

# Licensing Sub-Committee Report

Item No:	
Date:	9 February 2017
Licensing Ref No:	16/11887/LIPN - New Premises Licence
Title of Report:	Chicken Cottage 135 Praed Street London W2 1RL
Report of:	Director of Public Protection and Licensing
Wards involved:	Hyde Park
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Heidi Lawrance Senior Licensing Officer
Contact details	Telephone: 020 7641 2751 Email: hlawrance@westminster.gov.uk

## 1. Application

1-A Applicant and premises			
<b>Application Type:</b>	New Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	2 November 2016		
<b>Applicant:</b>	Hasan Syed		
<b>Premises:</b>	Chicken Cottage		
<b>Premises address:</b>	135 Praed Street London W2 1RL	<b>Ward:</b>	Hyde Park
		<b>Cumulative Impact Area:</b>	None
<b>Premises description:</b>	The premises is currently operating as a fast food restaurant.		
<b>Premises licence history:</b>	This is an application for a new premises licence and therefore history exists for the premises.		
<b>Applicant submissions:</b>	Please see Appendix 2		

1-B Proposed licensable activities and hours							
<b>Late Night Refreshment:</b>				<b>Indoors, outdoors or both</b>			Indoors
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	23:00	23:00	23:00	23:00	23:00	23:00	23:00
<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	01:00
<b>Seasonal variations/ Non-standard timings:</b>			None.				

Hours proposed by Metropolitan Police Service							
<b>Late Night Refreshment:</b>				<b>Indoors, outdoors or both</b>			Indoors
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	23:00	23:00	23:00	23:00	23:00	23:00	23:00
<b>End:</b>	00:00	00:00	00:00	00:00	01:00	01:00	00:00
<b>Seasonal variations/ Non-standard timings:</b>			None.				

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	12:00
<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	01:00
<b>Seasonal variations/ Non-standard timings:</b>	None.						
<b>Adult Entertainment:</b>	Not applicable.						

## 2. Representations

2-A Responsible Authorities	
<b>Responsible Authority:</b>	Environmental Health Consultation Team
<b>Representative:</b>	Mr Maxwell Koduah
<b>Received:</b>	21 <sup>st</sup> November 2016
<p>This representation is based on the operating schedule and accompanying undated plans of Ground Floor &amp; Basement.</p> <p><b>The applicant is seeking the following licensable activities:</b></p> <p>Provision of late night refreshment “Indoors” at the following times:  <i>Monday to Saturday: 23:00 – 02:00</i>  <i>Sunday: 23:00 – 01:00</i></p> <p>I wish to make the following representation:</p> <p>The provision of late night refreshment (LNR) and the hours requested will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area</p> <p>Even though the application is for LNR “indoors”, applicant has indicated a desire to operate take away services and further clarification is required with respect to exactly what is being applied for.</p> <p>The applicant has provided some conditions in support of the application which are being considered but do not fully address the concerns of Environmental Health.</p>	

**Additional comments received:**

**135 Praed Street – complaint history in 12 months prior to application**

<b>Date</b>	<b>Time</b>	<b>Complaint</b>	<b>Outcome</b>
10.05.2016	23:44	Complainant reported that there is loud noise coming the Chicken Cottage. The caller does not want a call back.	No action logged
04.05.2016		Customer called to report noise coming from a vehicle outside the chicken cottage restaurant at listed address. The noise lasted from 10:45-11:30 pm and when the customer asked them to cease the noise they replied they can do what they want and this is not the first time that this happened. Please note that while talking to the customer the noise stopped however the customer was insistent that it be logged to build a profile. No call back requested.	Officers attended and reported that <i>no noise witnessed</i>

Both complaints were made by same complainant

<b>Responsible Authority:</b>	Metropolitan Police Service
<b>Representative:</b>	PC Sandy Russell
<b>Received:</b>	9 <sup>th</sup> November 2016

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. It is our belief that if granted the application would undermine the Licensing Objectives. The timings applied for are not conducive to the Westminster Licensing Policy document.

We feel the decision as to the outcome this application would be better left to that of a Sub-Committee hearing. If the Sub-Committee are minded to grant this application police require the following conditions:

- 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 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.
- 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.
- The premises will close at midnight Sunday to Thursday and 01.00hrs Friday and Saturday.

2-B Other Persons	
<b>Name:</b>	Mr Mark Strudwick
<b>Address and/or Residents Association:</b>	Flat 2 137-139 Praed Street London W2 1RL
<b>Received:</b>	18 <sup>th</sup> November 2016
<p>There is already a considerable noise nuisance caused by customers parking outside playing loud music from the car stereo whilst they collect takeaway food form chicken cottage or KFC allowing this late licence will add to the existing nuisance.</p>	

<b>Name:</b>	Mr John Zamit
<b>Address and/or Residents Association:</b>	SEBRA 2 Claremont Court Queensway LONDON W2 5HX
<b>Received:</b>	28 <sup>th</sup> November 2016
<p>We object to this application as too many late night establishments in area and no more are needed.</p> <p>Late night premises cause nuisance in area to residents from noise, litter, cars and motorcycles etc.</p> <p>In particular 'take - away' premises and also 'home delivers' cause substantial nuisance</p> <p>We trust no licence will be granted but if licence was to be granted we would wish no 'take-away' sales or 'home deliveries' and no tables / chairs used outside after 23.00 .</p> <p>Also would want standard model conditions e.g. on CCTV, seated and waiter/waitress service, no deliveries or refuse/ recycling collections between 20.00 and 0700, notices for customers to leave quietly, door/ windows in 'closed' position after 21.00 etc</p>	

### 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 set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>(ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant policies.</p>
<b>Policy FFP1 applies:</b>	Applications will only be granted if it can be demonstrated that the proposal meets relevant criteria in Policies CD1, PS1, PN1 and CH1.

## 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

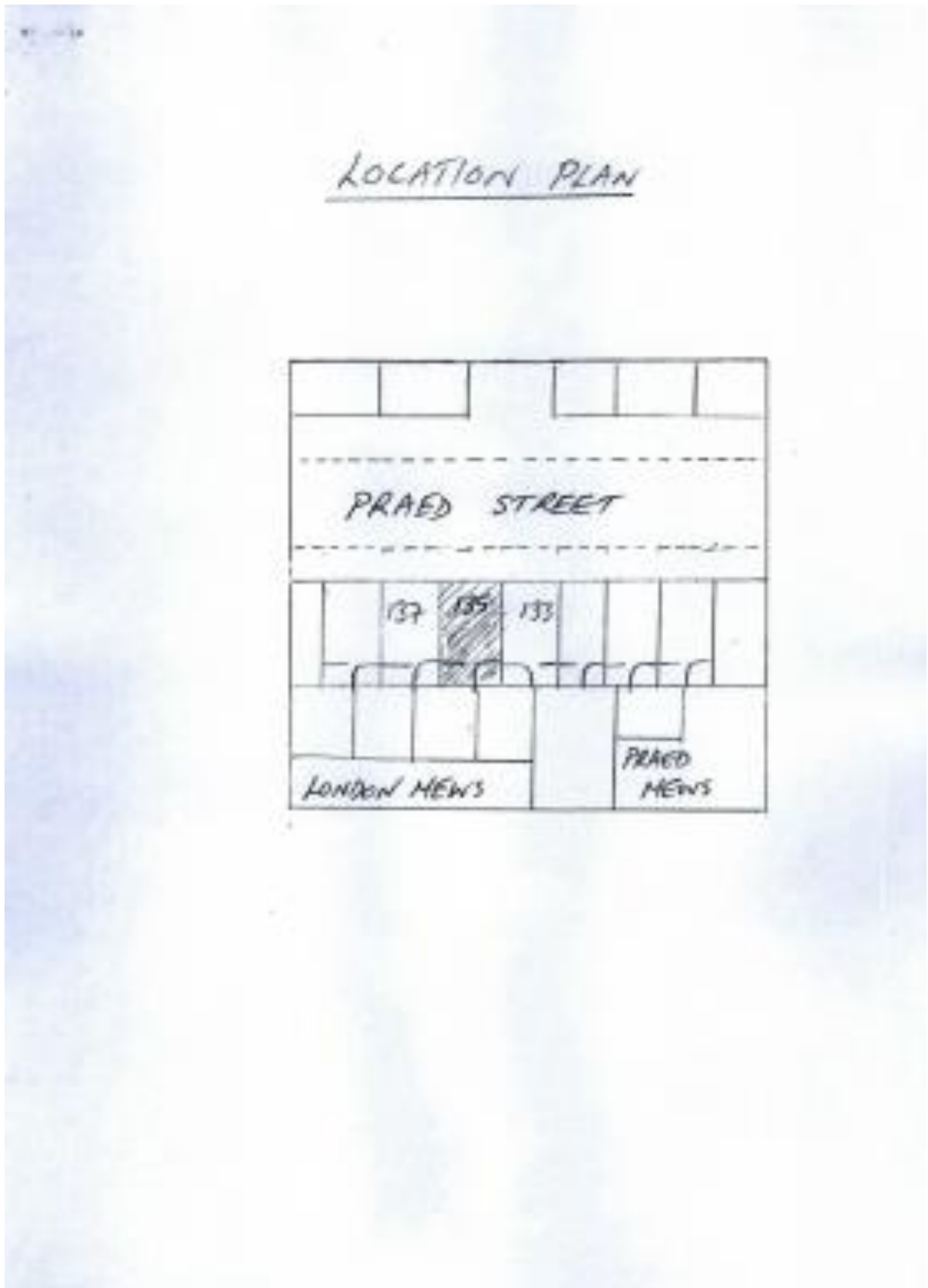
<b>Report author:</b>	Miss Heidi Lawrance Senior Licensing Officer
<b>Contact:</b>	Telephone: 020 7641 2751 Email: hlawrance@westminster.gov.uk

**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**

<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	2 <sup>nd</sup> November 2016
<b>5</b>	Representation – MET Police	9 <sup>th</sup> November 2016
<b>6</b>	Representation – Environmental Health	21 <sup>st</sup> November 2016
<b>7</b>	Representation – ZEBRA	28 <sup>th</sup> November 2016
<b>8</b>	Representation – Mr M Strudwick	18 <sup>th</sup> November 2016

Premises Plans



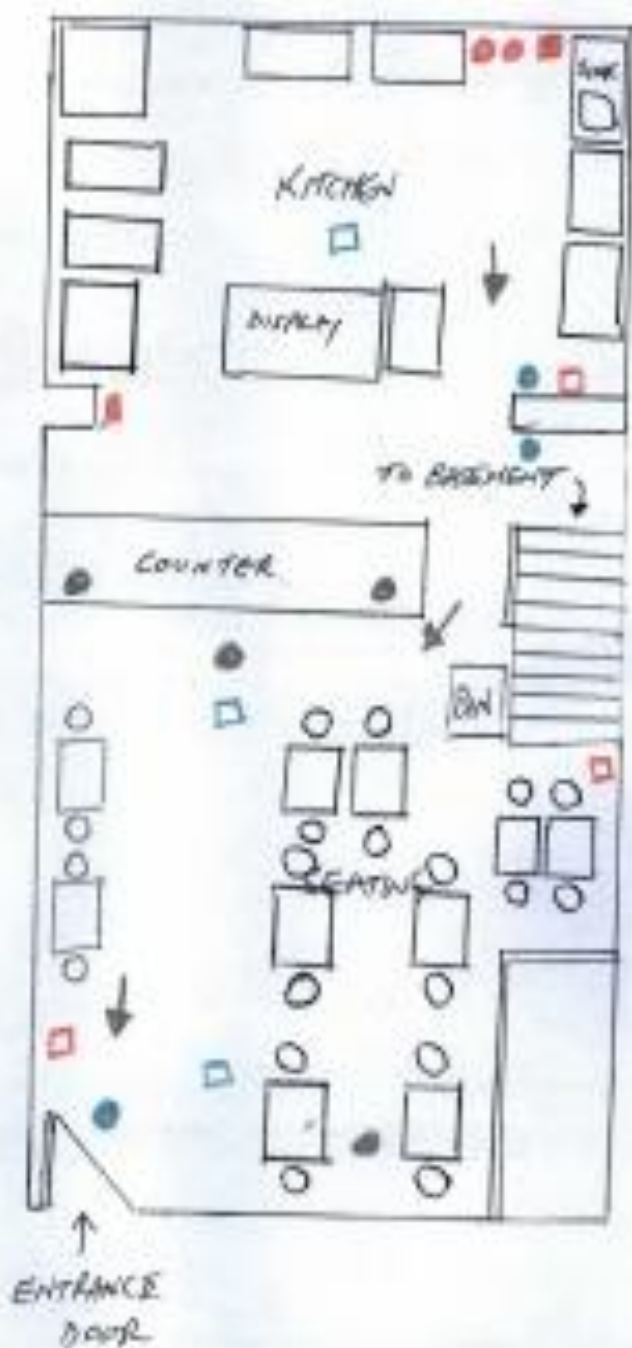


# GROUND FLOOR PLAN

SCALE 1:100

## Key

- FIRE EXTINGUISHERS
- FIRE EXIT SIGNS
- FIRE BLANKETS
- FIRE ALARM
- FIRE BREAKER CABINET
- ESCAPE ROUTE
- CCTV CAMERAS

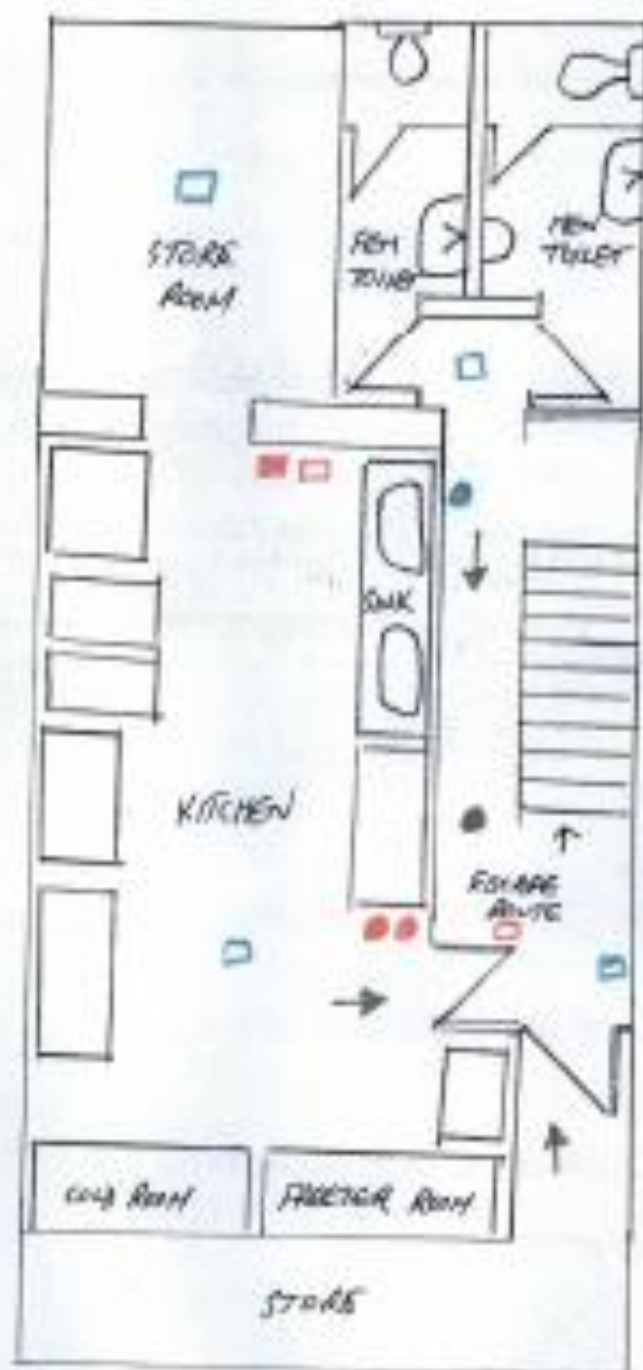


# BASEMENT PLAN

SCALE 1:100

## KEY

- FIRE EXTINGUISHERS
- FIRE EXIT SIGNS
- FIRE BLANKET
- FIRE ALARM
- FIRE BREAKER CIRCUIT
- ➔ ESCAPE ROUTE
- CCTV CAMERA



## Applicant Supporting Documents



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# Appeal Decision

Site visit made on 12 July 2016

by **A J Mageean BA (Hons) BPI PhD MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26 August 2016

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**Appeal Ref: APP/X5990/W/16/3146213**

**135 Praed Street, London W2 1RL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
  - The appeal is made by Mr Syed Hassan against the decision of City of Westminster Council.
  - The application Ref 15/04172/FULL, dated 22 April 2015, was refused by notice dated 4 November 2015.
  - The application sought planning permission for use of basement and ground floor as Class A3 and Class A5 (sui generis) and replacement shopfront without complying with a condition attached to planning permission Ref 10/01022/FULL, dated 27 March 2012.
  - The condition in dispute is No 5 which states that: *"you must not open the restaurant/takeaway premises to customers, and you must not allow customers on the premises, outside the following times: between 10.00 and 23.00 Monday to Saturday and between 12.00 and 22.00 on Sundays."*
  - The reason given for the condition is: *"To protect the environment of people in neighbouring properties as set out in CS23, CS28 and CS31 of our Core Strategy that we adopted in January 2011 and ENV 6, ENV 7 and TACE 9 of our Unitary Development Plan that we adopted in January 2007."*
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### Decision

1. The appeal is allowed and planning permission is granted for use of basement and ground floor as Class A3 and Class A5 (sui generis) and replacement shopfront at 135 Praed Street, London W2 1RL in accordance with the application Ref 15/04172/FULL dated 22 April 2015, without compliance with condition number 5 previously imposed on planning permission Ref 10/01022/FULL dated 27 March 2012 and subject to the following conditions:
    - 1) An application must be made to the Local Planning Authority for the approval in writing of how waste will be stored on the site, and how material for recycling will be stored separately, within 3 months of the date of this decision. The approved waste management arrangements must be provided according to these approved details. The stores must be clearly marked and made available at all times to everyone using the restaurant/takeaway. These facilities must be retained permanently thereafter.
    - 2) The restaurant/takeaway must not be open to customers and customers must not be allowed on the premises outside the following times: between 10.00am and 02.00am the following morning Monday to Saturday, and between 12.00 midday and 01.00am the following morning on Sundays and Bank Holidays.
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- 3) No food delivery service is to be operated from the premises.
- 4) Only part of the premises may be used as a takeaway, as shown in the approved drawing 1035 3/3 Revision B.

#### **Procedural Matters**

2. The application which is the subject of this appeal is made under Section 73 of the Planning Act. It seeks revisions to opening hours to replace the approval Ref: 10/01022/FULL granted in March 2012. This approval itself replaced the original planning approval granted in February 2009 (08/9563) for this development which was for a temporary period. This type of application is possible because a condition was placed on the original permission specifying the opening hours. The appeal seeks removal of that condition and its replacement with another condition allowing for an extension of opening hours.
3. Whilst the application form refers to the applicant as Mr Syed Hsan, the appeal form refers to Mr Syed Hassan. I accept the confirmation that the appeal form contains the correct details and have therefore used this information in this decision.

#### **Main Issue**

4. The main issue in this case is the effect of extended opening hours on the living conditions of the occupiers of neighbouring properties, with particular reference to late night activity and disturbance.

#### **Reasons**

5. The appeal building lies within the Bayswater Conservation Area on the south side of Praed Street, within a parade of mixed retail and service activities. It has a three storey frontage with the restaurant/hot food takeaway known as 'Chicken Cottage', which is the subject of this appeal, occupying the ground floor and basement. The upper floors of this property appear to be in residential use, though in other properties these upper floors contain a mix of office and residential use. Much of the north side of the road is occupied by St Mary's Hospital. At the time of my site visit on a weekday afternoon I noted that this area was busy with pedestrians and that Paddington Railway Station was located a short distance away to the west.
6. The area contains a number of restaurants and hot food takeaway establishments. I noted on my site visit that a number of outlets within close proximity to the appeal site advertised opening hours similar to those sought by the appellant. The Council have explained that a number of premises on the street have historic use and are not subject to opening hours control. It is therefore clear that this area already experiences late night activity.
7. The Council considers that if takeaway outlets remain open after public house closing times this would encourage people to linger in this area, thereby creating noise and disturbance. However, it is clear from the petition submitted by the appellant that there is already demand for late night opening of such establishments, particularly from shift workers at the hospital. The appeal premises is said to be the only outlet in the immediate vicinity offering halal food.
8. The Council suggests that as there is residential use in the upper floors of buildings on Praed Street and the area to the south is predominantly residential in character, the degree of late night activity and disturbance generated by such extended opening hours would be unacceptable. However, it is clear that some degree of

disturbance is already experienced as the result of customers entering and leaving nearby restaurants and takeaway food outlets with existing late night opening hours. It is also clear that this is a busy area with uses such as the hospital and train station operating on a 24 hour basis.

9. I noted on my site visit that double yellow lines run along much of the northern side of the road and along part of the western end of the south side of the road, in front of the existing late night opening outlets. A single yellow line enabling on street parking after 18.30 runs in front of the appeal premises and further to the east. In this respect it is probable that customers arriving by car already park in the permitted area in front of the appeal premises to access other late night opening outlets. My view is therefore that it is unlikely that the present proposal would lead to any additional noise and disturbance for residents living in this local area.
10. I conclude on this matter that the proposed extended opening hours at the appeal premises would not have an unacceptable effect on the living conditions of the occupiers of neighbouring properties, with particular reference to late night activity and disturbance. In this respect the proposal would comply with the Westminster City Plan: Strategic Policies 2013 which at Policies S24, S29 and S32 seeks to restrict uses which would have a detrimental effect on residential amenity in terms of noise and disturbance. It would also comply with Westminster's Unitary Development Plan which at Policies ENV 6 and TACE 9 seeks to minimise any adverse effects from development, particularly noise.
11. As this site lies within the Bayswater Conservation Area, I am required to give consideration to the effect of the development on the character and appearance of the Conservation Area. In this respect I have noted the busy mixed use character of this area, and my view is that the present proposal is appropriate in this setting and it would therefore preserve the character of this area.

### **Conditions**

12. In allowing the appeal and granting planning permission I have considered those conditions imposed on the original planning permission and those suggested by the Council.
13. I observed on my site visit that the restaurant/ takeaway appears to have been completed in accordance with the original approval and there is therefore no need to impose conditions relating to the design and installation of this unit again. However, the Council states that the condition relating to waste management and disposal has not been complied with and I have included this in the interests of environmental protection. I have included the condition relating to the amended opening hours in the interests of the living conditions of the occupiers of neighbouring properties. Finally, the condition preventing food delivery services being operated from the appeal site, and the condition relating to the part of the premises from which may operate as a takeaway both remain necessary and have not been subject to appeal.

### **Conclusion**

14. For the reasons set out above, taking into consideration all other matters raised, I conclude that the appeal should succeed.

*AJ Mageean*

INSPECTOR

**Premises History**

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

1. Notices shall be displayed on the premises requesting that customers respect neighbours while using the premises and when leaving the premises.

2. Staff will be trained on the importance of the Licensing objectives.
3. CCTV to be installed and maintained at the premises.

### **Conditions proposed by the Environmental Health**

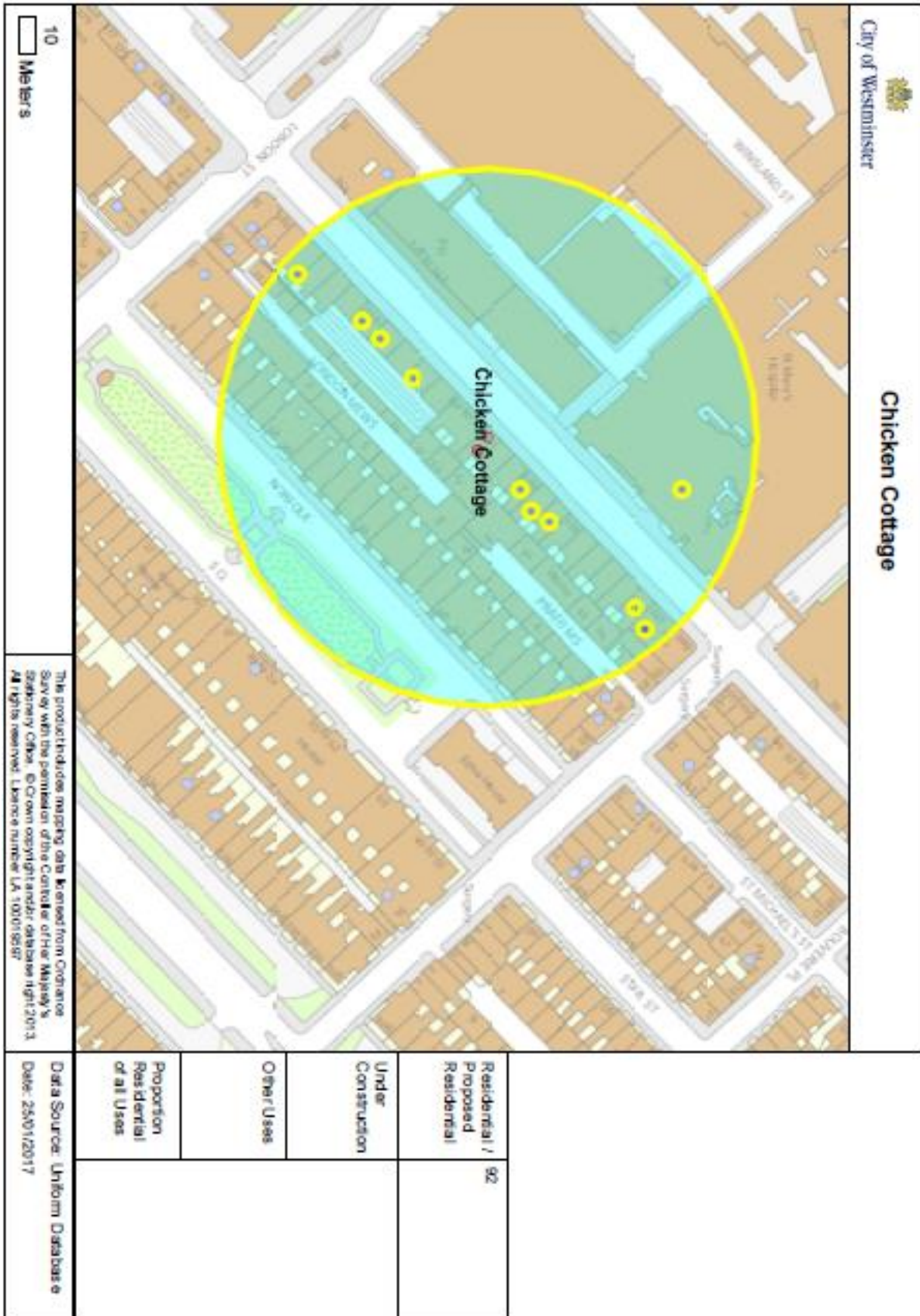
4. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance
5. The external door shall be kept closed after 23:00 hours, except for the immediate access and egress of persons
6. After 23:00 hours, the number of persons permitted in the premises at any one time (excluding staff) shall not exceed 30 persons
7. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times
8. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23:00 hours and 08:00 hours on the following day
9. 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
10. 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
11. 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
12. 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
13. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous
14. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated
15. 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

### **Conditions proposed by the Police**

16. 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.
17. 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.
18. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, 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.

Residential Map and List of Premises in the Vicinity



**Premises within 75 metres of Chicken Cottage, 135 Praed Street**

<b>p / n</b>	<b>Name of Premises</b>	<b>Premises Address</b>	<b>Licensed Hours</b>
26588	Peking Cuisine	113-115 Praed Street London W2 1RL	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
31230	Fountains Abbey Public House	Fountains Abbey 109 - 111 Praed Street London W2 1RL	Thursday to Saturday 07:00 - 00:00 Sunday 07:00 - 23:00 Monday to Wednesday 07:00 - 23:30
-13119	Victor's Cafe	Basement 127 Praed Street London W2 1RL	Monday to Saturday 06:00 - 22:00 Sunday 09:00 - 22:00
-12144	Supersave	125 Praed Street London W2 1RL	Monday to Saturday 07:00 - 23:00 Sunday 09:00 - 22:30
9426	Kentucky Fried Chicken Express	149 Praed Street London	Monday to Sunday 23:00 - 03:00
16661	Le Gourmet	Ground Floor And Basement 157 Praed Street London W2 1RL	Monday to Saturday 07:00 - 02:00 Sunday 08:00 - 02:00
-31851	Fountains Abbey	Fountains Abbey 109 - 111 Praed Street London W2 1RL	Thursday to Saturday 07:00 - 00:00 Sunday 07:00 - 23:00 Monday to Wednesday 07:00 - 23:30
-19111	Bonne Bouche	129 Praed Street London W2 1RL	Sunday 12:00 - 18:00 Monday to Saturday 12:00 - 20:00
-12672	Subway	147 Praed Street London W2 1RL	Monday to Sunday 00:00 - 00:00
-627	La Tazza Cafe	Basement And Ground Floor 143 Praed Street London W2 1RL	Monday to Sunday 07:00 - 23:00
9015	St Marys N H S Trust	St Marys N H S Trust Praed Street London W2 1NY	Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00