

GENERAL NOTES






Drawing to be read in conjunction with all information by architects, structural engineer & service consultants.
 The contractor is not to scale from this drawing. All written dimensions to be checked on site before work commences. Discrepancies, where identified, must be reported to the architect immediately.
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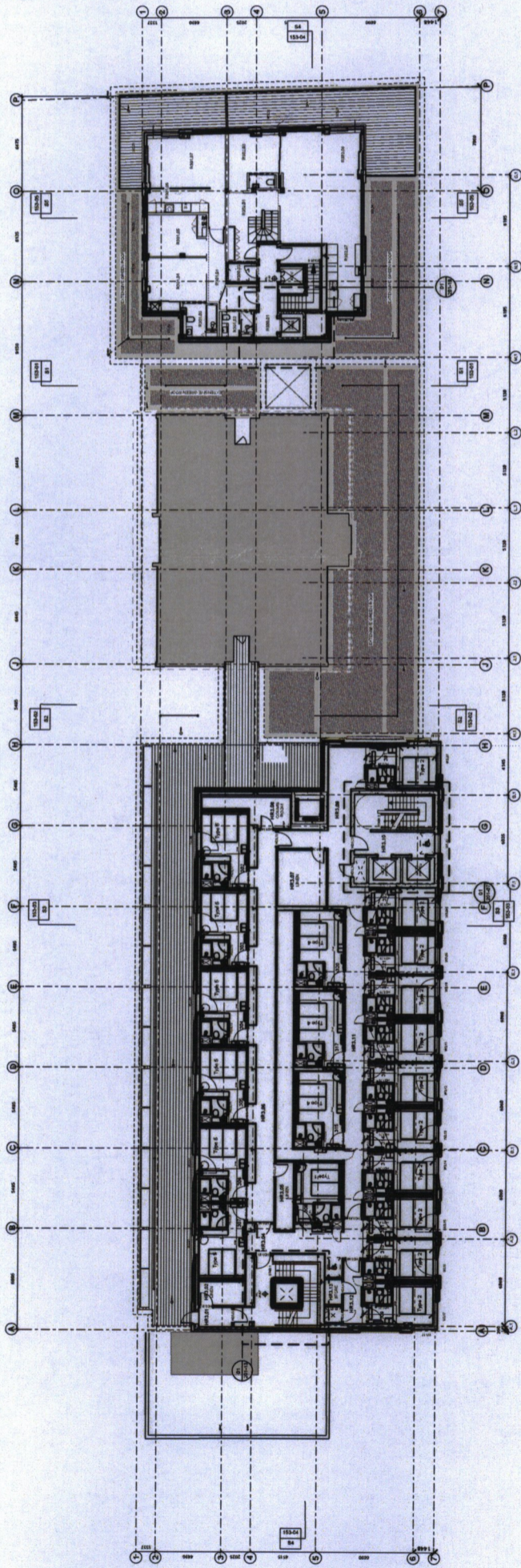
Notes

EXTENT OF EXISTING BUILDING TO 104-105 BERWICK STREET AND LEVEL OF 3RD FLOOR SLAB IS APPROXIMATE AND IS SUBJECT TO FURTHER SURVEY INFORMATION.

REFER TO TLA INFORMATION FOR DETAILS OF LANDSCAPING AT STREET LEVEL AND TO THE TERRACES. REFER TO CREATE INTERIORS FOR THE PRIVATE RESIDENTIAL AREAS.



-  F10355A - STANDARD BLOCKWORK
-  AREAS OUTSIDE DEMISE
-  IN SITU CONCRETE
-  EXISTING BUILDING
-  Spec. ref. N25/210A FALL ARREST SYSTEM



Issue	Checked/Drawn	Date	Description
A	LW/MB	05/11/14	Issued for Stage 3 Report
B	LW/MB	26/2/15	Issued for Agreement to Lease Option 1
C	LW/MB	26/2/15	Issued for Agreement to Lease Option 1
D	LW/LB	05/06/15	Initial Tender Issue
E	LW/MB	02/10/15	Revised to incorporate updated survey information, further detail to wall types added
F	LW/MB	07/03/16	Issued for structural and services co-ordination.
G	LW/MB	31/03/16	Issued for Stage 4
H	LW/MB	13/05/16	Issued for holder review.

Status	Job No.	Dwg No.	Issue
TENDER	1106	151-05	H

Drawing 1:400@A3 1:200@A1

PROPOSED THIRD FLOOR

PLAN

Project 91-105 BERWICK STREET

Latitude

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 www.latitudearchitects.com

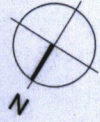
GENERAL NOTES

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Notes

EXTENT OF EXISTING BUILDING TO 104-105 BERWICK STREET AND LEVEL OF 3RD FLOOR SLAB IS APPROXIMATE AND IS SUBJECT TO FURTHER SURVEY INFORMATION.

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F10/055A - STANDARD BLOCKWORK



AREAS OUTSIDE DEMISE



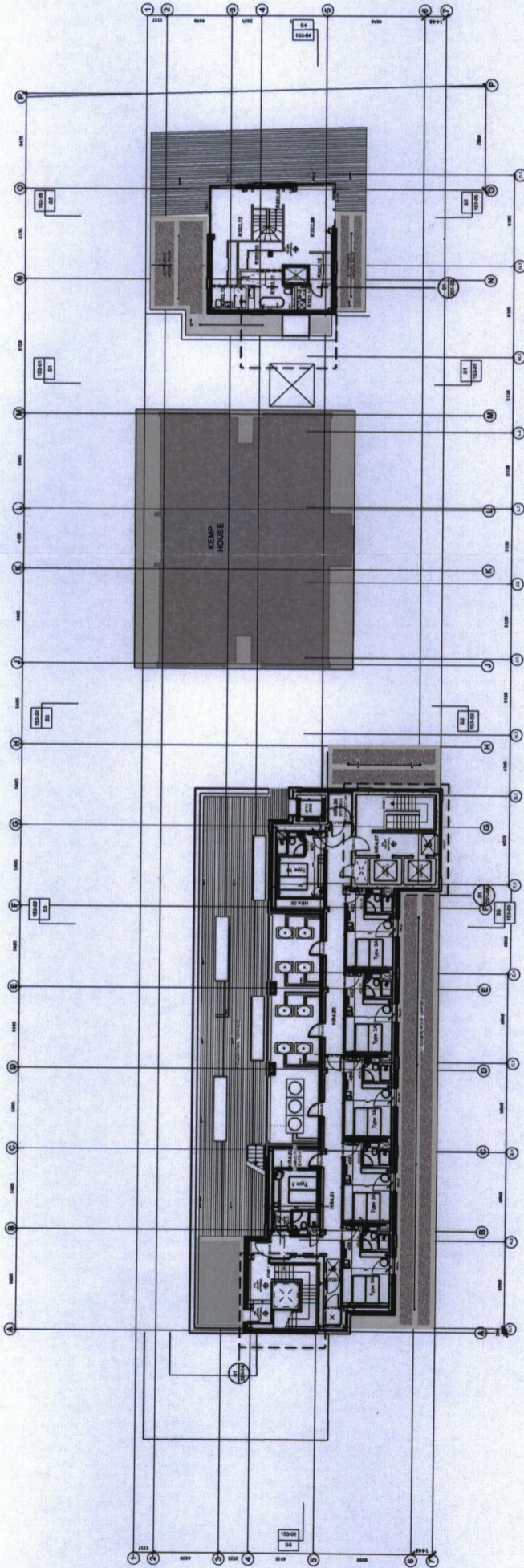
IN SITU CONCRETE



EXISTING BUILDING



Spec. ref. N95 / 210A
 FALL ARREST SYSTEM



Issue	Child/Drawn	Date	Description
A	LW / MB	05/11/14	Issued for Stage 3 Report
B	LW / MB	26/02/15	Issued for Agreement to Lease Option 1
C	LW / MB	26/02/15	Issued for Agreement to Lease document Option 2
D	LW / LB	05/06/15	Initial Tender Issue
E	LW / MB	02/10/15	Revised to incorporate updated survey information, further detail to wall types added
F	LW / MB	07/03/16	Issued for structural and services co-ordination.
G	LW / MB	31/03/16	Issued for Stage 4
H	LW / MB	13/05/16	Issued for hotelier review.

Status	Job No.	Draw No.	Issue
TENDER	1106	151-06	H

Drawing
PROPOSED FOURTH FLOOR PLAN
 Project
91-105 BERWICK STREET
 1:400@A3 1:200@A1

Appendix 2 - Applicant letter to objectors

Our Ref: JRG/PREM/PRE290
Contact: John Gaunt

David Gleeson
Licensing Chair
The Soho Society
St Anne's Tower
55 Dean Street
LONDON
W1D 8AF

8 December 2016

Dear Mr Gleeson,

**Premises – hub by Premier Inn (Proposed), 90-104 Berwick Street, Soho, London, W1F 0QB
PREMISES LICENCE APPLICATION**

We act for Whitbread Group Plc on whose behalf we have lodged the above Premises Licence. We have been supplied with a copy of the objection which you have filed with the Council dated 15th November.

You are, no doubt familiar with the Premier Inn and hub by Premier Inn brand of which there are a significant number nationally and several within the Westminster Council licensing area.

You will have seen the original form of our application which follows Westminster core hours and offered a number of reassurances in terms of proposed conditions on the Licence.

Since the application was lodged we have engaged with both the Police and Environmental Health, the only two Responsible Authorities to make representations to our application. Those representations have effectively been compromised by the agreement of a scheme of conditions set out in the attached document.

We would particularly draw your attention to the following conditions:-

- 1, 2, 3, 11, 17, 18, 19, 20, 24 and 26.

Given the nature of our client's operation, the fact that the food and beverage provision for this proposed Hotel will be in the basement, accessed only through the Hotel reception, which will be 24 hour manned at ground floor level, your concerns may be alleviated.

If the matter is to proceed to a hearing, we currently understand that it is anticipated that the matter will be listed on 26th January at 10.00am.

If a conversation would assist, please do not hesitate to contact me.

I would like to hope that the nature of the application and the reassurance offered through the agreed conditions will enable you to withdraw your representation. I hope to hear from you.

Yours sincerely

John Gaunt
John Gaunt & Partners
Email: jgaunt@john-gaunt.co.uk

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

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

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

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

Mandatory Conditions

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

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

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

- 8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
- 8(ii) For the purposes of the condition set out in paragraph 8(i) above -
- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula -
- $$P = D + (D \times V)$$
- Where -
- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) the holder of the premises licence,
- (ii) the designated premises supervisor (if any) in respect of such a licence, or
- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- 8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Conditions proposed by the Environmental Health and the Police and agreed by the applicant:

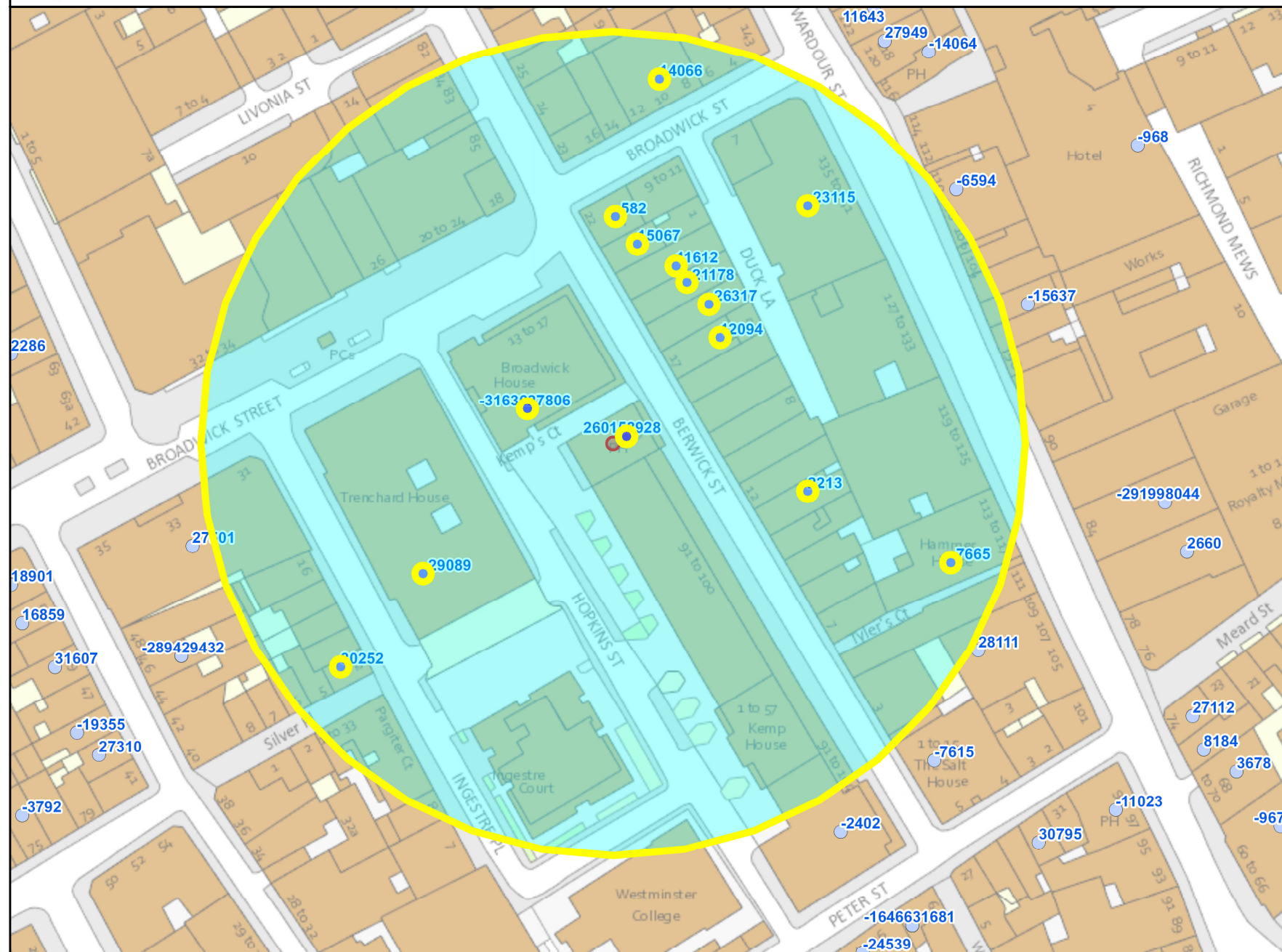
9. The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a Hotel.

10. There shall be no self-service of alcohol on the premises and alcohol may only be supplied to:
 - a) Hotel residents;
 - b) To persons in the basement bar where members of the public present for the consumption of alcohol shall vacate the premises by 23:30 Monday to Thursday, midnight Friday and Saturday, 22:30 Sunday; and where
 - c) Alcoholic and other drinks may not be removed from the premises save for consumption in the hotel bedrooms.
11. There shall be no external advertising of the basement bar that is visible from the street.
12. The entrance lobby will be supervised by staff 24 hours a day.
13. There shall be no drinks promotions at the premises which are inconsistent with the need to promote responsible drinking
14. A Challenge 21 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. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises are open.
16. Children under the age of 16 shall not be permitted to enter the premises after 21:00 unless dining with an adult or attending a pre booked function or resident in the hotel.
17. Staff will receive training on matters concerning underage sales, drugs policies and operating procedures
18. The use of door staff will be risk assessed on an ongoing basis by the licence holder. Where engaged, door staff shall be licenced by the Security Industry Authority.
19. 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 proper request of Police or authorised officer throughout the preceding 31 day period.
20. 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 properly requested.
21. 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.
22. The management of the premises will liaise with police on issues of local concern or disorder. The management will join the local Pubwatch / Safer West End Radio scheme where available.
23. No advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) that advertises or promotes the establishment, its premises, or any

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

24. 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 visit by a relevant authority or emergency service.
25. 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 inside any noise sensitive premises.
26. Patrons will be encouraged by staff to leave quietly and respect the interests of the occupiers of any nearby noise sensitive premises; where appropriate the licensee or a suitable staff member will monitor patrons leaving at the closing time.
27. 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.
28. The premises licence holder shall ensure that any patrons smoking immediately outside the premises do so in an orderly manner and so as to ensure that there is no public nuisance or obstruction of the public highway
29. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity upon request.
30. There shall be no striptease or nudity, in the public licensed area 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.
31. 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.
32. No collection of waste or recycling materials (including bottle) from the premises shall take place between 23:00 and 07:00 on the following day.
33. No deliveries to the premises shall take place between 23:00 and 07:00 on the following day.
34. All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
35. Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi.
36. The number of persons permitted in the basement at any one time (excluding staff) shall not exceed 90 persons.

37. No licensable activities shall take place at the premises until the premises have been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the Licensing Authority - if there are minor layout changes during the course of construction new plans shall be submitted.



Residential / Proposed Residential	249
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: 13/01/2017

Premises within 75m of: Premier Inn, 90-104 Berwick Street

p / n	Name of Premises	Premises Address	Premises Type
14/00806/LIPDPS	Polpetto	11 Berwick Street London W1F 0PL	Friday to Saturday 09:00 - 00:00 Sunday 09:00 - 22:30 Monday to Thursday 09:00 - 23:30
16/06604/LIPDPS	Not Recorded	Trenchard House 19 - 25 Broadwick Street London W1F 0DF	Friday to Saturday 08:00 - 00:00 Monday to Thursday 08:00 - 23:30 Sunday 10:00 - 22:30
15/07158/LIPDPS	Amathus	Hammer House 113-117 Wardour Street London W1F 0UN	Monday to Saturday 08:00 - 23:00 Sunday 10:00 - 22:30
06/07882/WCCMAP	Blue Posts Public House	22 Berwick Street London W1F 0QA	Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00
15/05416/LIPDPS	Duck & Rice	90-91 Berwick Street London W1F 0QB	Friday to Saturday 10:00 - 00:00 Monday to Thursday 10:00 - 23:30 Sundays before Bank Holidays 12:00 - 00:00 Sunday 12:00 - 22:30
15/04952/LIPN	Red Dog	Basement And Ground Floor 20 Berwick Street London W1F 0PY	Friday to Saturday 10:00 - 00:00 Monday to Thursday 10:00 - 23:30 Sundays before Bank Holidays 12:00 - 00:00 Sunday 12:00 - 22:30
15/01484/LIPDPS	The Book Shop	12 Ingestre Place London W1F 0JF	Monday to Sunday 12:00 - 23:00
14/06445/LIPT	Mediterranean Cafe	18 Berwick Street London W1F 0PU	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
14/05938/LIPDPS	The Player	Basement 8 - 12 Broadwick Street London W1F 8HW	Monday to Saturday 10:00 - 01:30 Sunday 12:00 - 00:00
16/00293/LIPT	Bar Du Marche	Ground Floor 19 Berwick Street London W1F 0PX	Monday to Friday 10:00 - 01:00 Saturday 11:00 - 01:00 Sunday 12:00 - 00:00
14/09835/LIPDPS	Princi	Basement And Ground Floor 135 - 139 Wardour Street London W1F 0UT	Monday to Sunday 00:00 - 00:00
13/07127/LIPN	Flat White Limited	17 Berwick Street London W1F 0PT	Monday to Friday 08:00 - 22:00 Saturday to Sunday 09:00 - 22:00 Sundays before Bank Holidays 09:00 - 23:00
15/02037/LIPDPS	My Place	Basement And Ground Floor 21 Berwick Street London W1F 0PZ	Thursday to Saturday 07:00 - 00:00 Monday to Wednesday 07:00 - 23:30 Sundays before Bank Holidays 10:00 - 00:00 Sunday 10:00 - 22:30
15/06480/LIPN	Duck & Rice First Floor	90-91 Berwick Street London W1F 0QB	Monday to Saturday 10:00 - 01:30 Sunday 12:00 - 01:30
11/00024/LIPDPS	Yauatcha	Basement 15 - 17 Broadwick Street London W1F 0DE	Monday to Saturday 08:00 - 01:00 Sunday 10:00 - 00:00 Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00
13/03779/LIPN	Yauatcha	Basement And Ground Floor 15 - 17 Broadwick Street London W1F 0DE	Monday to Sunday 08:00 - 01:00

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

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	17 October 2016
5	Representation – Environmental Health	31 October 2016
6	Representation – Metropolitan Police	21 October 2016
7	Representation – Mr Osbourne-Smith	8 November 2016
8	Representation – The Soho Society	15 November 2016