

19, 21 & 23 SLINGSBY PLACE, WC2

SUMMARY OF PROPOSALS

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Introduction

1. These are applications made by Longmartin Properties for three new premises licences, 19, 21 & 23 Slingsby Place (together “the Applications/the Premises”).
2. The Premises are on the site of an existing licensed premises – Suda (ref 18/09284/LIPT) and Department of Coffee (ref 16/01741/LIPN).
3. Slingsby Place is in the St Martin’s Courtyard development, which is home to: Dishoom, Cantina Loreda, Dalla Terra (and until recently Jamie’s Italian). The development is a joint-venture between Shaftesbury PLC and the Mercer Company.
4. The applications follow the grant of Planning Permission which aligns with these applications and the re-development and surrender of the licence for the Sussex Public House, which fronts the development.
5. All three applications are for the sale of alcohol within Core Hours with MC66 for the majority of the use, with some ancillary bar use, subject to conditions.
6. Following meetings with the CGCA, the conditions have been amended.

Policy

7. The Premises are located in the West End Cumulative Impact Area, with Policy RNT2 applying in respect of restaurants in a Cumulative Impact Area, and PB2 in respect of the ancillary bar use.
8. Whilst the Applications include an *ancillary* bar use, the Applications taken as a whole are primarily for a restaurant.

(A) Restaurants within the Cumulative Impact Areas – Policy RNT2

9. *“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 this will not **add** to cumulative impact in the Cumulative Impact Areas.” (Emphasis added)*
10. The Policy accepts that *“the wide variety of restaurants is a feature of Westminster and contributes to its status of a world class city¹.”* Furthermore, Appendix 12 “Supporting data and evidence” of the Policy evidences that, on average in the Borough, for every 10 restaurants, there were just 3 violent incidents in a year.

(B) Public Houses and Bars in the Cumulative Impact Areas - Policy PB2

11. Notwithstanding that the primary use of each Premises is clearly that of a restaurant, the relaxation sought by the Applicant in its ability to sell alcohol at a conservative bar area limited to Core Hours and capacity introduces Policy PB2 in respect of the ancillary bar use sought.
12. In relation to that ancillary use, paragraph 2.5.22 describes PB2 as *“premises that primarily serve alcohol”*. Furthermore, at 2.5.23 provides further assistance that *“the hours and **extent of the use of the bar** and the **effect on cumulative impact in the Cumulative Impact Areas.**”* It is also recognised that premises serving alcohol to persons seated are less likely to undermine the licensing objectives.
13. Paragraph 2.4.5 provides *“in relation to the Cumulative Impact Areas, are directed at the global and cumulative effects of the licences on the area as a whole.”*

¹ Policy paragraph 2.5.12

14. The proposals also include the loss of the Sussex Public House and the surrender of that licence. It has Core Hours and no maximum capacity also historically used a significant portion of highway for vertical drinking.

15. That use will be subsumed into St Martin's Courtyard, with stricter conditions and a 24 hour CCTV and security presence.

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