to the bar and restroom on Mezzanine One making it the perfect space to enjoy drinks.

### CAPACITY

Seated: 16

Seated theatre style: 25

Standing: 30

(This excludes Mezzanines)





## RESTAURANT

---

On the lower ground floor resides Saint Luke's Kitchen, our restaurant. The space is available for private dining and hire. You may also book for a meal for our unique gastronomy offering. The dining experience is a culinary education and a journey.

Each menu is carefully curated and paired with a wine to match.

### **CAPACITY**

Seated: 40

Seated theatre style: 50

Standing: 80





## BEDROOMS

---

LIBRARY has five boutique rooms for members and their guests to stay over. Non-members and guests of members are welcome to book rooms at the Club. Each stay receives temporary membership for the duration with access to all facilities.

Members receive 20% off room rate.



## MEMBERSHIP

---

Located on St Martin's Lane, opposite the Coliseum in Covent Garden's theatre land, LIBRARY offers its members a place to congregate, celebrate, debate, inspire and escape.

For membership enquiries please contact:  
Librarian@lib-rary.com | +44 (0) 203 302 7912

# MEMBER BENEFITS

---

LIBRARY members benefit from reciprocal arrangements with other like-minded global brands and organisations. Member benefits are continuously growing and improving.

Some member benefits include:



## THE EXPLORERS CLUB NEW YORK

The Explorers Club promotes the scientific exploration of land, sea, and air by supporting research and education in the physical, natural and biological sciences. It provides expedition resources including funding, online information, and member-to-member consultation.

Members are able to use their facilities during their stay in New York.



## HOTEL DUPOND-SMITH PARIS

Right in the beating heart of Paris's Marais quarter, a little known patronym conceals eight bedrooms and suites. A model of intimate refinement where guests know that they can enjoy complete discretion and one of today's greatest luxuries: choosing to be incognito.

LIBRARY members are entitled to a complimentary at the hotel.



## CLUBHOUSE RIO

Located between Ipanema and Copacabana in up-and-coming Ipanema Hills, Clubhouse Rio plays a key role in the development of this exciting area. Housed in a 1940s residence, the Club features a 3-tiered front deck, indoor lounge, back garden with pool and bar, 5 Guest rooms and stunning views of the Atlantic.

Members of LIBRARY are able to use Clubhouse facilities.



## THE CLUBHOUSE BUENOS AIRES

Located in trendy Palermo Soho, The Clubhouse is the first urban Members' Club in South America. Cultural offerings include art exhibits, tastings, talks by opinion leaders, parties and private dinners. The Clubhouse also features three distinctive Guest rooms and two apartments, from the spacious Next Door to the cozy Cuarto.

Members of LIBRARY are able to use The Clubhouse facilities.



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## COMO SHAMBHALA, LONDON

COMO Shambhala advocates proactive holistic wellness, combining modern science with ancient healing.

Discounted treatments are available to LIBRARY members.



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## PRIV

PRIV brings your favourite services along with our certified professionals directly to you; anytime, anywhere.

Members receive 20% off their first booking and 10% discount thereafter.



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## SOMERSET HOUSE, LONDON

Somerset House is a major arts and cultural centre in the heart of London.

LIBRARY members received complimentary tickets to selected programming at Somerset House.



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## NIMAX THEATRES

Nimax Theatres own several theatres in London including, The Palace, Lyric, Apollo, Garrick, Duchess and Vaudeville Theatres.

Members get complimentary tickets to various productions.



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## MARCHAY

Marchay is an exclusive community of high-end business travelers who have come together with the singular purpose of enriching work travel lives.

Three-month complimentary membership to Marchay.



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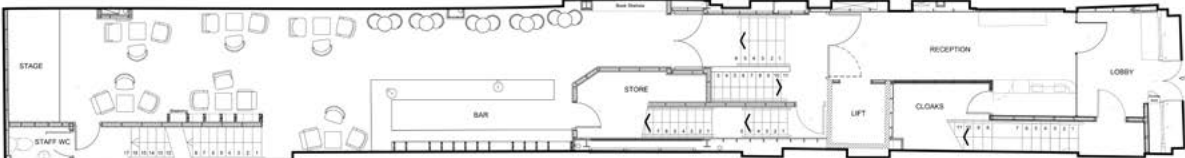
## VERYFIRSTTO

VeryFirstTo is the world's only website enabling you to be the first to know about, and have, newly launching luxury products and experiences.

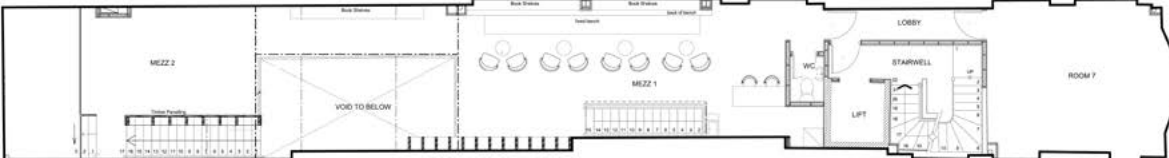
LIBRARY members receive six months complimentary Gold Membership.



# FLOOR PLANS



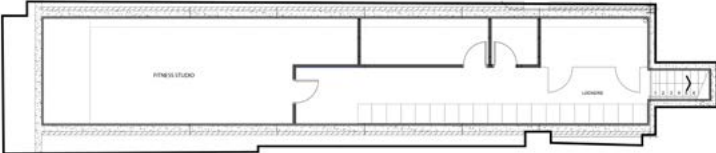
FIRST FLOOR



SECOND FLOOR






BASEMENT



LOWER BASEMENT



librarian@lib-rary.com | www.lib-rary.com | +44 (0) 2033027912

 /LibraryLondon  @LibraryLondon  @LibraryLondon

# BURLEIGH MANSIONS RESIDENTS' ASSOCIATION

as from  
42 Burleigh Mansions  
20 Charing Cross Road  
LONDON WC2H 0HU  
23rd September 2016

Kingsley Napley  
Knights Quarter  
14 St. John's Lane  
LONDON EC1M 4AJ

For the attention of Melinka Berridge, Partner.

Dear Melinka Berridge,

LIBRARY PREMISES LICENCE your reference MAB/MAB/CZJ/58004-1/6484122.1

Thank you for your letter of 21st September 2016 and for the informative enclosures. Unfortunately our secretary and another committee member are away and I shall myself be away from early next week. So we shall be unable to discuss your impending application or to meet Mr. Ngoro before the application is made to Westminster council.

However, I have had an opportunity to discuss it with another member of the committee. Neither of us have received any complaints about the running of the club or in particular about the behaviour of members and their guests. The bedroom windows of my own flat face St. Martin's Lane and as far as I can tell, we have not been disturbed by Library club activities.

We believe we played a small part in persuading Westminster council to introduce their central stress area and core hour policies and we did not want them to be diluted. So our objection in 2014 was part of our policy to oppose any extension of licensed activity not just the Library club.

We were not encouraged by the arrogant response we received from the club's receptionists when we sought information in 2014 about your client's proposals. Their attitude did not give us any confidence that the management of the Library would be co-operative or sympathetic to local residents. Before 2014 we had very bad experience of the noise from the club in the basement of the St. Martin's Lane hotel in the early hours. We opposed their licence and that club has closed and generally we now have good relations with the hotel management.

Local residents have been badly affected by the increase in street noise as a result of later opening hours particularly later in the week and on Saturday night/Sunday mornings after midnight. There are two or three clubs which

already had licenses before the policies were introduced and we are still woken in the early hours by the boisterous behaviour of their customers as they proceed down St. Martin's Lane looking for transport home at 3.30 and 4 am. We are concerned that this will become worse when the Piccadilly Line night service starts in October at Leicester Square station.

The club's proposals to keep members in the reception area until a dedicated taxi service arrives to take them home is welcome and will avoid creating noise in the street.

The restrictions in your client's licence on deliveries and refuse collections seem to have been observed correctly. Unfortunately other bars, cafes and restaurants in St. Martin's Lane are not so considerate and early morning deliveries and bottle and rubbish collections start at 4.30 am and disturb our sleep.

There are thirty mansion flats in Talbot House, Burleigh Mansions and Charing Cross Mansions with bedroom windows facing St. Martin's Lane which means that probably up to sixty people are affected by street noise. None of these flats have sound proofed windows. Guests of the St. Martin's Lane Hotel and Hub Hotel (and those of the Library club) sleep behind double-glazed windows.

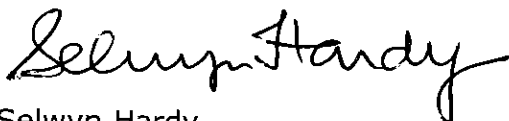
Smokers from the Library do not seem to have congregated in the street (which was another of our concerns) and I was interested to note that there is a smoking area in the basement although it is not shown on the helpful section drawing you provided.

We think that we should not make any comments about your client's application to permit later hours. I have sent your papers to Mr. David Kaner of the Covent Garden Community Association Licensing Committee and asked him to consider the difficulties of setting precedents if your client's proposals are accepted.

We do not feel able to comment whether these proposals will have any detrimental effect on crime and disorder or public safety. Those are matters for the police.

So although we are unable to take up the offer to meet your client, I hope these comments are helpful in the circumstances.

Yours sincerely,



Selwyn Hardy  
Chairman BMRA

Copied to Secretary BMRA and David Kaner CGCA



### Licence & Appeal History

<b>Application</b>	<b>Details of Application</b>	<b>Date Determined</b>	<b>Decision</b>
14/01838/LIPN New application	Application for a new premises licence	01.05.2014	Granted by Licensing Sub-Committee
14/03796/LIPVM Minor variation	Application to amend the works conditions on the licence.	04.06.2014	Granted under delegated authority
14/04223/LIPVM Minor variation	Application to amend the plans to the licence	11.06.2014	Granted under delegated authority
14/08176/LIDPSR DPS removal	Application to remove the Designated Premises Supervisor	05.11.2014	Granted under delegated authority
14/08256/LIPDPS DPS variation	Application to add a Designated Premises Supervisor	05.11.2014	Granted under delegated authority
15/09567/LIPT Transfer application	Application to transfer the licence from St Martins Lane (London) Ltd to Rondco Ltd	27.07.2016	Granted under delegated authority

**There is no appeal history**

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

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

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

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

**Conditions: On Current Licence -**

**Mandatory:**

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

- (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
  - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
  - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
  - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
  - (b) an ultraviolet feature.
7. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
    - (i) beer or cider: ½ pint;
    - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
    - (iii) still wine in a glass: 125 ml;

- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

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

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

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

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

None

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

10. Licensable activities may only be provided to:
- a) Hotel residents and their bona fide guests with a maximum of 4 guests per adult resident;
  - b) Members of the private club operating at the premises and their bona fide guests (not exceeding 4 guests per member) who have paid a minimum annual admission fee of at £250. No person shall be admitted to membership of the private club or be entitled to take advantage of any of the privileges' of membership without an interval of at least 48 hours between their nomination or application for membership and their admission. A list of names and addresses of members of the club shall be kept on the premises at all times together with a book showing the names and dates of attendance of any guest introduced by members. Both the list and the book shall be produced on demand for inspection by the police or an authorised officer of the Council;
  - c) Persons attending the premises restaurant on the basement floor:
    - (i) in which customers are shown to their table,
    - (ii) where the supply of alcohol is by waiter or waitress service only,
    - (iii) which provide 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 or be sold or supplied, otherwise than for consumption by persons who are seated in the restaurant 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.

- (d) Persons attending a pre-booked and bona fide private function or event to which members of the public are not admitted. A register of persons attending the event shall be kept at the premises and made available for immediate inspection by police or an authorised officer of the Council.
  - (e) Artistes or persons employed on the premises.
11. 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.
  12. 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 are 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.
  13. 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.
  14. A Challenge 21 or Challenge 25 scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving licence, passport or proof of age card with the PASS Hologram.
  15. 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 regarding crime disorder
    - (d) any incidents of disorder
    - (e) any faults in the CCTV system
    - (f) any refusal of the sale of alcohol
    - (g) any visit by a relevant authority or emergency service.
  16. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which give rise to a nuisance.
  17. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of the local residents and businesses and leave the area quietly.

18. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the need of local residents and use the area quietly.
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. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel; at its junction with the kerb edge, is swept and or washed and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
21. No collection of waste or recycling materials (including bottles) from the premises shall take place between 23:00 and 07:00 on the following day.
22. No deliveries to the premises shall take place between 23:00 and 07:00 on the following day.
23. All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
24. After 23.30 Monday to Thursday; 00.00 Friday and Saturday; and 22.30 Sunday the number of club member's guests permitted entry to the Premises shall be limited to 3 per club member (save for persons leaving temporarily to smoke).
25. After 23.30 Monday to Thursday; 00.00 Friday and Saturday; and 22.30 Sunday all guests of a club member must be accompanied by the club member.
26. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
27. The maximum number of persons accommodated at the premises at any one time (excluding staff) shall not exceed 300 persons.
28. Licensable activities shall not be permitted on the Ground Floor outside area marked smoking area (on the plans) and loudspeakers are not to be located in this area.
29. Any special effects or mechanical installations shall be arranged and stored so as to minimise any risk to the safety of those using the premises. The following special effects will only be used on 10 days prior notice being given to the Licensing Authority where consent has not previously been given.
  - dry ice and cryogenic fog
  - smoke machines and fog generators
  - pyrotechnics including fireworks
  - firearms
  - lasers
  - explosives and highly flammable substances.
  - real flame.
  - strobe lighting.

30. No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased.  
NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism Act 1952.
31. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
32. All external emergency exit doors shall be fitted with sensor alarms and visible indicators to alert staff when the doors have been opened.
33. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
34. 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.
35. 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.
36. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
37. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
38. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
39. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
40. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing shall be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes (other than foyers), entertainment areas or function rooms, shall be non-combustible.
41. The certificates listed below shall be submitted to the Licensing Authority upon written request.
  - a) Any permanent or temporary emergency lighting battery or system
  - b) Any permanent or temporary electrical installation
  - c) Any permanent or temporary emergency warning system



42. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties, save insofar as they are necessary for the prevention of crime.
43. The entrance lobby will have a manned concierge 24 hours a day.

**Conditions proposed by the applicant:**

44. The premises capacity would be reduced from 0:00 to close on Thursday, Friday and Saturday evenings so as not to exceed more than 200 patrons.
45. The premises capacity would be reduced from 00:00 to close on Sunday, Monday, Tuesday and Wednesday evenings so as not to exceed more than 100 patrons.
46. There shall be no new entry of patrons after 00:30 on any day.
47. A taxi firm and/or executive hire company will be appointed by the operator to provide taxi services for the benefit of patrons leaving the premises.
48. The operator shall use their best endeavours to ensure that the taxi firm and/or executive hire company will comply with the following measures when collecting patrons from the premises:
  - a. Taxi and car drivers shall not sound their horns or leave their vehicles to collect patrons after 23:00, except in an emergency.
  - b. The operator shall ensure that a member of staff is employed at the premises is responsible for supervising and overseeing the allocation of taxi vehicles to patrons leaving the premises.
  - c. The operator shall use all reasonable endeavours to prevent the use of unlicensed taxis by patrons leaving the premises.



# The Library, 112 St Martin's Lane



Residential / Proposed Residential	61
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: 02/12/2016

## Appendix 5 - Data List

<b>Premises within 75m of: The Library, 112 St Martin's Lane</b>			
<b>p / n</b>	<b>Name of Premises</b>	<b>Premises Address</b>	<b>Opening Hours</b>
15/09567/LIPT	The Library	112 St Martin's Lane London WC2N 4AZ	Monday to Sunday 00:00 - 00:00 Monday to Thursday 10:00 - 00:00 Friday to Saturday 10:00 - 00:30 Sundays before Bank Holidays 12:00 - 00:30 Sunday 12:00 - 23:30
16/05294/LIPDPS	Prezzo	Ground 10 St Martin's Place London WC2N 4JL	Monday to Saturday 09:00 - 02:30 Sunday 09:00 - 23:00
06/08094/WCCMAP	Hazuki Japanese Restaurant	Basement And Ground Floor 43 Chandos Place London WC2N 4HS	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
15/08053/LIPVM	Garrick Theatre	2 Charing Cross Road London WC2H 0HH	Monday to Saturday 09:00 - 00:00 Sunday 09:00 - 23:00
15/06774/LIPDPS	Hub By Premier Inn	110 St Martin's Lane London WC2N 4BA	Monday to Sunday 00:00 - 00:00 Friday to Saturday 06:00 - 00:30 Sunday 06:00 - 23:00 Monday to Thursday 06:00 - 23:30
16/05154/LIPDPS	Garfunkels	Basement And Ground Floor 37 St Martin's Lane London WC2N 4ER	Friday to Saturday 07:00 - 00:00 Sundays before Bank Holidays 07:00 - 00:00 New Year's Eve 07:00 - 06:59 Sunday 07:00 - 22:30 Monday to Thursday 07:00 - 23:30
15/12087/LIPDPS	Les Deux Salons	Ground 40 - 42 William IV Street London WC2N 4DD	Monday to Sunday 10:00 - 00:30
15/04518/LIPDPS	St Martin's Lane Hotel	Ground Floor 42 - 49 St Martin's Lane London WC2N 4ER	Monday to Sunday 00:00 - 00:00
16/07907/LIPT	Spaghetti House	Spaghetti House Restaurant 39 William IV Street And 30 St Martin's Lane London WC2N 4ER	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
16/03895/LIPDPS	Rosetta	38 William IV Street London WC2N 4DD	Friday to Saturday 07:00 - 00:00 Sunday 07:00 - 22:30 Monday to Saturday 07:00 - 23:30
15/00994/LIPDPS	Cafe St Martins	40 St Martin's Lane London WC2N 4ER	Friday to Saturday 10:00 - 00:00 Monday to Thursday 10:00 - 23:30 Sunday 12:00 - 22:30
15/05976/LIPCH	The Chandos Public House	29 St Martin's Lane London WC2N 4ER	Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00
11/08058/LIPDPS	Notes Music And Coffee	31 St Martin's Lane London WC2N 4ER	Friday to Saturday 10:00 - 00:00 Monday to Thursday 10:00 - 23:30 Sunday 12:00 - 22:30
16/03779/LIPV	English National Opera	London Coliseum 32 - 35 St Martin's Lane London WC2N 4ES	Monday to Sunday 09:00 - 00:00
15/08929/LIPV	Duke Of York's Theatre	Duke Of York's Theatre 103 - 104 St Martin's Lane London WC2N 4BG	Monday to Sunday 09:00 - 00:00
15/02806/LIPN	La Roche Cafe	39 St Martin's Lane London WC2N 4ER	Monday to Sunday 08:00 - 23:00

**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**

<b>1</b>	Licensing Act 2003	N/A
<b>2</b>	City of Westminster Statement of Licensing Policy	7 <sup>th</sup> January 2016
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	March 2015
<b>4</b>	Application form	
<b>5</b>	Previous licence	