



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	5 March 2020
Licensing Ref No:	20/00187/LIPV - Premises Licence Variation
Title of Report:	Coya Newton House 118-119 Piccadilly London
Report of:	Director of Public Protection and Licensing
Wards involved:	West End
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Michelle Steward Senior Licensing Officer
Contact details	Telephone: 0207 641 1872 Email: msteward1@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	7 January 2020		
Applicant:	Coya (Restaurant) Limited		
Premises:	Coya		
Premises address:	Newton House 118-119 Piccadilly London W1J 7NW	Ward:	West End
		Cumulative Impact Area:	None
Premises description:	The premises currently operates as a restaurant with a bar area.		
Variation description:	<p>The changes sought by way of this variation are as follows:</p> <p>To vary condition 18 of the premises licence from:</p> <p>18. The rear doors leading to Down Street Mews shall not be used except in case of emergency.</p> <p>To:</p> <p>18. The rear doors leading to Down Street Mews shall not be used by customers except in case of emergency.</p> <p>The application does not propose any changes to licensable activities, permitted hours, capacity or other conditions.</p>		
Premises licence history:	The premises has held a Premises Licence since 2010 which was transferred to Coya (Restaurant) Limited in 2017. A copy of the current Premises Licence 19/03599/LIPDPS can be seen at Appendix 3 of this report together with a full premises licence history.		
Applicant submissions:	Submissions from the applicant can be seen at Appendix 2 .		

1-B Current and proposed licensable activities, areas and hours						
Regulated Entertainment						
Exhibition of films, Performance of Dance, Live Music and Playing of Recorded Music:						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	00:00	No Change		Basement and Ground Floors	No Change
Tuesday	10:00	00:00				
Wednesday	10:00	00:00				
Thursday	10:00	01:00				
Friday	10:00	01:00				
Saturday	10:00	01:00				
Sunday	10:00	00:00				
Seasonal variations:	Current:				Proposed:	
	The hours for licensable activities and the opening hours may be				No Change.	

	extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.	
Non-standard timings:	Current:	Proposed:
	None	No Change

Late night refreshment						
Indoors, outdoors or both			Current :		Proposed:	
			Indoors Only		No Change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	00:00	No Change		Basement and Ground Floor	No Change
Tuesday	23:00	00:00				
Wednesday	23:00	00:00				
Thursday	23:00	01:00				
Friday	23:00	01:00				
Saturday	23:00	01:00				
Sunday	23:00	00:00				
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	The hours for licensable activities and the opening hours may be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				No Change.	

Sale by Retail of Alcohol						
On, off sales or both			Current :		Proposed:	
			Both		No Change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	00:00	No Change		Basement and Ground Floor	No Change
Tuesday	10:00	00:00				
Wednesday	10:00	00:00				
Thursday	10:00	01:00				
Friday	10:00	01:00				
Saturday	10:00	01:00				
Sunday	10:00	00:00				
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	The hours for licensable activities and the opening hours may be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				No Change.	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	01:30	No Change		Basement and Ground Floor	No Change
Tuesday	10:00	01:30				
Wednesday	10:00	01:30				
Thursday	10:00	01:30				
Friday	10:00	01:30				
Saturday	10:00	01:30				
Sunday	10:00	01:30				
Seasonal variations/ Non-standard timings:	Current: The hours for licensable activities and the opening hours may be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				Proposed: No Change.	

1-C Layout alteration
There are no changes sought to the layout of the premises by way of this variation.

1-D Conditions being varied, added or removed	
Condition	Proposed variation
18. The rear doors leading to Down Street Mews shall not be used except in case of emergency.	18. The rear doors leading to Down Street Mews shall not be used by customers except in case of emergency.

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health Service
Representative:	Mr Dave Nevitt
Received:	3 February 2020
<p>I wish to make Representations on the following grounds: Representation is made in relation to the application, as the proposals are likely to increase the risk of Public Nuisance.</p> <p>Condition 18 was imposed at a Committee Hearing in order to reduce the risk of nuisance to the occupiers of residential dwellings at the Mews to the rear of the premises, particularly late at night.</p> <p>I am concerned that the increased use of the door may increase the likelihood of Public Nuisance.</p>	
Responsible Authority:	Metropolitan Police Service (<i>Withdrawn 26th February 2020</i>)
Representative:	PC Reaz Guerra
Received:	4 February 2020
<p>With reference to the above application I am writing to inform you that the Police, as a Responsible Authority, object to your application for a New Premises Licence as it is our belief that if granted the application would undermine the Crime Prevention Objective.</p> <p>There is insufficient detail in the operating schedule to address the Crime Prevention Objective. It is for these reasons that we are objecting to the application. Following a site visit the Metropolitan Police Service withdrew their representation.</p>	

2-B Other Persons	
Name:	████████████████████
Address and/or Residents Association:	████████████████████ ████████████████████ ████████████████████ ████████████████████
Status:	Valid
In support or opposed:	Opposed
Received:	26 January 2020
<p>I visit London frequently and ████████████████████. The noise that comes from Coya Restaurant due to the staff consistently using the back door to the mews is unbearable. They are constantly outside chatting during cigarette breaks on the mews from the time they open at 6pm until they close at 3am. After that they are clearing up and throwing bottles out smashing them in the garbage, they also leave all the rubbish out in the mews meaning anyone needing to get in and out of the mews has to climb over rubbish. In short it makes it impossible to get any sleep in the evenings. I urge you to deny this application to change the licence. I feel for the owner and other tenants who have had to deal with this since Coya's opening not to mention my own peace of mind desperately trying to get over jetlag.</p> <p>Further comments from the objector dated 26 January 2020:</p> <p>I am a frequent visitor ████████████████████ and strenuously object to any</p>	

variation of the above referenced license.

Since Coya opened their restaurant, life [REDACTED] for the residents has been unbearable. Coya have shown a consistent and complete disregard for the fact that this is a residential mews.

[REDACTED] and the noise levels that come from the restaurant all night make getting any rest almost impossible. From about 6pm every evening there has been a continual stream of staff entering and exiting the restaurant through the rear door making a lot of noise by talking loudly and slamming the door approximately every 30 seconds until around 3am in the morning when the private members club closes. Quite often the staff chat noisily stopping in the Mews to smoke. From 3am until 6am the Coya staff drag bins out of the bin store, scrape them clean, bang them to empty the rest of the residue which they tip down the drains in the Mews and chat loudly amongst themselves. From 6am for the rest of the morning deliveries start. In short the noise goes on all night every night.

Additionally, Coya leave their rubbish bins in the Mews nearly every day. It is the norm for me and anyone else entering the mews to have to pass through a large pile of rubbish and large number of overflowing smelly bins which they leave there for many hours in anticipation of the arrival of the WC collection service.

Any relaxation of the restrictions would make it impossible for residents to sleep in their properties. I would urge WC to deny the application and also take all steps to enforce the existing restriction.

[REDACTED]

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	3 February 2020		

The [REDACTED] wishes to add its support to the local residential objectors. We have spoken to those affected and also visited the site and it is easy to see how nuisance is being caused and already leading to complaints.

We find it extraordinary that the solution of the applicant is to vary the conditions in a way which would remove the grounds for complaint rather than attempt a solution which might remove the need to complain.

This variation is without merit.

Name:	[REDACTED]		
Address and/or Residents Association	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support of opposed:	Opposed
Received:	31 January 2020		

Offensive Action: This amendment will sanction and/or exacerbate a critically high frequency staff overload of the Mews (Evidence: data of the volume of traffic due to (a) egress from and ingress to the Mews, and (b) movement from staff quarters to the restaurant through the Mews. Both contribute to the problem).

Resulting in Continued Unlawful and Unreasonable Interference, that is "continuing" (Evidence: throughout the day and night, that interferes with neighbours' use or enjoyment of their land" resulting in lack of sleep, and environment hazards - blocked sewage by liter, judged by the "standards of the specific locality" (Evidence: Westminster standards are that commercial and residential neighbours must coexist and be mutually considerate), for which there is "no major public purpose". (Evidence: Public does not gain in any way by uncontrolled overloading of Down Street Mews.) from the perspective of "tolerant neighbours" who have

attempted many times to find ways that *nuisance could be reasonably abated*. (Evidence: Proposals made for time limits, use of Piccadilly doors, construction of internal corridor between staff lockers and business premises, strict supervision, etc. Current management have demonstrated no interest.)

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	27 January 2020		

[REDACTED]

Coya employs a large staff who continually generate noise and nuisance by entering, exiting, to move across to another part of the restaurant. They do this despite the licensing agreement forbidding any use of these doors, except in the case of emergency. The constant noise from early morning until late evening early morning the next day is intolerable. Despite many complaints to the council and noise abatement team, the Coya appears to have no respect for their neighbours. This is really upsetting for residents disrupting the enjoyment of our sleep and properties. Thus creating stress and anguish due to no improvement in the issue.

When assessing the above situation, I would also ask that WCC shall also take into account the Coya designated smoking area. This is a non compliant area as far as smoking goes. It is in a lightwell that generates noise that funnels up too. I have sent Westminster videos of the noise that comes from the Mews and often the noise abatement team are too late getting hear due to their stretched workload.

Finally some members of staff spill out onto Downstreet in their breaks, they generate noise, cig tabs from smoking.

I strongly urge WCC not to countenance any concession to the Coya. It should not be allowed to violate its planning conditions and create unacceptable nuisance for its residents and neighbours.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Support
Received:	31 January 2020		

[REDACTED], who represent the [REDACTED] of the Mews. My firm occupy 3 stories of offices overlooking the Mews and are the largest adjacent occupier. Access for Coya's staff via the Mews door is essential for them to run a viable restaurant and I can confirm that during the day their staff cause no disturbance. As I am rarely in my office after 6pm I am not in a position to comment about evening activity, but I understand late last year Westminster investigated some complaints about this from local residents and found them to be misplaced. I have always found Coya's management to react speedily and conscientiously to complaints, for example when they received negative comments about their bottle disposal they immediately bought a bottle crusher. It has always been a mixed-use Mews and should remain so. I whole heartedly support Coya's application.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	26 January 2020		
<p>I would like to object to any variation of the above referenced license.</p> <p>[REDACTED] I can safely say that Coya's restaurant makes life in the Mews for the residents and guests unbearable. Coya have shown a consistent and complete disregard for their interests. Coya don't adhered to the requirement to use the back entrance as emergency exit only. Every evening there is a continual stream of staff using the rear door, making a lot of noise by talking loudly and slamming the door approximately every 30 seconds until around 3am in the morning when the private members club closes. From 3am until 6am the Coya staff drag bins out of the bin store, scrape them clean, bang them to empty the rest of the residue down the drains in the Mews and chat loudly amongst themselves. From 6am for the rest of the morning deliveries start. In short the noise goes on all night every night. A good night's sleep in the Mews is near impossible. Their activities are totally incompatible with a residential mews in Mayfair and are destroying the property values. I urge WC to deny the application and take all steps to enforce the existing restriction.</p>			
Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	27 January 2020		
<p>I [REDACTED] 2000. I [REDACTED] of blocks [REDACTED], although this comment is made as an individual neighbour. My [REDACTED] does not directly look on to the mews area, as [REDACTED]. So my main direct complaint has been the behaviour of some of Coya's staff, who at breaks have exited en masse on to Down Street, loitering around and leaving tab ends all over the place. Occupiers /leaseholders of homes in the Mews itself and [REDACTED] [REDACTED] they have kept me aware of the nuisance) have surely set out how Coya staff have continually used the back exit door disregarding its being approved only for emergency purposes. They will have also explained the ongoing nuisance- noise, loitering, litter. The mews area has become a veritable turbulence zone</p> <p>I believe that allowing Coya to use of the back door would fly in the face of objective MRU 1 on page 45 of the 2018-38 Neighbourhood Plan, ' new developments must demonstrate how they protect amenity of nearby residential units and create no additional adverse effects'</p> <p>Westminster Council should ensure Coya respects the conditions on the exiting licence before condoning its unneighbourly behaviour by granting its application..END</p>			
Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	21 January 2020		
<p>We would strenuously object to any variation of the above referenced license. Since Coya opened their restaurant, life in the Mews for the residents has been unbearable. Coya have shown a consistent and complete disregard for their interests. Coya have never, despite frequent and strong protestations, adhered to the requirement to use the back entrance as emergency exit only. Since the restaurant opened, from about 6pm every evening there has been a continual stream of staff using the rear door, making a lot of noise by talking loudly and</p>			

slamming the door approximately every 30 seconds until around 3am in the morning when the private members club closes. From 3am until 6am the Coya staff drag bins out of the bin store, scrape them clean, bang them to empty the rest of the residue down the drains in the Mews and chat loudly amongst themselves. From 6am for the rest of the morning deliveries start. In short the noise goes on all night every night. It was and is torture. I have not been able to have a decent night's sleep in the Mews since Coya opened. It is impossible to overstate the effect they have had on our living conditions. Their activities are totally incompatible with a residential mews in Mayfair and are destroying our property values and lives. I urge WC to deny the application and take all steps to enforce the existing restriction.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	26 January 2020		

As [REDACTED] to the Mews and [REDACTED], [REDACTED] and I would strenuously object to any variation of the above referenced license. I travel regularly to the [REDACTED] whilst I conduct business in London, or often simply for pleasure. However, since Coya opened its restaurant, staying in this residential area has become untenable. Coya has demonstrated a consistent and complete disregard for the interests of residents and the noise makes it impossible to live in-residence in a calm or relaxed atmosphere due to the constant noise demonstrated by staff, the removal of rubbish, and the rattling of bottles until all hours of the morning. Then, from 6am for the rest of the morning deliveries start. In short the noise goes on all night every night. It is impossible to have a decent night's sleep in the Mews since Coya opened. It is impossible to overstate the effect they have had on living conditions. Their activities are totally incompatible with a residential mews in Mayfair and are destroying property values and lives. I urge WC to deny the application and take all steps to enforce the existing restriction.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	3 February 2020		

I object to this [REDACTED] as it will increase the potential for public nuisance. Coya have consistently ignored their Licence conditions with regard to the use of the rear exit door since the licence was originally granted about 10 years ago. They have used it as the general entrance/exit route for their staff throughout this period. This has created nuisance through the generation of noise at all hours of the day (but especially in the evenings and until 2-3 am) and litter/refuse/debris in the courtyard that the doorway exits into and the adjoining street. Coya's original application for licence, 10 years ago, contained an application to use this doorway as a means of getting customers/staff in and out and I (along with others) objected in person at the licensing hearing. The outcome of that hearing and representations was the current Licence condition that the doorway should only be used in emergency circumstances. I believe, rather than extend the licence, effort should be put to enforcing the existing conditions and preventing Coya continuing to make the lives of its neighbours a misery.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	4 February 2020		
<p>1. 3(a) and 3 (b) Down Street Mews We [REDACTED], who [REDACTED] the property [REDACTED]. 3DSM are in the same Mews as Coya; they are approximately 15 meters from Coya's doors and are directly effected by any use of the Coya's doors leading to the Mews. There are presently over 20,000 ft² of residential use in Down Street Mews, including two beautiful new houses (which are 3 DSM) and two flats, including parking. Significant resources have been spent solely by the residential owners, particularly my clients, to beautify and redevelop the Mews and the gates.</p> <p>2. The 'Licensing Conditions' Most Effected by the Application The Licensing Conditions most likely effected by the application is the prevention of public nuisance, the prevention of crime and disorder, public safety, and protection of children from harm.</p> <p>3. Background The current Premises Licence provides by Condition 18 that the rear doors leading to Down Street Mews shall not be used except in case of emergency. When the licence was granted to Coya in 2010, the sub-committee took into account the concerns of the residents which included the potential congestion that would be caused by the use of the back doors. Coya argued that the back door would only be used by VIPs, however, the sub-committee agreed that the use of the back doors would have an adverse impact on the residents and recommended prohibiting its use except in the case of emergency. Even with minimal use of the back doors the residents are severely affected. These same considerations apply now as well as the additional matters set out above. The applicant has not shown why these conditions are no longer relevant or why the Licencing Authority should alter the current position.</p> <p>4. Impact of Licence Amendment on the Area The amendment to the license would perpetrate the continuation of a major issue facing residents in and around the Mews. Coya's staff's current use of the doors to access the Mews occurs in one of three ways:</p> <ol style="list-style-type: none"> the doors are used as the sole means to come into and leave the premises, at the beginning and at the end of staff shifts and for breaks, the doors are used as the sole method to go to and from the staff locker room and the restaurant, and the doors are used to access bin storage, to transfer the bins to and from the street and to deal with deliveries which inevitable occur early in the mornings or in the evening. <p>Not taking into account the use of the doors for bins and delivery purposes, Coya's staff (of over 100 persons) effect an average of over 1000 door uses daily, continuously, 24 hours a day, 7 days a week, 365 days a year.</p> <p>This overloaded staff use of the doors to access the Mews significantly interferes with use and enjoyment of the resident's property. It causes excessive, around the clock, noise (banging doors, load mobile phone and other chatter), litter and loitering, making it difficult to sleep at night and to enjoy safe access to the residential property (especially for women and children, at night time). These conditions are extreme, even by the standards of downtown London in the City of Westminster; they serve no major public purpose, and they are unreasonable, illegal and avoidable.</p> <p>5. Potential Mitigation These results could have been and in the future still can be abated in a number of ways: by directing staff of Coya to use the front door facing Piccadilly Street, and/or by internally linking the locker room and the restaurant which could be done with very limited structural change and minimal cost, and/or by restricting the use of the doors at certain times of the day and night.</p>			

6. Attempts to find Solutions

We have attempted over many years to arrive at reasonable arrangements for this and overall Mews management issues to provide regulation and supervision but to no avail.

7. Representations

Therefore, until reasonable methods are agreed upon to mitigate, we recommend that:-
the premise license not be amended;

the City enforce diligently the existing license and the overall license to the COYA premises which states that after much deliberation by the Local Licencing Authority that the rear door leading into Down Street Mews would not be used save in the case of emergency .

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] mews [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	3 February 2020		

I am the Joint [REDACTED], the [REDACTED] the rear entrance of Coya restaurant and I strongly object to Coya's application to vary their licence. I purchased [REDACTED] and [REDACTED] but it is simply impossible to stay [REDACTED] due to the disturbance, mess and general unpleasantness they provide. The mews is meant to be quiet, safe residential location but the sheer number of staff and suppliers coming and going through-out the day and night is terrible. We are talking about 100's and maybe 1,000 movements a day. The staff consistently loiter under the entrance to the mews, particularly in bad weather, smoking and chatting. The drains around this area are filled with cigarette butts that are often blown around the mews. We have directly challenged them on occasions and they always say they have not been told not to hang around. When we come and go from the property we feel intimidated, particularly at night as we have to run the gauntlet and almost feel apologetic and unsafe accessing our own property. Clearly when putting the rubbish out it is immensely disruptive with noise and they simply open their bin area and start chucking stuff out.

You can see the sheer quantity and it restricts access to the mews and no vehicle can possible use the road whilst it is there. I believe would be a fire hazard since access would be restricted should it be required and certainly emergency vehicles could not access this area. There is always debris left in the mews, particularly in windy or wet weather. Our agent approached Coya management but they refused to deal with him, stating that their lawyers would issue harassment claim should he continue raise it. Coya, their 150 staff, multiple suppliers have made our lives intolerable and ruined our quiet enjoyment of our flat and I hope that you will not only refuse their licence but force them to cease using the mews entirely.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	20 January 2020		

I [REDACTED] who are the [REDACTED] and the freehold of [REDACTED] and [REDACTED] underneath both properties.

We would strenuously object to any variation of the above referenced license.

Since Coya opened their restaurant, life in the Mews for the residents has been unbearable. Coya have shown a consistent and complete disregard for the fact that this is a residential mews.

Coya have never, despite my frequent and strong protestations, adhered to the Westminster Council (WC) requirement to use the back entrance as emergency exit only.

I have been living in the Mews for nearly 20 years. The history of my dealings with Coya started with the construction of their restaurant. It got well behind schedule so the builders were

working day and night using very noisy equipment in the Mews. The disturbance was unbearable. I had to move out of the flat to The Metropolitan Hotel.

Since the restaurant opened, from about 6pm every evening there has been a continual stream of staff entering and exiting the restaurant through the rear door making a lot of noise by talking loudly and slamming the door approximately every 30 seconds until around 3am in the morning when the private members club closes. Quite often the staff chat noisily stopping in the Mews to smoke. From 3am until 6am the Coya staff drag bins out of the bin store, scrape them clean, bang them to empty the rest of the residue which they tip down the drains in the Mews and chat loudly amongst themselves. From 6am for the rest of the morning deliveries start. In short the noise goes on all night every night. It was and is torture. I have not been able to have a decent night's sleep in the Mews since Coya opened.

When these matters were raised with the Coya management things tended to get better but unfortunately the improvement lasted a few days only.

In short since Coya opened they have used the rear door as the main exit and entrance and this has made it impossible for me and my neighbours to live in peacefully in our properties. It is impossible to overstate the effect they have had on our living conditions.

I am informed Coya have 170 staff. I believe they are instructed by management not to use the front entrance....ever. Their use of the rear door as the main entrance and exit means a minimum of 340 pedestrian trips per night and I estimate the likely number to be nearer 1,000 as there are many smokers who leave and re-enter several times a night. They also cause a huge nuisance in Down Street itself by sitting around smoking, talking noisily and leaving cigarette butts in the street and in the Mews. This is a nuisance to the whole street as well causing unbearable noise in the Mews itself.

Additionally, Coya leave their rubbish bins in the Mews nearly every day. It is the norm for me and anyone else entering the mews to have to pass through a large pile of rubbish and large number of overflowing smelly bins which they leave there for many hours in anticipation of the arrival of the WC collection service.

Any relaxation of the restrictions would make it impossible for residents to sleep in their properties. I would urge WC to deny the application and also take all steps to enforce the existing restriction.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	24 January 2020		

I would strenuously object to any variation of the above referenced license.

I [REDACTED] however since Coya opened their restaurant, life in the Mews for the residents has been regularly disturbed in the small hours with bottles being emptied, staff chatting and smoking. I have had to make other arrangements to ensure I get a decent nights sleep.

Coya have shown a consistent and complete disregard for the interests of the residents or the visitors

Coya have never, despite frequent and strong protestations, adhered to the requirement to use the back entrance as emergency exit only. Since the restaurant opened, from about 6pm every evening there has been a continual stream of staff using the rear door, making a lot of noise by talking loudly and slamming the door approximately every 30 seconds until around 3am in the morning when the private members club closes.

I urge WC to deny the application and take all steps to enforce the existing restriction please Please can you acknowledge receipt of this message, thank you.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	3 February 2020		
<p>I have read, and totally concur with, the email sent to you [REDACTED] Building Manager.</p> <p>I also thought I would write [REDACTED] you know what an adverse effect the opening of the Coya restaurant has had on my life.</p> <p>Ever since they opened, and in direct contravention of the licensing requirements, the numerous staff have poured out of the back door at all hours of the day and night - and that includes the early hours of the morning - screaming and yelling like children let out of school. Then they stand at the end of the mews, right outside [REDACTED] of [REDACTED] and [REDACTED] smoking (and throwing their cigarette ends either in the street or through our railings into the light well outside our windows). We could not have our windows open because of the noise and all the second hand smoke wafting around. I [REDACTED] arthritis and it takes me some time to get to sleep because of the pain. When I was woken up by the noise outside [REDACTED], it was very difficult for me to get back to sleep and I would spend hours awake and in pain.</p> <p>The street was always littered. I did go round and complain to the restaurant manager on several occasions about the noise and the cigarette ends. They did actually arrange for a member of staff to sweep the pavement outside the shop but, almost as soon as this had been done, another group came out and threw more litter which was not swept up. It was a filthy ongoing situation, which should not have been happening as they should not have been using that exit.</p> <p>However, they never dealt with the night time noise and one of the reasons I was given was that there was a large staff turnover and as soon as one lot got the message lots of them left and it was not possible to keep up to it. Of course this should not have been happening in the first place as they had no right to let the staff use that as an entrance.</p> <p>There was also the matter of all their filthy bins that were left up against our building and adjacent to my patio wall. They were a total vermin magnet. Quite often they were left in the street blocking the pavement for days. On several occasions i asked members of their staff to move the bins out of the street and they just said it was not their job, it was the fault of the bin men. That was just symbolic of their non caring attitude towards the residents.</p> <p>To sum up, the management flouted the regulations with impunity and the staff couldn't care less about what noise or rubbish they caused.</p> <p>It is only since the wonderful intervention of Westminster Council that the rubbish bin situation has been attended to and we are not surrounded by hordes of staff smoking and making a terrible din , especially in the very early morning hours.</p> <p>And now, just when we thought we had got our quiet enjoyment back, the Coya restaurant is demonstrating complete contempt towards the residents by attempting to get the use of the back door allowed and once more upsetting what was a quiet neighbourhood. I just cannot believe they feel no duty of care towards the local neighbours and are trying to once again subject us to the noise and filth we were experiencing</p> <p>Before the Council insisted on them sticking to their licence.</p> <p>I absolutely beg the Council not to accede to this request to subject us to the terrible behaviour we had to endure previously.</p> <p>I would very much appreciate you taking my objections into account when considering the application.</p>			

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	3 February 2020		

I am writing regarding to Coya restaurant application Ref.:20/00187/LIPV.
Please be informed [REDACTED] [REDACTED] the down street mews where they want the constant for.

I would like you to know that I opposed the amendment of the above license.
My reasons for that is the amount of the noise and music they play and coming out of this area until early morning hours is really unbearable. And the amount of their working staff whose coming out of this area for smoking and dumping the restaurant rubbish in the street is really too much.

We already make couple of complains to Westminster council regarding these issue.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	27 January 2020		

I would like to lodge a formal objection to any variation of the above referenced license.
Since Coya opened their restaurant it has been impossible [REDACTED] Mews. The noise and disregard for residents is intolerable. Coya have shown a consistent and complete disregard for any residents or visitors who may be in the flat.
Coya have never, despite frequent and strong protestations, adhered to the requirement to use the back entrance as emergency exit only. Since the restaurant opened, from about 6pm every evening there has been a continual stream of staff using the rear door, making a lot of noise by talking loudly and slamming the door approximately every 30 seconds until around 3am in the morning when the private members club closes. From 3am until 6am the Coya staff drag bins out of the bin store, scrape them clean, bang them to empty the rest of the residue down the drains in the Mews and chat loudly amongst themselves. From 6am for the rest of the morning deliveries start. In short the noise goes on all night every night.

It has therefore become impossible to stay [REDACTED]. Their activities are totally incompatible with a residential mews in Mayfair and are destroying the property values and lives. I urge WC to deny the application and take all steps to enforce the existing restriction.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] eet [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	3 February 2020		

I would like to object against the application above. I manage this property [REDACTED]. We regularly [REDACTED] property on a weekly basis. We are continuously appalled by the lack of courtesy that Coya have in the way the conduct their business using the rear entrance. We have made a log and are in contact with the council, showing photographic evidence of their rubbish bins that are always overloaded and are positioned incorrectly near the entrance of the building. We have recently been showing potential buyers the property however they are discouraged

and disappointed when they first notice the rubbish and assume the mews is not been maintained correctly. Finally there are constant deliveries using this entrance, which created disruption and noise. We would like this to be addressed, we will be continuously in touch with the council until the issue is resolved.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	3 February 2020		

I write in relation to the Coya Restaurant License amendment application Ref.20/00187/LIPV. I am the owner of [REDACTED] and would like to let you know that I OPPOSED this license amendment.

My [REDACTED] Down street [REDACTED] where these back doors they want consent access to sit.

My main reason for rejecting is that we already suffer from the amount of noise and music they are doing and playing which is already coming from the same area from midnight until early hours in the morning (it is meant to be a fire exit) and you can imagine that I can hear these noises clearly from my property (top floor -fifth floor).

Also the amount of staff they having and smoking in front of our building and also throwing are their rubbish in the street which making it looks awful.

We as a resident already sent couple of complains to Westminster regarding all theses issues.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	3 February 2020		

I write regarding Coya restaurant licence application 20/00187/LIPV.

I am [REDACTED] next to [REDACTED] where these back doors they want constant access.

please be informed that I REJECT such an act as we already suffering from the amount of noise and the music they are playing which are already coming from the same place from mid nights until early hours in the morning (I believe that these area is meant to be for fire exit and for emergency using).

Also their staff are already using theses area for smoking and dumping their rubbish in street.

We as a residents already raised some complains to Westminster regarding these issues.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	3 February 2020		

I write in relation to the Coya Restaurant licence amendment application.

We [REDACTED] 27 flats within both buildings. I would ask that you accept this as a collective objection made up of our residents.

I serve as Building Manager to DSFCL which is a share of [REDACTED] block of residents, who are opposed to this licence amendment.

[REDACTED] in Down St adjacent to Down St Mews where these back doors they want constant access to sit.

Brief History

Residents from [REDACTED] have made numerous complaints over the years about different

aspects of the Coya's behaviour to licence conditions agreed in 2010.

████████████████████ with Westminster in getting the Coya to play their music through a sound limiting device. Which I might add, was already a condition in the Licence. Westminster records will show that there has been numerous complaints about noise and bad behaviour from the Coya as regards licensing conditions directly from residents in our building. More often than not, when the noise abatement team arrive many hours later if at all due to lack of resources compared to number of complaints that can be serviced, the disturbance has died down and left residents awake and frustrated waiting for the noise abatement team.

Objection

The ██████████████████ know that when the licence was granted it was specifically stipulated in the licence that the " Back doors were not to be used at any time except in the case of a emergency. Basically a fire exist!!

This was specifically put in for the residential units in and around the area of the Mews.

Evidence:

The Sub-Committee in reaching their decision took into account local residents' concerns. Mr

████████████████████ who attended the meeting expressed concerns regarding the rear doors leading to Down Street Mews being used for entry and exit up to 22:00 hours. Mr Grant had informed Members that the intention was to allow VIPs in via this entrance up to 22:00 hours.

████████████████████ emphasized that Down Street Mews was small and confined and vehicles were not able to turn round or park in the Mews. ██████████████████ also considered that VIPs or celebrities were likely to cause people to congregate in the area, adversely affecting residents. Discussion ensued and Mr Grant on behalf of the Applicants agreed that the rear doors leading to Down Street Mews would not be used. The Sub-Committee attached a condition to the licence to this effect.'

What residents would like to know is why would their (Westminster) decision, change on this when their are now more residential units that have been developed in the vicinity, that are also complaining and objecting. Any relaxation of this condition opens up a host of issues regarding the back doors increasing public nuisance.

Despite respectful complaints directly to the Coya, the foot flow of staff constantly ignoring this licensing condition.

Deliveries should not happen here as it obstructs the fire exit. (This will happen if the licence is amended)

Relaxing this condition will do nothing but exacerbate the public nuisance we are all experiencing and enduring.

We as residents know that this proposed license amendment will:

1. *Offensive Action:* Amendment will sanction and/or exacerbate a critically high frequency staff overload of the Mews (Evidence: data of the volume of traffic due to (a) egress from and ingress to the Mews, and (b) movement from staff quarters to the restaurant through the Mews. Both contribute to the problem).

2. *Resulting in Continued Unlawful and Unreasonable Interference*:

7(that is *"continuing"* (Evidence: throughout the day and night, that interferes with neighbours' use or enjoyment of their land"* resulting in lack of sleep, and environment hazards - blocked sewage by liter, judged by the " *standards of the specific locality"* (Evidence: Westminster standards are that commercial and residential neighbours must coexist and be mutually considerate)

for which there is *"no major public purpose"*. (Evidence: Public does not gain in any way by uncontrolled overloading of Down Street Mews.) from the perspective of *"tolerant neighbours" who have attempted many times to find ways that *nuisance could be reasonably abated*. (Evidence: Proposals made for time limits, use of Piccadilly doors, construction of internal corridor between staff lockers and business premises, strict supervision, etc. Current management have demonstrated no interest.)

Photograph received from the objector dated 24 February 2020:

3. Policy & Guidance

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

Policy HRS1 applies

(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.

(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.

For premises for the supply of alcohol for consumption on the premises:

Monday to Thursday: 10:00 to 23:30

Friday and Saturday: 10:00 to midnight

Sundays immediately prior to Bank Holidays: Midday to midnight

Other Sundays: Midday to 22:30

For premises for the supply of alcohol for consumption off the premises:

Monday to Saturday: 08:00 to 23:00

Sundays: 10:00 to 22:30

For premises for the provision of other licensable activities:

Monday to Thursday: 09:00 to 23.30

Friday and Saturday: 09:00 to midnight

Sundays immediately prior to Bank Holidays: 09:00 to midnight

Other Sundays: 09:00 to 22:30

4. Equality Implications

The Council in its capacity as Licensing Authority has a duty to have regard to its public sector equality duty under section 149 of the Equality Act 2010. In summary, section 149 provides that a Public Authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristics and persons who do not share it.

Section 149 (7) of the Equality Act 2010 defines the relevant protected characteristics as age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

5. Appendices

Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Current Premises Licence and Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

Report author:	Michelle Steward Senior Licensing Officer
Contact:	Telephone: 0207 641 1872 Email: msteward1@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

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	April 2018
4	Environmental Health Service Representation	3 February 2020
5	Metropolitan Police Service Representation	4 February 2020
6	Representation 1	26 January 2020
7	Representation 2	3 February 2020
8	Representation 3	31 January 2020
9	Representation 4	27 January 2020
10	Representation 5	31 January 2020
11	Representation 6	26 January 2020
12	Representation 7	27 January 2020
13	Representation 8	21 January 2020
14	Representation 9	26 January 2020
15	Representation 10	3 February 2020
16	Representation 11	4 February 2020
17	Representation 12	3 February 2020
18	Representation 13	20 January 2020
19	Representation 14	24 January 2020
20	Representation 15	3 February 2020
21	Representation 16	3 February 2020
22	Representation 17	27 January 2020
23	Representation 18	3 February 2020
24	Representation 19	3 February 2020
25	Representation 20	3 February 2020
26	Representation 21	3 February 2020

LICENSING SUB-COMMITTEE No. 2

Thursday 3 February 2011

Membership: Councillor Bradley (Chairman), Councillor Mitchell and Councillor Toki.

Legal Adviser: Gitanjali Waithe

Policy Adviser: Chris Wroe

Committee Officer: Jonathan Deacon

Relevant Representations: Environmental Health Service, Metropolitan Police Service, 1 local resident and 1 local business.

Present: Mr Gary Grant (Counsel, representing Applicant), Mr Andrew Wong (Jeffrey Green Russell, on behalf of Applicant), Mr Dave Nevitt (Environmental Health), PC Jim Sollars (Metropolitan Police), Mr Philip Bell (local resident) and Mr Victor Buela.

Newton House, 118-119 Piccadilly, W1 10/09616/LIPN	
1.	Regulated Entertainment: Indoors
	<p>Exhibition of Films: Monday to Sunday 10:00 to 01:00</p> <p>Performance of Live Music: Monday to Sunday 10:00 to 01:00</p> <p>Playing of Recorded Music: Monday to Sunday 10:00 to 01:00</p> <p>Performance of Dance: Monday to Sunday 10:00 to 01:00</p> <p>Provision of facilities for Making Music: Monday to Sunday 10:00 to 01:00</p> <p>Provision of facilities for Dancing: Monday to Sunday 10:00 to 01:00</p>
	<p>Amendments to application advised at hearing:</p> <p>Mr Grant, the Applicant's Representative, confirmed at the hearing that the terminal hour for all licensable activities from Sunday to Wednesday was being amended to midnight. The terminal hour for Thursday to Saturday would remain as 01:00 hours.</p>
	<p>Decision (including reasons if different from those set out in report):</p> <p>Granted, subject to conditions as set out below. The Sub-Committee considered that the application promoted the licensable objectives following the attachment of specific conditions to the licence. Newton House is not located in one of the Council's designated stress areas so there was therefore no policy presumption against the application.</p>

The Sub-Committee took into account that the premises would be a restaurant. There were restaurant conditions attached to the licence, including that the sale of alcohol at the premises would only be to persons taking a table meal there except to a maximum of 25 persons in the basement holding lounge area cross hatched black on the plan and 15 persons in the ground floor holding bar area cross hatched black on the plan or to persons attending a pre-booked private function where substantial food must be available as part of the booking. The supply of alcohol would be by waiter or waitress service except during pre booked private functions.

There were also a number of conditions attached to the licence proposed by Environmental Health and agreed by the Applicants which meant that the Applicants would be in breach if any noise nuisance occurred. The conditions included no noise being permitted to emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance and a sound limiting device being fitted to any musical amplification system. Mr Grant, the Applicant's Representative assured Members of the Sub-Committee that there was no intention to turn the premises into a nightclub. The amended hours would not make a nightclub feasible. The plan for later hours was to attract theatregoers who wished to have a meal in the restaurant. Music and dancing licensable activities were sought so that ballroom and dinner dance could take place there.

The Sub-Committee in reaching their decision took into account local residents' concerns. Mr Bell and Mr Buela who attended the meeting expressed concerns regarding the rear doors leading to Down Street Mews being used for entry and exit up to 22:00 hours. Mr Grant had informed Members that the intention was to allow VIPs in via this entrance up to 22:00 hours. Mr Bell emphasized that Down Street Mews was small and confined and vehicles were not able to turn round or park in the Mews. Mr Bell and Mr Buela also considered that VIPs or celebrities were likely to cause people to congregate in the area, adversely affecting residents. Discussion ensued and Mr Grant on behalf of the Applicants agreed that the rear doors leading to Down Street Mews would not be used. The Sub-Committee attached a condition to the licence to this effect.

Environmental Health and Metropolitan Police had maintained their representations as the proposed hours for the application were beyond core hours. Mr Nevitt had also wished to remain in discussions in order to be able to respond to residents' concerns. The Responsible Authorities' proposed conditions had been agreed by the Applicant.

2. Late Night Refreshment: Indoors and Outdoors

Monday to Sunday 23:00 to 01:00.

Amendments to application advised at hearing:

Mr Grant, the Applicant's Representative, confirmed at the hearing that the terminal hour for all licensable activities from Sunday to Wednesday was being amended to midnight. The terminal hour for Thursday to Saturday would remain

	as 01:00 hours.
	Decision (including reasons if different from those set out in report): Granted, subject to conditions as set out below (see reason for decision in Section 1).
3.	Sale of Alcohol: On and Off the premises
	Monday to Sunday 10:00 to 01:00.
	Amendments to application advised at hearing: Mr Grant, the Applicant's Representative, confirmed at the hearing that the terminal hour for all licensable activities from Sunday to Wednesday was being amended to midnight. The terminal hour for Thursday to Saturday would remain as 01:00 hours.
	Decision (including reasons if different from those set out in report): Granted, subject to conditions as set out below (see reason for decision in Section 1).
4.	Seasonal Variations and Non Standard Timings:
	Regulated Entertainment (as detailed in proposal 1 above), Late Night Refreshment and Sale of Alcohol From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
	Amendments to application advised at hearing: None.
	Decision (including reasons if different from those set out in report): Granted, subject to conditions as set out below.
5.	Opening Hours:
	Monday to Sunday 10:00 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.

	<p>Amendments to application advised at hearing:</p> <p>None.</p>
	<p>Decision (including reasons if different from those set out in report):</p> <p>Granted, subject to conditions as set out below.</p>

Conditions attached to the Licence

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 shall take all reasonable steps to 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 in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children—
 - (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 (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);

- (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;
 - (d) Provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on–
 - (i) The outcome of a race, competition or other event or process, or
 - (ii) The likelihood of anything occurring or not occurring;
 - (e) 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.
5. The responsible person shall ensure that no alcohol is dispensed 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).
6. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.
7. (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.
- (2) 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 a holographic mark.
8. The responsible person shall 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; and
 - (b) Customers are made aware of the availability of these measures.

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.

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.
10. All persons guarding premises against unauthorised access or occupation or against outbreaks of disorder or against damage (door supervisors) must be licensed by the Security Industry Authority.

Additional Conditions

11. The Licence will have no effect until the premises have been assessed as satisfactory by the Environmental Health Consultation Team and this condition has been removed from the Licence.
12. Before the premises open to the public, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the Environmental Health Consultation Team and the Licensing Authority.
13. The licence holder shall maintain a comprehensive CCTV system that ensures all areas of the licensed premises are monitored, including all entry points, and which enable frontal identification of every person entering in any light condition. All cameras shall continually record whilst the premises are open to the public and the recordings shall be kept available for a minimum of 31 days with time and date stamping. Recordings shall be made available to a duly authorised City Council officer or a police officer together with facilities for viewing. The recordings for the preceding 31 days shall be made available immediately on request. The CCTV system shall be operated in accordance with the Data Protection Act 1998.
14. The maximum number of persons accommodated in the premises at any one time (excluding staff) shall not exceed:

140 persons in the basement
80 persons on the ground floor.
15. 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.
16. The highway and public spaces in the vicinity of the premises are kept free of litter from the premises at all material times to the satisfaction of the Council.
17. All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.

18. Substantial food and non-alcoholic beverages, including drinking water, shall be available throughout the licensable hours in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
19. There shall be a personal licence holder on the premises whenever alcohol is sold at the premises.
20. The rear doors leading to Down Street Mews shall not be used except in case of emergency.
21. The sale of alcohol at the premises shall only be to persons taking a table meal there except:-
 - 1) to a maximum of 25 persons in the basement holding lounge area cross hatched black on the plan and 15 persons in the ground floor holding bar area cross hatched black on the plan; or
 - 2) to persons attending a pre-booked private function where substantial food must be available as part of the booking.
22. The supply of alcohol shall be by waiter or waitress service except during pre booked private functions.
23. A sound limiting device located in a separate and remote lockable cabinet from the volume control shall be fitted to any musical amplification system and set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service's Community Protection Department to ensure that no noise nuisance is caused to local residents. The operational panel of the noise limiter shall then be secured to the satisfaction of officers from the Environmental Health Service. The keys securing the noise limiter cabinet shall be held by the licence holder or authorised manager only, and shall not be accessed by any other person. The limiter shall not be altered without prior agreement with the Environmental Health Service.
24. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
25. Loudspeakers shall not be located in the entrance lobby or outside the premises building.
26. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.
27. 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.
28. Sales of alcohol for consumption off the premises shall be in sealed containers and only be supplied with, and ancillary to, a take-away meal.
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 in the vicinity.

30. No entertainment, performance, service, or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Greater London Council (General Powers) Act 1986 (whether or not locally adopted), shall be provided.
31. There shall be no striptease or nudity, and all persons shall be decently attired at all times.
32. No authorised advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) is inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or is distributed to the public, that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services.
33. 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 fire works
 - firearms
 - lasers
 - explosives and highly flammable substances
 - real flame
 - strobe lighting.
34. 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.
35. The playing of live music shall be restricted to no more than 4 performers at any one time.
36. 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 is open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.
37. There shall be no payment made by or on behalf of the licence holder to any person for bringing customers to the premises directly off the street.
38. A log shall be kept detailing all refused sales of alcohol. The log should include

the date and time of the refused sale and the name of the member of staff who refused the sale. The log 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 is open.

39. 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
 - (d) any incidents of disorder
 - (e) seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system or searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
40. On Thursdays, Fridays and Saturdays from 10pm at least 2 SIA licensed door supervisors shall be on duty whilst the premises is open for business.

CONSENT

Westminster City Council

Westminster City Hall
64 Victoria Street
London SW1E 6QP

020 7641 8000
westminster.gov.uk



City of Westminster

Your ref: MR LUIS VILLAMIZAR
My ref: 10/10056/FULL

Please reply to: Helen MacKenzie
Tel No: 020 7641 2921
Email: centralplanningteam@westminster.gov.uk

Gordon Curtis
Gordon Curtis Architects
Moor Court
Glenmore Road
London
NW3 4DE

Development Planning
Westminster City Hall
64 Victoria Street
London SW1E 6QP

10 March 2011

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT (CONDITIONAL)

RECORDED IN RECORD OF 10/3/11
COUNCIL'S DECISION OF

The City Council has considered your application and permits the development referred to below subject to the conditions set out and in accordance with the plans submitted.

Unless any other period is stated in the Schedule below or by conditions attached; this consent, by virtue of Section 91(1) of the Town and Country Planning Act 1990 (as amended), is granted subject to the condition that the development shall be commenced within 3 years of the date of this decision.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

SCHEDULE

Application No:	10/10056/FULL	Application Date:	22.11.2010
Date Received:	23.11.2010	Date Amended:	23.11.2010

Plan Nos: design and access statement, heritage statement, acoustic report dated 12.10.2010 ref: HHACY/50172/JT, 1004 100, 1004 01 A, 1004 02, 1004 03 B, 1004 04 B, 1004 05 A, 1004 06, S001 P2, S002 P1, S003 P1, S004 P2, S005 P2, G001 P2

Address: Newton House, 118-119 Piccadilly, London, W1J 7NW

Proposal: Use of part of ground floor as restaurant (Class A3) in connection with existing restaurant at basement level. Installation of plant equipment and installation of roof lights in rear ground floor lightwells. Replacement of full height extract duct.

See next page for conditions/reasons.

Yours faithfully

Rosemarie MacQueen
Strategic Director Built Environment

Condition(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless we have agreed that there are very special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in CS28 and CS31 of our Core Strategy that we adopted in January 2011 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must use the property only for restaurant purposes. You must not use it for any other purpose, including any within Class A3 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it). (C05AB)

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet TACE10 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

- 4 You must not open the restaurant premises to customers, and you must not allow customers on the premises, outside the following times: between Monday - Sunday 11.00 - 01.00 (the following day) (C12AC)

Reason:

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 TACE10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 5 The rear entrance doors leading to the basement from Down Street Mews shall not be used by any customers of the restaurant, except as an exit in an emergency.

Note:

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- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.



Reason:

To protect neighbouring residents from noise nuisance, as set out in CS23, CS28 and CS31 of our Core Strategy that we adopted in January 2011 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13FB)

- 6 The deliveries to the restaurant in Down Street Mews must not take place except between the hours of 08.00 and 18.00 hours.

Reason:

To protect neighbouring residents from noise nuisance, as set out in CS23, CS28 and CS31 of our Core Strategy that we adopted in January 2011 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13FB)

- 7 The restaurant use hereby permitted shall only be used in connection with the restaurant use at basement level.

Reason:

We cannot grant planning permission for a separate restaurant use as we do not have information regarding kitchen extractor equipment to determine whether it would be possible for it to operate as an independent unit without causing harm to neighbouring properties or adversely affecting the appearance of the building. This is as set out in TACE 10 and DES 5 of our Unitary Development Plan.

- 8 You must apply to us for approval of detailed drawings (sections and elevation at a scale no larger than 1:10 with 1:1 details as necessary) of the following parts of the scheme:

1. Visual screening around all the air conditioning units, you must then install the screen around the units before they are operational and this screen must remain in place for as long as the units are in situ.

2. All new windows

You must not start work on these parts of the scheme until we have approved what you have sent us and you must not commence the restaurant use until the approved windows are installed.

You must then carry out the works in accordance with the approved drawings.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in CS24 and CS27 of our Core Strategy that we adopted in January 2011 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 9 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Note:

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- The terms 'us' and 'we' refer to the Council as local planning authority.



Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in CS24 and CS27 of our Core Strategy that we adopted in January 2011 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 10 All new external duct work must be painted or finished to match the adjacent surfaces

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in CS24 and CS27 of our Core Strategy that we adopted in January 2011 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 11 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;

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- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing LA90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in CS31 of our Core Strategy that we adopted in January 2011, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 12 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 13 The plant/machinery hereby permitted shall not be operated except between 11.00 hours and 01.00 hours daily.

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in CS31 of our Core Strategy that we adopted in January 2011 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007.

- 14 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

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Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

- 15 You must not use the east courtyard at ground floor level of the building for sitting out unless we have given you our written approval beforehand. You can however access the courtyard for maintenance purposes.

Reason:

To protect neighbouring residents from noise nuisance, as set out in CS23, CS28 and CS31 of our Core Strategy that we adopted in January 2011 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

- 16 You must not sell any take-away food or drink on the premises, even as an ancillary part of the primary Class A3 use. (C05CB)

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet TACE10 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

- 17 You must use the bar to serve restaurant customers only, before, during or after their meals. You must only use the rest of the property as a sit-down restaurant with waiter service. You must not use it for any other purposes, including any within Class A3 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it). (C05FB)

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet TACE10 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

- 18 You must apply to us for approval of a management plan. The management plan should include the following; how you will prevent customers who are leaving the building from causing nuisance for people in the area, including people who live in nearby buildings and access arrangements into the building and to the toilets at basement level to be provided for disabled persons.

You must not start the restaurant use until we have approved what you have sent us. You must then carry out the measures included in the management plan at all times that the restaurant is in use. (C05JB)

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in CS23, CS28 and CS31 of our Core Strategy that we adopted in January 2011 and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

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- 19 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 11 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in CS31 of our Core Strategy that we adopted in January 2011, by contributing to reducing excessive ambient noise levels.

- 20 You must provide the waste store shown on drawing 1004 03 B before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the the restaurant. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in CS43 of our Core Strategy that we adopted in January 2011 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 21 You must not allow more than 145 customers into the property at any one time. (C05HA)

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet TACE10 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION - In reaching the decision to grant planning permission the City Council has had regard to the relevant policies in the London Plan February 2008, the City of Westminster Core Strategy adopted January 2011, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the application is acceptable in land use, amenity and design.

In reaching this decision the following policies of the City of Westminster Core Strategy and the Unitary Development Plan were of particular relevance:

CS23, CS24, CS27, CS28, CS31, CS43, ENV6, ENV7, TACE10, DES1, DES5, ENV12

- 2 Conditions 11 and 12 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)

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Note - As the requirements of the Building Regulations may impact on the design of the proposed development, our Building Control team can offer advice and guidance at an early stage. If you would like to take advantage of this free service please contact **Phil Howard** (phoward@westminster.gov.uk or 020 7641 7012) to arrange a preliminary discussion

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COYA Restaurant, London
Licensing Acoustic Assessment
Report

For COYA Restaurant

Date: 19 December 2019

Doc ref: COY-HYD-ZZ-XX-RP-Y-1001

DOCUMENT CONTROL SHEET

Issued by	Hydrock Consultants Limited 5th Floor Merchants House Wapping Road Bristol BS1 4RW	Tel: 0117 9459225 Fax: 01454 614125 www.hydrock.com
Client	COYA Restaurant	
Project name	COYA Restaurant, London	
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Hydrock Consultants Limited has prepared this report in accordance with the instructions of the above named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

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Licensing Acoustic Assessment Report

Coya Restaurant, London

1. INTRODUCTION

Hydrock Consultants have been appointed by Thomas and Thomas Partners LLP on behalf of Coya (Restaurant) Ltd., to provide acoustic consultancy services in relation to Coya Restaurant, 118-119 Piccadilly, London W1. The site falls under the licensing jurisdiction of Westminster City Council (WCC)

Licensing and planning documents (WCC License Ref: 18/02030/LIPDPS, WCC Planning Ref: 14/05904/FULL), premises plans and correspondence with Thomas and Thomas Partners LLP have been consulted in order to determine the conditions that the commercial premises operates within.

Thomas and Thomas Partners LLP instructed Hydrock to give particular importance to noted complaints of noise from residents regarding Coya activities, as per below:

- 1) Staff activity in Down Street Mews (rear of site), in particular staff smoking and talking loudly (relates to Premises Licence Condition 18 which states "The rear doors leading to Down Street Mews shall not be used except in case of emergency");
- 2) Deliveries occurring in Down Street Mews outside the relevant planning consent (Planning Permission Condition 6 states "The deliveries to the restaurant/bar in Down Street Mews must not take place except between the hours of 08:00 and 18:00 hours");
- 3) Music/customer noise coming from the restaurant's rear courtyard/external area on Ground Floor (GF).

A complaint of noise also noted by Coya, which is considered by Hydrock to be indirectly related to acoustics, is refuse/waste arrangements in Down Street Mews. This complaint shall be dealt with separate to the above three (3) items.

An assessment of the operational and managerial controls employed on site has been undertaken and recommendations provided in respect to matters identified as potential noise sources/pathways.

This report presents a summary of the operational and managerial controls in relation to the licensing and planning conditions, and presents findings undertaken as part of site visit with respect to the above three areas of noise complaint.

2. CONTEXT

Hydrock is a multi-discipline engineering consultancy whose services include acoustic engineering and design consultancy. Hydrock acousticians have extensive experience in successfully assessing and controlling noise impact from entertainment venues including nightclubs, restaurants, pubs and licensed premises.

I confirm that I am a Principal Acoustic Engineer and have specialised in the fields of noise, acoustics and licensing for over 10 years. I have previously worked in several London Boroughs from 2005 until 2013 principally within acoustics, planning, development, public health and licensing. I am a full member of the Institute of Acoustics (IoA) and the Institute of Environmental Management and Assessment (IEMA). I have a wide range of experience in all technical aspects related to acoustics, noise, planning and licensing. I have managed numerous development projects as well as presenting evidence at licensing and planning committees and appeals. My overall experience includes being a project manager for all types of development that involves noise and acoustics e.g., residential, airport and aviation, festival/event noise management, transportation, mixed use schemes, leisure and sport, commercial and industrial developments.

3. SITE DESCRIPTION

Coya Restaurant is a commercial premises operating as a high-end restaurant and bar catering for a maximum 220 covers/guests and is situated within an area with mixed commercial and residential premises. Coya restaurant (hereafter referred to as 'Coya') is situated at 118-119 Piccadilly, London W1.

Coya is bound by Piccadilly to the south, Down Street to the east, Down Street Mews to the north, and existing and adjoining commercial premises to the west (Cavalry and Guards Club, 127 Piccadilly). The site is surrounded by a mixture of commercial, retail, residential, offices, hotels and licensed premises. The premises is also opposite Green Park.

Coya occupies basement and ground floor level. To the rear of the site is Down Street Mews, with residential premises located on the other side of the Mews.

Following a site visit on 5th December 2019, it was determined that the prevailing environmental noise levels in the area are dominated by road traffic principally from Piccadilly (A4). Ambient and background noise levels within Down Street Mews are significantly lower than noise levels on Piccadilly.

The approximate location of Coya is shown in Figure 1.

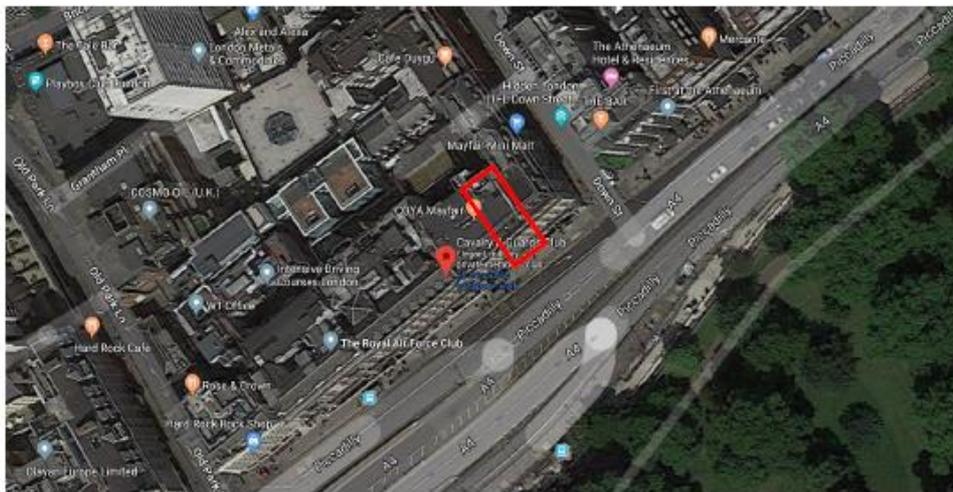


Figure 1: Outline of the site

In preparing this report, the following documents have been either read or referenced as provided by Thomas and Thomas Partners LLP:

- WCC Premises Licence (ref: 18/02030/LIPDPS)
- WCC Planning Permission (ref: 14/05904/FULL)
- WCC Licensing Sub Committee, Thursday 3rd February 2011
- Architectural plans of site
- Emails provided by Thomas and Thomas Partners LLP with relevant information

4. RELEVANT LICENSING AND PLANNING CONDITIONS

4.1 Local Policy

The development is located within the administrative boundaries of WCC. The following conditions are attached to the granted premises licence and planning permission respectively with regards to noise and are applicable in this report for review:

- License Condition 18 - *'The rear doors leading to Down Street Mews shall not be used except in case of emergency.'*
- License Condition 21 - *'A sound limiting device located in a separate and remote lockable cabinet from the volume control shall be fitted to any musical amplification system and set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service's Community Protection Department to ensure that no noise nuisance is caused to local residents. The operational panel of the noise limiter shall then be secured to the satisfaction of officers from the Environmental Health Service. The keys securing the noise limiter cabinet shall be held by the licence holder or authorised manager only, and shall not be accessed by any other person. The limiter shall not be altered without prior agreement with the Environmental Health Service.'*
- License Condition 22 - *'No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.'*
- License Condition 23 - *'Loudspeakers shall not be located in the entrance lobby or outside the premises building.'*
- License Condition 24 - *'No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.'*
- Planning Condition 5 - *'The rear entrance doors leading to the basement from Down Street Mews shall not be used by any customers of the restaurant/bar except in an emergency.'*
- Planning Condition 6 - *'The deliveries to the restaurant/bar in Down Street Mews must not take place between the hours of 08:00 and 18:00 hours.'*
- Planning Condition 7 - *'The design and structure of the development shall be of such a standard that it will protect residents within the same building or in an adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35dB L_{Aeq} 16hours daytime and of more than 30dB L_{Aeq} 8rs in bedrooms and night.'*
- Planning Condition 8 - *'You may use the east courtyard at ground floor level of the building between 11:00 and 22:30 daily in accordance with the "Coya Courtyard Management Plan". You must carry out the measures included in the management plan at all times that the courtyard is in use.'*

The above licence and planning permission conditions shall be assessed further within Section 6 of this report.

5. SITE VISIT OBSERVATIONS

An unannounced site visit was undertaken by Chris Banks, Principal Acoustic Consultant, Hydrock, on 5th December 2019. The purpose of the site visit was to gain observational notes on Coya's managerial and operational controls in respect to regulating noise. Observations were undertaken at the rear of the premises in Down Street Mews between 21:55 and 22:30 hours. Observation notes were recorded relevant to the complaints of noise from local residents, and the licensing and planning conditions given in section 4.1 of this report. Observations at the rear of the site in Down Street Mews ceased at 22:30 hours.

Observation notes for the relevant acoustic and licensing issue are detailed in Table 1. Between 22:30 and 23:00 hours, observations were undertaken inside Coya with the management in attendance. Observation notes were recorded with regard to physical and managerial noise controls and are detailed in Table 1.

At the time of the visit a band was playing within the ground floor area of Coya and a private party of approximately 150 guests were within the basement area of the premises. The private party in the basement consisted of a DJ playing relatively loud internal music but this was observed to be well contained within the fabric of the building.

6. OPERATIONAL AND MANAGEMENT NOISE CONTROLS

6.1 Licence Conditions and Managerial/Operational controls

Thomas and Thomas Partners LLP provided Hydrock an overview of the type of complaints being generated by residents upon Coya.

The complaints are generally in respect to Coya operational activities and are provided in section 1 of this report.

A summary of the Premises Licence and Planning Permission conditions, the management controls techniques and resolution of the matter (especially if complaints are made against such an activity) is given in Table 1.

It is understood there have been no complaints received from neighbouring properties in respect to:

- Significant break-out noise (from music or operations) through the building fabric in relation to poor sound insulation

Table 1: Summary of Licence and Planning Permission Conditions and Management Controls

Condition	Condition Wording	Management Control	Resolution
License Condition 18	The rear doors leading to Down Street Mews shall not be used except in case of emergency'.	Witnessed several Coya staff members going to and from Coya rear doors, with minor/little conversation and dwell time within Down Street Mews. Any staff who dwelled were ushered by management to Down Street or into the premises. All Coya staff who smoked were observed to come out of Coya's rear door, walked through Down Street Mews and into Down Street before lighting a cigarette. No Coya staff observed smoking in Down Street Mews.	<p>Effective management controls observed during observations. On-going management and communication to staff using the rear external area entering onto Down Street Mews recommended.</p> <p>Observation are apparently in contravention of condition 18 of the Premises Licence, however, it is believed by Thomas and Thomas Partners that this condition contains a typographical error in that it should relate to '...customer access...' only.</p> <p>In addition, planning condition 5 allows servicing and staff use of the Down Street Mews doors, but not customers.</p> <p>To be reviewed by Thomas and Thomas Partners for clear regulatory condition in conjunction with WCC planning and licensing departments.</p>
License Condition 21	'A sound limiting device located in a separate and remote lockable cabinet from the volume control shall be fitted to any musical amplification system and set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service's Community Protection Department to ensure that no noise nuisance is caused to local residents. The operational panel of the noise limiter shall then be secured to the satisfaction of officers from the Environmental Health Service. The keys securing the noise limiter cabinet shall be held by the licence holder or authorised manager only, and shall not be accessed by any other person. The limiter shall not be altered without prior agreement with the Environmental Health Service'.	Installed sound limiter should be calibrated. Management of live and recorded music via sound limiter. Sound limiter was not identified at site visit however this is due to the fact there has been no known complaint of sound insulation issues or noise break out from the building fabric	Thomas and Thomas Partners to gain confirmation from Coya management that a sound limiter is installed in accordance to condition wording.
License Condition 22	No noise shall emanate from the premises nor vibration be transmitted through the	There has been no known complaint of sound insulation issues or noise break out from the building fabric	On going

	structure of the premises which gives rise to a nuisance'.		
License Condition 23	'Loudspeakers shall not be located in the entrance lobby or outside the premises building.'	There were no identified loudspeakers located in the entrance lobby or outside the premises during the site visit	On going
License Condition 24	No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device	Installed sound limiter should be calibrated. Management of live and recorded music via sound limiter. Sound limiter was not identified at site visit however this is due to the fact there has been no known complaint of sound insulation issues or noise break out from the building fabric	Thomas and Thomas Partners to gain confirmation from Coya management that a sound limiter is installed in accordance to condition wording.
Planning Condition 5	The rear entrance doors leading to the basement from Down Street Mews shall not be used by any customers of the restaurant/bar except in an emergency.'	During the site visit there were no identified customers entering or exiting the rear entrance doors leading to the basement, or any rear entrance doors leading to Coya. It was observed from Down Street Mews, however, that (what appeared to be) 4 or 5 customers exiting the rear external door of the Cavalry and Guards Club in the adjacent premises. The patrons did not return to the Club in the time observations were undertaken in Down Street Mews.	On-going management and communication to staff to ensure that Coya's rear external doors backing into Down Street Mews are not be used for customers area entering onto.
Planning Condition 6	'The deliveries to the restaurant/bar in Down Street Mews must not take place between the hours of 08:00 and 18:00 hours.'	Thomas and Thomas Partners provided information to Hydrock stating that <i>'this activity takes place between 8.00 am to 6.00 pm in accordance with the relevant planning consent'</i> and that <i>'Coya is considering entering (into) a new contract with a waste refuse contractor starting 1 January 2020 involving the contractors collecting waste direct from the waste refuse store on Down Street Mews to be taken straight to the vehicle'</i> . No delivery was observed during the site visit.	On-going management and communication to staff to ensure that deliveries in Down Street Mews are between 08:00 and 18:00 hours only. Management staff demonstrated that they have a dedicated lockable room in the rear façade of Coya in Down Street Mews where commercial waste is stored, negating the need to store Coya's commercial waste onto the public highway. No Coya waste observed on Down Street Mews.
Planning Condition 7	'The design and structure of the development shall be of such a standard that it will protect residents within the same building or in an adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35dB	There has been no known complaint of sound insulation issues or noise break out from the building fabric	On going

	LAeq 16hours daytime and of more than 30dB LAeq 8rs in bedrooms and night.'		
Planning Condition 8	'You may use the east courtyard at ground floor level of the building between 11:00 and 22:30 daily in accordance with the "Coya Courtyard Management Plan". You must carry out the measures included in the management plan at all times that the courtyard is in use'.	<p>I observed Coya's licensed external area at the rear of the premises on GF at approximately 22:35 hours. The external area was closed to patrons at this time; no smokers or people drinking in area. The external area is relatively small (approx. 4 m x 4 m) and I was informed that a small number of patrons are allowed to smoke at any one time (approximately 10-12 patrons maximum).</p> <p>At 22:35 hours, however, witnessed multiple voices, laughter and relatively high noise level conversations etc from Down Street Mews in what sounded like an external area of a commercial premises being used. Consistent talking heard in external area above the Cavalry and Guards Club, 127 Piccadilly. Best observations concluded that the rear external area behind the Cavalry and Guards Club, 127 Piccadilly, was occupied.</p>	On-going management and communication to staff to ensure that the external area to the rear of the site on ground floor level to be used by patrons between 11:00 and 22:30 hours only.

6.2 Discussion

Table 1 demonstrates that the activities and operations of Coya restaurant are not in breach of set licence and planning permission conditions. In respect to Licensing Condition 18 (and Planning Permission condition 5), it is understood that Thomas and Thomas Partners LLP are liaising with WCC Licensing and Planning departments to gain clarification, and resolution, of the condition wording to align with recommendations provided in the Licensing Sub Committee such that Coya's rear external doors can be used by staff (only) but are not to be used for customers (for ingress and egress).

In the event a licence application is required to vary Licensing Condition 18, I do not foresee any impact on the prevention of public nuisance licensing objective. The staff activity I witnessed in Down Street Mews during my visit would not realistically create any disturbance or nuisance to local residents. I did however witness other sources of noise (unrelated to Coya) in the area that may result in local residents being disturbed.

Observations undertaken at the site visit (including both the unannounced observations undertaken in the rear external area in Down Street Mews between 21:55 and 22:30 hours, and internal observations with Coya management staff) demonstrate that effective physical and managerial controls are in place to control sources of noise which have been highlighted as reason for complaint.

6.3 Recommendations for management controls of rear external doors

To the rear of the basement floor level, internally, there is a set of stairs which passes the kitchen area and leads up towards ground floor level at the rear of the building onto Down Street Mews. This is where Coya's external door to Down Street Mews exits. This stairwell is understood to be consistently used by staff and this was observed at the site visit. It was observed that music noise could be easily heard internally at the top of the fire exit stairwell and there is a potential noise pathway when the external door is opened, often frequently.

Even though I did not subjectively witness noise break out from Coya's internal activities (e.g., music) causing significant increase to the ambient noise levels within Down Street Mews (with Coya's rear external door open or closed), it is recommended that the restaurant utilises the double fire doors located at the bottom of these stairs to isolate music noise levels within the basement level patron area. This will minimise noise passing through the stairwell and into Down Street Mews when the rear door is opened by staff. At the time of the visit the fire doors were bolted/locked open. This measure should only need to be applied when there are 'noisier' events in the basement level, as was the case at the site visit. This point has been acknowledged by the management.

Architectural plans of the premises have been marked up to indicate the double doors described above and have been provided in Appendix A. A separate copy has been provided to Thomas and Thomas Partners LLP.

7. SUMMARY AND CONCLUSIONS

Hydrock Consultants have been appointed by Thomas and Thomas Partners LLP, 38a Monmouth Street, London WC2H to provide acoustic consultancy services in relation to Coya Restaurant, 118-119 Piccadilly, Mayfair, London W1.

Licensing and planning documents, and correspondences (emails etc.) with the client have been consulted in order to determine the conditions that the commercial premises operates within.

Specific matters of interest have been discussed in the report in respect to complaints of noise previously raised by neighbouring properties.

A site visit has been undertaken at the premises to observe (unannounced) Coya's managerial and physical mitigation/noise control measures within the rear external area in Down Street Mews and within the premises.

Site visit observations did not confirm significant breaches of licensing and planning conditions with respect to noise control.

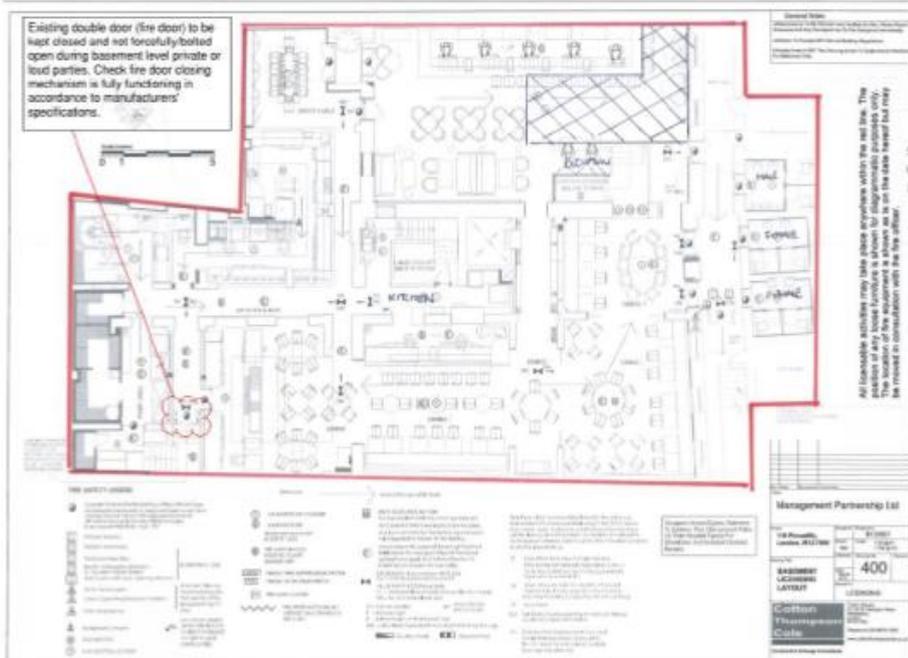
License condition 18 is to be reviewed by Thomas and Thomas Partners LLP to gain a clear regulatory condition in conjunction with WCC planning and licensing departments.

An assessment of the operational and managerial controls employed on site has been undertaken and a recommendation has been provided in respect to areas identified as potential noise sources/pathways.

Site visit observations indicate that it is possible residents may have been disturbed by other sources of noise and activity in the area that is unrelated to Coya.

In conclusion, the activities of Coya are considered to be positively acting in accordance with the licence and planning permission under which it operates. There are no signs or suggestions from observations or otherwise that the licence and planning conditions are being breached and that noise could be a public nuisance from licensable activities. It is further considered that a relatively significant level of managerial and operational control measures are being employed, maintained and monitored to ensure noise from operational activities are not a reason for complaint. The level of management control provides strong evidence that best practicable means are being implemented at Coya in respect to minimising and mitigating noise impacts from operations.

Architectural Plans Acoustic Mark Up - Basement Floor



Email from David Sycamore, Westminster City Council to the Applicant dated 11 December 2019

Dear Jack

I have spoken with Miss Gadd of the licensing service who has reviewed your submission and the decision. The Licensing Service are content that the condition is correctly attached to the licence and as such, unless removed via a full variation must be adhered to.

I accept that this will require some considerable changes to the way in which COYA operate. As I stated when we met, we agreed the rear doors were in frequent use whilst the premises was in operation, but that I felt the staff did not contribute to any nuisance in the area whilst I was there.

As you and COYA are aware, I have received a number of complaints about this issue so please can you let me know what you propose to do to conclude this issue.

Kind regards

David Sycamore

Team Manager
Piccadilly, Leicester Square and Chinatown
Central Team 2

Public Protection and Licensing
City of Westminster
64 Victoria Street
Victoria
London
SW1E 6QP
Tel: 0207 641 8556
dsycamore@westminster.gov.uk
www.westminster.gov.uk/report-it

Please note – I work a 24/7 shift pattern and there may be a delay in my response.

From: Jack Spiegler <JSpiegler@tandtp.com>
Sent: 04 December 2019 15:04
To: Sycamore, David: WCC <dsycamore@westminster.gov.uk>
Subject: Coya 118-119 Piccadilly

Dear David

It was good to see you earlier. Thank you for your time.

Please refer to condition 5 of the attached planning consent and the highlighted paragraph of the attached licensing sub-committee minutes relating to grant of the original licence (please note that we were not instructed at this time).

It seems that there was a typographical error when issuing the licence documents, as condition 18 should read “The rear doors leading to Down Street Mews shall not be used ***by customers*** except in case

of emergency". This is consistent with the planning consent, and also the concerns raised in representations about customers (in particular VIPs) using the Down Street Mews doors. A complete restriction on the use of the Down Street Mews doors would make it impossible to service the restaurant.

That being said, our client has reiterated to all staff that they should carry out their duties responsibly and sympathetically to local residents in the Mews. I understand that this is consistent with your observations.

We look forward to hearing from you after you have spoken with the licensing authority.

Thanks and kind regards

Jack

Jack Spiegler
Partner



Mayfair, Greater London - Stays

2 guests | 1 night | Type of place | Price | Instant Book | More filters

Enter dates and number of guests to see the total price per night.

15 places to stay

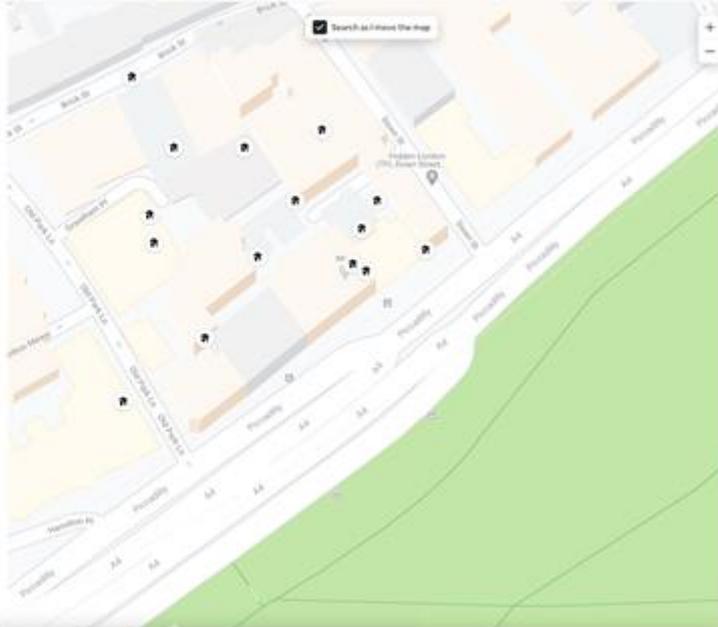
- 

Fabulous room + bathroom in gorgeous Mayfair
2 guests | 1 bedroom | 1 bed | 1 private bathroom
85% Kitchen · Heating
- 

One Bedroom Apartment in Mayfair
2 guests | 1 bedroom | 1 bed | 1 bathroom
85% Kitchen · Washing machine
- 

Sonder | Hertford | Sunny BR
2 guests | 1 bedroom | 1 bed | 1.5 bathrooms
85% Kitchen · Heating · Washing machine
- 

Hyde Park Corner Spacious and Bright 2 Bed Flat
2 guests | 2 bedrooms | 2 beds | 2 bathrooms
85% Kitchen · Heating · Washing machine





Schedule 12
Part A

WARD: West End
UPRN: 010033541297

City of Westminster

64 Victoria Street, London, SW1E 6QP

Premises licence

Regulation 33, 34

Premises licence number:

19/03599/LIPDPS

Original Reference:

10/09616/LIPN

Part 1 – Premises details

Postal address of premises:

Coya
Newton House
118-119 Piccadilly
London
W1J 7NW

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
Exhibition of a Film
Performance of Live Music
Playing of Recorded Music
Late Night Refreshment
Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities:

Performance of Dance

Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00

Exhibition of a Film

Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00

Performance of Live Music

Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00

Playing of Recorded Music

Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00

Late Night Refreshment

Sunday to Wednesday: 23:00 to 00:00
Thursday to Saturday: 23:00 to 01:00

Sale by Retail of Alcohol

Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00

For times authorised for New Year see conditions at Annex 3

The opening hours of the premises:

Monday to Sunday: 10:00 to 01:30

Where the licence authorises supplies of alcohol, whether these are on and/or off supplies:

Alcohol is supplied for consumption both on and off the Premises.

Part 2**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:**

Coya (Restaurant) Limited
5 Market Yard Mews
194-204 Bermondsey Street
London
SE1 3TQ

Registered number of holder, for example company number, charity number (where applicable)

07824813

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol:

Name: Andrew Phelps

Please note: It is the policy of the Licensing Authority not to display the address details of a designated premises supervisor.

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol:

Licence Number: 02631
Licensing Authority: London Borough Of Lambeth

Date: 26 April 2019

This licence has been authorised by Mary Pring on behalf of the Director - Public Protection and Licensing.

Annex 1 – 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.
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.
10. All persons guarding premises against unauthorised access or occupation or against outbreaks of disorder or against damage (door supervisors) must be licensed by the Security Industry Authority.

Annex 2 – Conditions consistent with the operating Schedule

None

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

11. The licence holder shall maintain a comprehensive CCTV system that ensures all areas of the licensed premises are monitored, including all entry points, and which enable frontal identification of every person entering in any light condition. All cameras shall continually record whilst the premises are open to the public and the recordings shall be kept available for a minimum of 31 days with time and date stamping. Recordings shall be made available to a duly authorised City Council officer or a police officer together with facilities for viewing. The recordings for the preceding 31 days shall be made available immediately on request. The CCTV system shall be operated in accordance with the Data Protection Act 1998.
12. The maximum number of persons accommodated in the premises at any one time (excluding staff) shall not exceed:
 - o 140 persons in the basement
 - o 80 persons on the ground floor.
13. 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.
14. The highway and public spaces in the vicinity of the premises are kept free of litter from the premises at all material times to the satisfaction of the Council.
15. All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
16. Substantial food and non-alcoholic beverages, including drinking water, shall be available throughout the licensable hours in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
17. There shall be a personal licence holder on the premises whenever alcohol is sold at the premises.
18. The rear doors leading to Down Street Mews shall not be used except in case of emergency.
19. The sale of alcohol at the premises shall only be to persons taking a table meal there except:-
 - 1) to a maximum of 25 persons in the basement holding lounge area cross hatched black on the plan and 15 persons in the ground floor holding bar area cross hatched black on the plan; or
 - 2) to persons attending a pre-booked private function where substantial food must be available as part of the booking.
20. The supply of alcohol shall be by waiter or waitress service except during pre booked private functions.
21. A sound limiting device located in a separate and remote lockable cabinet from the volume control shall be fitted to any musical amplification system and set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service's Community Protection Department to ensure that no noise nuisance is caused to local residents. The operational panel of the noise limiter shall then be secured to the satisfaction of officers from the Environmental Health Service. The keys securing the noise limiter cabinet shall be held by the licence holder or authorised manager only, and shall not be accessed by any other person. The limiter shall not be altered without prior agreement with the Environmental Health Service.
22. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
23. Loudspeakers shall not be located in the entrance lobby or outside the premises building.

24. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.
25. 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.
26. Sales of alcohol for consumption off the premises shall be in sealed containers and only be supplied with, and ancillary to, a take-away meal.
27. 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 in the vicinity.
28. No entertainment, performance, service, or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Greater London Council (General Powers) Act 1986 (whether or not locally adopted), shall be provided.
29. There shall be no striptease or nudity, and all persons shall be decently attired at all times.
30. No authorised advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) is inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or is distributed to the public, that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services.
31. 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.
 - o dry ice and cryogenic fog
 - o smoke machines and fog generators
 - o pyrotechnics including fire works
 - o firearms
 - o lasers
 - o explosives and highly flammable substances
 - o real flame
 - o strobe lighting.
32. 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.
33. The playing of live music shall be restricted to no more than 4 performers at any one time.
34. 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 is open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.
35. There shall be no payment made by or on behalf of the licence holder to any person for bringing customers to the premises directly off the street.
36. A log shall be kept detailing all refused sales of alcohol. The log should include the date and time of the refused sale and the name of the member of staff who refused the sale. The log 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 is open.
37. 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
- (d) any incidents of disorder
- (e) seizures of drugs or offensive weapons
- (f) any faults in the CCTV system or searching equipment or scanning equipment
- (g) any refusal of the sale of alcohol
- (h) any visit by a relevant authority or emergency service.

38. On Thursdays, Fridays and Saturdays from 10pm at least 2 SIA licensed door supervisors shall be on duty whilst the premises is open for business.

39. The hours for licensable activities and the opening hours may be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.



Schedule 12
Part B

WARD: West End
UPRN: 010033541297

City of Westminster
64 Victoria Street, London, SW1E 6QP

**Premises licence
summary**

Regulation 33, 34

Premises licence number:

19/03599/LIPDPS

Part 1 – Premises details

Postal address of premises:

Coya
Newton House
118-119 Piccadilly
London
W1J 7NW

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
Exhibition of a Film
Performance of Live Music
Playing of Recorded Music
Late Night Refreshment
Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities:

Performance of Dance

Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00

Exhibition of a Film

Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00

Performance of Live Music

Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00

Playing of Recorded Music

Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00

Late Night Refreshment

Sunday to Wednesday: 23:00 to 00:00
Thursday to Saturday: 23:00 to 01:00

Sale by Retail of Alcohol

Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00

For times authorised for New Year see conditions at Annex 3

The opening hours of the premises:

Monday to Sunday: 10:00 to 01:30

Where the licence authorises supplies of alcohol, whether these are on and/or off supplies:

Alcohol is supplied for consumption both on and off the Premises.

Name and (registered) address of holder of premises licence:

Coya (Restaurant) Limited
5 Market Yard Mews
194-204 Bermondsey Street
London
SE1 3TQ

Registered number of holder, for example company number, charity number (where applicable)

07824813

Name of designated premises supervisor where the premises licence authorises for the supply of alcohol:

Name: Andrew Phelps

State whether access to the premises by children is restricted or prohibited:

Date: 26 April 2019

This licence has been authorised by Mary Pring on behalf of the Director - Public Protection and Licensing.

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
10/09616/LIPN	Application for a new premises licence	3 February 2011	Granted at Licensing Sub-Committee
12/07256/LIPVM	Application for a minor variation	7 September 2012	Granted under delegated authority
12/10194/LIPDPS	Application to vary Designated Premises Supervisor	3 December 2012	Granted under delegated authority
13/10021/LIPDPS	Application to vary Designated Premises Supervisor	31 December 2013	Granted under delegated authority
14/07099/LIPDPS	Application to vary Designated Premises Supervisor	10 September 2014	Granted under delegated authority
15/09524/LIPDPS	Application to vary Designated Premises Supervisor	16 November 2015	Granted under delegated authority
17/05914/LIPT	Application to transfer the premises licence	14 June 2017	Granted under delegated authority
17/08300/LIPDPS	Application to vary Designated Premises Supervisor	9 August 2017	Granted under delegated authority
18/02030/LIPDPS	Application to vary Designated Premises Supervisor	9 April 2018	Granted under delegated authority
19/03599/LIPDPS	Application to vary Designated Premises Supervisor	26 April 2019	Granted under delegated authority
19/10594/LIPDPS	Application to vary Designated Premises Supervisor		Withdrawn
19/10596/LIPDPS	Application to vary Designated Premises Supervisor		Invalid
19/10600/LIPDPS	Application to vary Designated Premises Supervisor	12 September 2019	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.

10. All persons guarding premises against unauthorised access or occupation or against outbreaks of disorder or against damage (door supervisors) must be licensed by the Security Industry Authority.

Annex 2 – Conditions consistent with the operating Schedule

None

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

11. The licence holder shall maintain a comprehensive CCTV system that ensures all areas of the licensed premises are monitored, including all entry points, and which enable frontal identification of every person entering in any light condition. All cameras shall continually record whilst the premises are open to the public and the recordings shall be kept available for a minimum of 31 days with time and date stamping. Recordings shall be made available to a duly authorised City Council officer or a police officer together with facilities for viewing. The recordings for the preceding 31 days shall be made available immediately on request. The CCTV system shall be operated in accordance with the Data Protection Act 1998.
12. The maximum number of persons accommodated in the premises at any one time (excluding staff) shall not exceed:
 - o 140 persons in the basement
 - o 80 persons on the ground floor.
13. 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.
14. The highway and public spaces in the vicinity of the premises are kept free of litter from the premises at all material times to the satisfaction of the Council.
15. All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
16. Substantial food and non-alcoholic beverages, including drinking water, shall be available throughout the licensable hours in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
17. There shall be a personal licence holder on the premises whenever alcohol is sold at the premises.
18. The rear doors leading to Down Street Mews shall not be used except in case of emergency.

Alternative wording for condition 18 sought by the applicant by way of this variation so as to form part of the operating schedule:

- 18. The rear doors leading to Down Street Mews shall not be used by customers except in case of emergency.**

19. The sale of alcohol at the premises shall only be to persons taking a table meal there except:-
 - 1) to a maximum of 25 persons in the basement holding lounge area cross hatched black on the plan and 15 persons in the ground floor holding bar area cross hatched black on the plan; or
 - 2) to persons attending a pre-booked private function where substantial food must be available as part of the booking.
20. The supply of alcohol shall be by waiter or waitress service except during pre booked private functions.
21. A sound limiting device located in a separate and remote lockable cabinet from the volume control shall be fitted to any musical amplification system and set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service's Community Protection Department to ensure that no noise nuisance is caused to local residents. The operational panel of the noise limiter shall then be secured to the satisfaction of officers from the Environmental Health Service. The keys securing the noise limiter cabinet shall be held by the licence holder or authorised manager only, and shall not be accessed by any other person. The limiter shall not be altered without prior agreement with the Environmental Health Service.
22. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
23. Loudspeakers shall not be located in the entrance lobby or outside the premises building.
24. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.
25. 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.
26. Sales of alcohol for consumption off the premises shall be in sealed containers and only be supplied with, and ancillary to, a take-away meal.
27. 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 in the vicinity.
28. No entertainment, performance, service, or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Greater London Council (General Powers) Act 1986 (whether or not locally adopted), shall be provided.
29. There shall be no striptease or nudity, and all persons shall be decently attired at all times.
30. No authorised advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) is inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or is distributed to the public, that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services.

31. 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.
 - o dry ice and cryogenic fog
 - o smoke machines and fog generators
 - o pyrotechnics including fire works
 - o firearms
 - o lasers
 - o explosives and highly flammable substances
 - o real flame
 - o strobe lighting.

32. 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.

33. The playing of live music shall be restricted to no more than 4 performers at any one time.

34. 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 is open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.

35. There shall be no payment made by or on behalf of the licence holder to any person for bringing customers to the premises directly off the street.

36. A log shall be kept detailing all refused sales of alcohol. The log should include the date and time of the refused sale and the name of the member of staff who refused the sale. The log 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 is open.

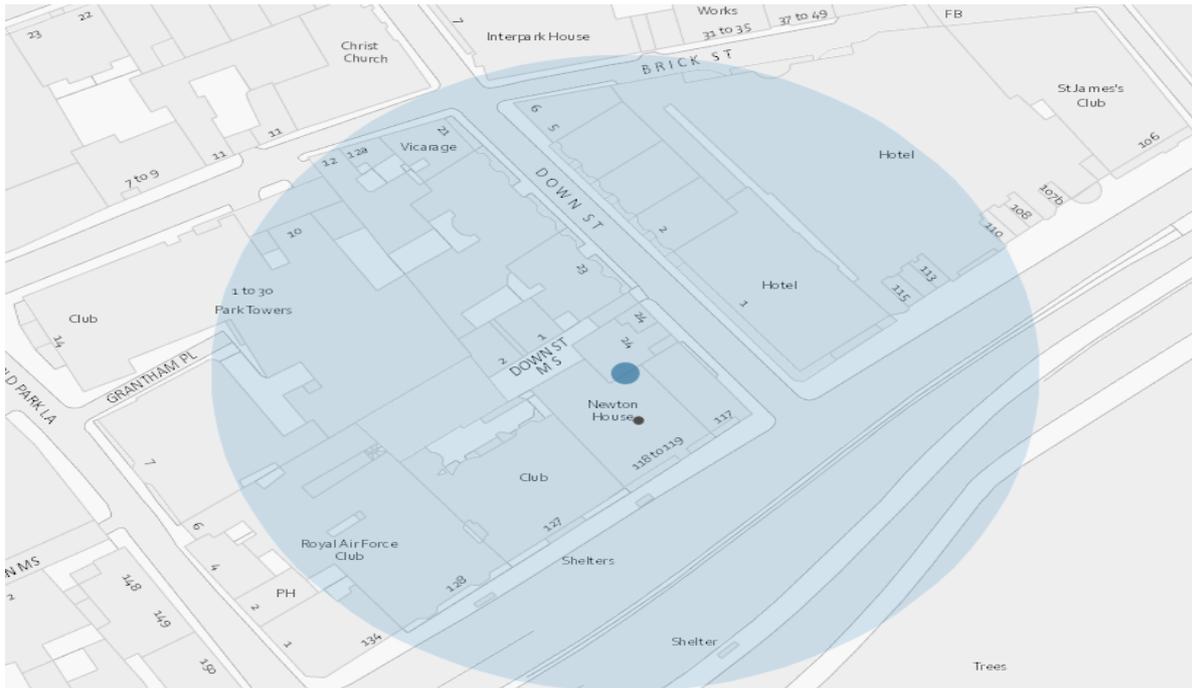
37. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received
 - (d) any incidents of disorder
 - (e) seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system or searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.

38. On Thursdays, Fridays and Saturdays from 10pm at least 2 SIA licensed door supervisors shall be on duty whilst the premises is open for business.

39. The hours for licensable activities and the opening hours may be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

Residential Map and List of Premises in the Vicinity

Appendix 5



Resident Count: 69

Licence Number	Trading Name	Address	Premises Type	Time Period
06/06389/WCCMAP	Mayfair Mini Mart	24 Down Street London W1J 7AS	Shop	Monday to Saturday; 08:00 - 23:00 Sunday; 10:00 - 22:30
19/02060/LIPDPS	Athenaeum Hotel	Athenaeum Hotel 116 Piccadilly London W1J 7BJ	Hotel, 4+ star or major chain	Monday to Sunday; 00:00 - 00:00
17/12154/LIPN	Not Recorded	127 Piccadilly London W1J 7PX	Not Recorded	Monday; 00:00 - 00:00 Tuesday; 00:00 - 00:00 Wednesday; 00:00 - 00:00 Thursday; 00:00 - 00:00 Friday; 00:00 - 00:00 Saturday; 00:00 - 00:00 Sunday; 00:00 - 00:00

19/08987/LIPDPS	Caesars Mayfair	14 Old Park Lane London W1K 1ND	Large Casino	Monday to Sunday; 00:00 - 00:00
19/16986/LIPV	The Playboy Club	Ground Floor To Top Floor 14 Old Park Lane London W1K 1ND	Casino or gambling club	Monday to Sunday; 00:00 - 00:00
06/07888/WCCMAP	El Pirata Of Mayfair	5 Down Street London W1J 7AQ	Restaurant	Monday to Saturday; 10:00 - 01:30 Sunday; 12:00 - 01:00
19/08655/LIPVM	Sheraton Grand London Park Lane	Park Lane Hotel Piccadilly London W1J 7BX	Hotel, 4+ star or major chain	Monday; 00:00 - 00:00 Monday; 00:00 - 00:00 Tuesday; 00:00 - 00:00 Tuesday; 00:00 - 00:00 Wednesday; 00:00 - 00:00 Wednesday; 00:00 - 00:00 Thursday; 00:00 - 00:00 Thursday; 00:00 - 00:00 Friday; 00:00 - 00:00 Friday; 00:00 - 00:00 Saturday; 00:00 - 00:00 Sunday; 00:00 - 00:00 Sunday; 00:00 - 00:00
18/02027/LIPDPS	Sheraton Grand London Park Lane	Park Lane Hotel Piccadilly London W1J 7BX	Hotel, 4+ star or major chain	Monday to Saturday; 10:00 - 03:30 Monday to Sunday; 00:00 - 00:00 Sunday; 12:00 - 03:30
15/09812/LIPDPS	Royal Air Force Club	128 Piccadilly London W1J 7PY	Club or institution	Monday to Sunday; 00:00 - 00:00