

Representation in respect of application for new premises licence

**Representation in respect of application for new premises licence for Lime Tree Hotel,
135-137 Ebury Road, London SW1W 9QU**

Application ref: 19/16744/LIPN

Introduction

I write to make a 'relevant representation' under s18 Licensing Act 2003 in respect of the above application.

The application states that:

'The premises is a 25 bedroom bed and breakfast hotel located in Belgravia, London offering ensuite rooms, breakfast and a meeting room'.

Sale of alcohol for consumption on the premises is sought 24 hours a day.

After 11pm, consumption of alcohol would be by residents or their bona fide guests or to non-residents attending pre-booked events.

My representation is made on the basis that the likely impact of the application, if granted, will be to harm the licensing objectives, particularly 'prevention of public nuisance'.

Background

I live at 34a Elizabeth St , which is a residential home.

I have lived at this address 10 years. It is directly across the road from the Lime Tree Hotel with 2 bedrooms facing the hotel. I have pancreatic cancer and need to rest frequently. I am therefore very concerned at the potential noise especially after 9pm.

The area is already noisy with people from licensed premises nearby and the coach station.

We have the ex Ebury Wine Bar, which is currently vacant, and has a license plus the ex Westminster Bank which we have been notified will become a large restaurant and will apply for a license.

Reasons for representation: Likely impact of the application on the promotion of the licensing objectives

Although sale of alcohol to hotel residents in their bedrooms i.e. by way of minibar, is likely to not cause concern, the application as drafted is significantly wider than this. Nevertheless, the information in the application form does not give us a full picture of the proposed operation of the premises particularly for i) members of the public pre-11pm; ii) private events.

I feel that these two aspects of the application in particular are likely to cause problems. The following points arise:

[DESCRIBE ANY EXISTING NUISANCE YOU EXPERIENCE FROM THE PREMISES]

- The application form itself does not refer to a bar as such, not does the licence plan show a bar (although it does show a café) - it just says it is a 25 room bed and breakfast hotel offering en-suite rooms, breakfast and a meeting room. Presumably licensable activities for members of the public will take place in the café?
- Will there be food provided with alcohol, in keeping with the description as a 'café'?
- Sale of alcohol for consumption on the premises is sought 24 hours a day. After 11pm, consumption of alcohol is only by residents or their bona fide guests or to non-residents attending pre-booked events. This obviously raises some potential issues. It is also not clear whether after these times alcohol would only be sold in bedrooms i.e. at minibars, or whether a bar (albeit a bar is not marked on the plan) would be provided for hotel residents and their bona fide guests?
- I am not clear from the application to why the applicant seeks a licence for the public/ what the nature of it will be for public, what events will be and where they will take place etc.
- The licence plans show a terrace and a garden. These areas are not covered in any proposed conditions and the terrace and garden would be included within whatever hours may be granted the licence.
- Planning permission ref: 19/05352/FULL was granted for '...use of existing hotel dining area to be used as an ancillary independent café during the day.' Condition 4 of this permission states that 'Non-hotel guests shall not be permitted to use the ancillary café before 07.30 or after 18.00 daily.' Clearly this is a significantly earlier hour than they have applied for in the licence application. It is unclear why the applicant sees fit to seek to stay open for members of the public to a much later hour than the planning authority thought appropriate.
- The sale of alcohol to the general public is to hours within the Council's 'core hours' policy, however, there is a lack of detail and information in the application to enable me to take an informed view of the extent to which this would cause a nuisance. My feeling is that the terminal hour is too late.
- I am particularly concerned about the reference to 'private events'.

It is vital that residents are protected from noise, should a licence be granted. We set out below some additional conditions which we would like to see, should the application be granted. Clearly, I may add to or amend this list as further details on the application become available, particularly regarding private events.

- 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.
- All windows and external doors shall be kept closed after (21:00) hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
- Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
- Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 2 persons at any one time.
- Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.

- 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.
- The supply of alcohol shall be by waiter or waitress service only.
- 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.
- The licensable activities authorised by this licence and provided at the premises to members of the public shall be restricted to the area marked as 'café' on the licence plan, and be ancillary to the main function of the premises as a hotel.

Conclusion

Thank you for reading this representation. I look forward to being notified of the hearing date.

Yours sincerely,

S Blandford

34a Elizabeth St

SW1W9NZ