



City of Westminster

# Licensing Sub-Committee Report

Item No:	
Date:	28 October 2020
Licensing Ref No:	20/07606/LIPN - New Premises Licence
Title of Report:	NoMad Hotel 28 Bow Street London WC2E 7AW
Report of:	Director of Public Protection and Licensing
Wards involved:	St James's
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Jessica Donovan Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: Jdonovan@westminster.gov.uk

## 1. Application

1-A Applicant and premises			
<b>Application Type:</b>	New Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	31 August 2020		
<b>Applicant:</b>	Bow Street Hotel Limited		
<b>Premises:</b>	NoMad Hotel		
<b>Premises address:</b>	28 Bow Street London WC2E 7AW	<b>Ward:</b>	St James's
		<b>Cumulative Impact Area:</b>	West End
<b>Premises description:</b>	This premises currently operates as a hotel.		
<b>Premises licence history:</b>	The premises have had the benefit two licences, Licence numbers 14/11325/LIPN and 14/11334/LIPN from 2014. A copy of the licences can be found at <b>Appendix 4</b> . The application follows pre-application advice ref: 19/10652/PREAPM.		
<b>Applicant submissions:</b>	<p>The premises is currently licensed under 14/11325/LIPN and should this application be granted this licence will be surrendered.</p> <p>The premises has changed hands since the original licence was granted and accordingly the design and layout has been restructured.</p> <p>The building comprises a full service high quality lifestyle hotel and a police memorabilia museum. The hotel provides 91 guestrooms and will also house numerous associated facilities including restaurants, bar/lounge and cafe, private dining and meeting rooms and a small gym. Permission to hold weddings will also be applied for. Planning permission has been granted for the redevelopment.</p> <p>Pre-application licensing advice was sought and EH (Dave Nevitt), Police (Brian Hunter), DS (Alan Lynagh) and LFEPA (Dave Doyle) have visited the site pre Covid lockdown.</p> <p>The site is located in Covent Garden and is bounded by Martlett Court to the southeast, Bow Street to the southwest, Broad Court to the northwest and Crown Court to the northeast. As the site is located centrally within London, there are extensive local facilities and public transport services available within a short walking/cycling distance. Facilities surrounding the site include London Underground Stations, restaurants, hotels, cafes, retail stores, bus stops and carparks. The Royal Opera House is also located on Bow Street, opposite the site.</p> <p>The site has been vacant for over 10 years and was formerly occupied by the Bow Street Magistrate Court and Police Station. A gated vehicular access is provided on Bow Street which would have allowed associated delivery and service vehicles to access the site. This become the main entrance into the hotel. The developers and hotel operators have been engaging with the City of Westminster and the Royal Opera House to understand how best to service the hotel considering</p>		

	its location.
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1-B Proposed licensable activities and hours							
<b>Performance of Dance- In all areas except the NoMad Lounge (also known as Common Decency), Ground Floor Side Hustle and external terrace area</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	01:00	01:00	01:00	01:00	01:00	01:00	01:00
<b>Seasonal variations/ Non-standard timings:</b>			<ul style="list-style-type: none"> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

<b>Performance of Live Music - In all areas except the NoMad Lounge (also known as Common Decency), Ground Floor Side Hustle and external terrace area</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	01:00	01:00	01:00	01:00	01:00	01:00	01:00
<b>Seasonal variations/ Non-standard timings:</b>			<ul style="list-style-type: none"> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

<b>Playing of Recorded Music - In all areas except the NoMad Lounge (also known as Common Decency), Ground Floor Side Hustle and external terrace area</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	01:00	01:00	01:00	01:00	01:00	01:00	01:00
<b>Seasonal variations/ Non-standard timings:</b>			<ul style="list-style-type: none"> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

<b>Anything of a similar description to Live Music, Recorded Music or Performance of Dance - In all areas except the NoMad Lounge (also known as Common Decency), Ground Floor Side Hustle and external terrace area</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	01:00	01:00	01:00	01:00	01:00	01:00	01:00
<b>Seasonal variations/ Non-standard timings:</b>		<ul style="list-style-type: none"> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>					

<b>Exhibition of a Film - In all areas except the NoMad Lounge (also known as Common Decency), Ground Floor Side Hustle and external terrace area</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	01:00	01:00	01:00	01:00	01:00	01:00	01:00
<b>Seasonal variations/ Non-standard timings:</b>		<ul style="list-style-type: none"> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>					

<b>Performance of Dance - NoMad Lounge (also known as Common Decency)</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	02:00	02:00	02:00	02:00	03:00	03:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>		<ul style="list-style-type: none"> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>					

<b>Performance of Live Music- NoMad Lounge (also known as Common Decency)</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	02:00	02:00	02:00	02:00	03:00	03:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>		<ul style="list-style-type: none"> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on New Year's Day (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>					

<b>Playing of Recorded Music - NoMad Lounge (also known as Common Decency)</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	02:00	02:00	02:00	02:00	03:00	03:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>		<ul style="list-style-type: none"> <li>From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>					

<b>Anything of a similar description to Live Music, Recorded Music or Performance of Dance - NoMad Lounge (also known as Common Decency)</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	02:00	02:00	02:00	02:00	03:00	03:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>		<ul style="list-style-type: none"> <li>From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>					

<b>Exhibition of a Film - NoMad Lounge (also known as Common Decency)</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	02:00	02:00	02:00	02:00	03:00	03:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>		<ul style="list-style-type: none"> <li>From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>					

<b>Performance of Dance- Ground Floor Side Hustle</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	23:30	23:30	23:30	23:30	01:00	01:00	22:30
<b>Seasonal variations/ Non-standard timings:</b>		<ul style="list-style-type: none"> <li>Sunday before bank holidays 10:00 to 00.00</li> <li>From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>					

Performance of Live Music - Ground Floor Side Hustle				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End:	23:30	23:30	23:30	23:30	01:00	01:00	22:30
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>• Sunday before bank holidays 10:00 to 00.00</li> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Playing of Recorded Music - Ground Floor Side Hustle				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End:	23:30	23:30	23:30	23:30	01:00	01:00	22:30
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>• Sunday before bank holidays 10:00 to 00.00</li> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Anything of a similar description to Live Music, Recorded Music or Performance of Dance - Ground Floor Side Hustle				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End:	23:30	23:30	23:30	23:30	01:00	01:00	22:30
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>• Sunday before bank holidays 10:00 to 00.00</li> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Exhibition of a Film - Ground Floor Side Hustle				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End:	23:30	23:30	23:30	23:30	01:00	01:00	22:30
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>• Sunday before bank holidays 10:00 to 00.00</li> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on NYD (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Late Night Refreshment - Residents				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	05:00	05:00	05:00	05:00	05:00	05:00	05:00
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>From 2300 on New Year's Eve to 0500 on New Year's Day (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Late Night Refreshment - Non Residents in Ground Floor Side Hustle				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	N/A
End:	23:30	23:30	23:30	23:30	01:00	01:00	N/A
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>Sunday before bank holidays 23:00 to 00.00</li> <li>From 2300 on New Year's Eve to 0500 on New Year's Day (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Late Night Refreshment - Non Residents in Ground floor event space				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	01:00	01:00	01:00	01:00	01:00	01:00	01:00
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>From 2300 on New Year's Eve to 0500 on New Year's Day (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Late Night Refreshment - Non Residents in NoMad Restaurant and Fireplace Room				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	01:00	01:00	01:00	01:00	01:00	01:00	01:00
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>From 2300 on New Year's Eve to 0500 on New Year's Day (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Late Night Refreshment - Non Residents in Ground Floor Library				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	01:00	01:00	01:00	01:00	01:00	01:00	01:00
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>From 2300 on New Year's Eve to 0500 on New Year's Day (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Late Night Refreshment - Non Residents in Ground Floor Museum				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	01:00	01:00	01:00	01:00	01:00	01:00	01:00
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>From 2300 on New Year's Eve to 0500 on New Year's Day (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Late Night Refreshment - Non Residents in Basement NoMad Lounge(also known as Common Decency)				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	02:00	02:00	02:00	02:00	03:00	03:00	02:00
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>From 2300 on New Year's Eve to 0500 on New Year's Day (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Sale by retail of alcohol - Residents				On or off sales or both:			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	00:00	00:00	00:00	00:00	00:00	00:00	00:00
End:	00:00	00:00	00:00	00:00	00:00	00:00	00:00
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>From end of permitted hours on New Year's Eve to start of permitted hours on New Year's Day (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Sale by retail of alcohol - Non Residents in Ground Floor Side Hustle				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End:	23:30	23:30	23:30	23:30	01:00	01:00	22:30
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>• Sunday before bank holidays 10:00 to 00.00</li> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on New Year's Day (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Sale by retail of alcohol - Non Residents in Ground floor event space				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End:	01:00	01:00	01:00	01:00	01:00	01:00	01:00
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on New Year's Day (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Sale by retail of alcohol - Non Residents in NoMad Restaurant and Fireplace Room				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	01:00	01:00	01:00	01:00	01:00	01:00	01:00
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on New Year's Day (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

Sale by retail of alcohol - Non Residents in Ground Floor Library				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	01:00	01:00	01:00	01:00	01:00	01:00	01:00
Seasonal variations/ Non-standard timings:			<ul style="list-style-type: none"> <li>• From end of permitted hours on New Year's Eve to start of permitted hours on New Year's Day (Condition 47)</li> <li>• On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

<b>Sale by retail of alcohol - Non Residents in external terrace area</b>				<b>Indoors, outdoors or both</b>			<b>Both</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	21:00	21:00	21:00	21:00	21:00	21:00	21:00
<b>Seasonal variations/ Non-standard timings:</b>			<ul style="list-style-type: none"> <li>From end of permitted hours on New Year's Eve to start of permitted hours on New Year's Day (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

<b>Sale by retail of alcohol - Non Residents in Ground Floor Museum</b>				<b>Indoors, outdoors or both</b>			<b>Both</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	01:00	01:00	01:00	01:00	01:00	01:00	01:00
<b>Seasonal variations/ Non-standard timings:</b>			<ul style="list-style-type: none"> <li>From end of permitted hours on New Year's Eve to start of permitted hours on New Year's Day (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

<b>Sale by retail of alcohol - Non Residents in Basement NoMad Lounge(also known as Common Decency)</b>				<b>Indoors, outdoors or both</b>			<b>Both</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	02:00	02:00	02:00	02:00	03:00	03:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>			<ul style="list-style-type: none"> <li>From end of permitted hours on New Year's Eve to start of permitted hours on New Year's Day (Condition 47)</li> <li>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour (Condition 48)</li> </ul>				

<b>Hours premises are open to the public</b>							
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	00:00	00:00	00:00	00:00	00:00	00:00	00:00
<b>End:</b>	00:00	00:00	00:00	00:00	00:00	00:00	00:00
<b>Seasonal variations/ Non-standard timings:</b>			N/A				

## 2. Representations

2-A Responsible Authorities	
<b>Responsible Authority:</b>	Environmental Health Service
<b>Representative:</b>	Dave Nevitt
<b>Received:</b>	24 September 2020
<p>I wish to make Representations on the following grounds:</p> <p>Representation is made in relation to the application, as the proposals are likely to increase the risk of Public Nuisance and may impact upon Public Safety.</p> <p>The premises is located in the West End Cumulative Impact Area.</p> <p>The hours sought for Licensable activities are in excess of the 'Core Hours' as defined by the City Council's Statement of Licensing Policy.</p>	
<b>Responsible Authority:</b>	Licensing Authority
<b>Representative:</b>	Karyn Abbott
<b>Received:</b>	28 September 2020
<p>I write in relation to the application submitted for a new premises licence for Development Site At Former Police Station And Magistrate's Court, Bow Street, London.</p> <p>As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011, the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the four Licensing Objectives:</p> <ul style="list-style-type: none"><li>• Public Nuisance</li><li>• Prevention of Crime &amp; Disorder</li><li>• Public Safety</li><li>• Protection of children from harm</li></ul> <p>The application seeks the following:</p> <p><b><u>Magistrates Ballroom, Magistrates Bar, Devil Room, Fielding Room (Ground Floor Event Space)</u></b></p> <p><b>Performance of Dance, Live &amp; Recorded Music, Films and Anything Similar to (e), (f) and (g),</b> Monday to Sunday 10:00 to 01:00</p> <p><b>Supply of Alcohol (Residents)</b> Monday to Sunday 00:00 to 00:00</p> <p><b>Supply of Alcohol (Non Residents)</b> Monday to Sunday 10:00 to 01:00</p> <p><b>Late Night Refreshment (Residents)</b> Monday to Sunday 23:00 to 05:00</p>	

**Late Night Refreshment (Non Residents)**

Monday to Sunday 23:00 to 01:00

**Ground Floor Side Bar (Side Hustle)**

**Performance of Dance, Live & Recorded Music, Films and Anything Similar to (e), (f) and (g),**

Monday to Thursday 10:00 to 23:30

Friday to Saturday 10:00 to 01:00

Sunday 10:00 to 22:30

**Supply of Alcohol (Residents)**

Monday to Sunday 00:00 to 00:00

**Supply of Alcohol (Non Residents)**

Monday to Thursday 10:00 to 23:30

Friday to Saturday 10:00 to 01:00

Sunday 10:00 to 22:30

**Late Night Refreshment (Residents)**

Monday to Sunday 23:00 to 05:00

**Late Night Refreshment (Non Residents)**

Monday to Thursday 23:00 to 23:30

Friday to Saturday 23:00 to 01:00

**Library**

**Performance of Dance, Live & Recorded Music, Films and Anything Similar to (e), (f) and (g),**

Monday to Sunday 10:00 to 01:00

**Supply of Alcohol (Residents)**

Monday to Sunday 00:00 to 00:00

**Supply of Alcohol (Non Residents)**

Monday to Sunday 08:00 to 01:00

**Late Night Refreshment (Non Residents)**

Monday to Sunday 23:00 to 01:00

**Late Night Refreshment (Residents)**

Monday to Sunday 23:00 to 05:00

**External Terrace**

**Supply of Alcohol (Residents)**

Monday to Sunday 00:00 to 00:00

**Supply of Alcohol (Non Residents)**

Monday to Sunday 10:00 to 21:00

**Late Night Refreshment (Residents)**

Monday to Sunday 23:00 to 05:00

**Museum**

**Performance of Dance, Live & Recorded Music, Films and Anything Similar to (e), (f) and (g),**

Monday to Sunday 10:00 to 01:00

**Supply of Alcohol (Residents)**

Monday to Sunday 00:00 to 00:00

**Supply of Alcohol (Non Residents)**

Monday to Sunday 10:00 to 01:00

**Late Night Refreshment (Residents)**

Monday to Sunday 23:00 to 05:00

**Late Night Refreshment (Non Residents)**

Monday to Sunday 23:00 to 01:00

**Nomad Lounge**

**Performance of Dance, Live & Recorded Music, Films and Anything Similar to (e), (f) and (g),**

Sunday to Thursday 10:00 to 0200

Friday to Saturday 10:00 to 03:00

**Supply of Alcohol (Residents)**

Monday to Sunday 00:00 to 00:00

**Supply of Alcohol (Non Residents)**

Sunday to Thursday 10:00 to 0200

Friday to Saturday 10:00 to 03:00

**Late Night Refreshment (Residents)**

Monday to Sunday 23:00 to 05:00

**Late Night Refreshment (Non Residents)**

Sunday to Thursday 23:00 to 0200

Friday to Saturday 23:00 to 03:00

**Nomad Restaurant and Fireplace Room**

**Performance of Dance, Live & Recorded Music, Films and Anything Similar to (e), (f) and (g),**

Monday to Sunday 10:00 to 01:00

**Supply of Alcohol (Residents)**

Monday to Sunday 00:00 to 00:00

**Supply of Alcohol (Non Residents)**

Monday to Sunday 08:00 to 01:00

**Late Night Refreshment (Residents)**

Monday to Sunday 23:00 to 05:00

**Late Night Refreshment (Non Residents)**

Monday to Sunday 23:00 to 01:00

**Opening Hours to Public**

Monday to Sunday 00:00 to 00:00

The premises is located within the West End Cumulative Impact Area and as such various policy points must be considered, namely CIP1, HRS1, HOT1, PB2, MD2 and RNT2. At present, the operating hours applied for licensable activities for non-residents currently fall outside of Westminster's core hours. For premises for the supply of alcohol for consumption on and off the premises and other licensable activities, the Licensing Authority encourage that the applicant to reduce the hours to be within Westminster's Core hours;

**Supply of Alcohol On the Premises**

Monday to Thursday 10:00 to 23:30

Friday to Saturday 10:00 to 00:00

Sunday 12:00 to 22:30

**Other Licensable activities**

Monday to Thursday 09:00 to 23:30

Friday to Saturday 09:00 to 00:00

Sunday: 09:00 to 22:30

The application does fall under Westminster's HOT1 Policy which states 'Subject to the effect on the promotion of the licensing objectives and other relevant policies in this Statement, premises licences for hotels will generally be granted so that:

- (a) Alcohol is permitted to be sold at any time to people staying in hotel rooms for consumption on the premises.
- (b) The hours of serving alcohol to the general public will be subject to conditions limiting the sale of alcohol after a specified time to those attending pre-booked events held at the hotel.
- (c) The exhibition of film, in the form of recordings or nonbroadcast television programmes to be viewed in hotel bedrooms, will generally be permitted.

Paragraph 2.5.57 goes on to state 'The extent and location of provision of bar facilities will be taken into account. Hotel bars that are directly or easily reached from the street will be likely to raise similar concerns to pubs and bars. The advertising of the operation of late bars by hotels would give rise to concerns in relation to the licensing objectives. The provision of off sales may be restricted in relation to the hours of operation on the premises and with regard to its effect on the licensing objectives.'

The Licensing Authority note that the premises has several areas that fall within Westminster's PB2 Policy as there is no ancillary nature to the Sale by Retail of Alcohol. These areas include the Side Hustle Bar, Nomad Lounge, Museum and Exterior Terrace. Westminster's PB2 Policy paragraph 2.5.23 states the Licensing Authority considers that the grant of new licences for pubs and bars in the Cumulative Impact Areas should be limited to exceptional circumstances.

The Licensing Authority would encourage the application to provide further submissions to the questions below;

1. Will the Magistrates Bar operate other than when private/pre booked events are provided?
2. Besides the Terrace will the Side Hustle Bar, Nomad Lounge (non-hatched area) and Museum operate as vertical drinking?
3. How will alcohol be supplied within the Museum and how will this be monitored and controlled?
4. How do the patrons access the External Terrace from the Hotel?

The applicant has applied for the sale by retail of alcohol both on and off the premises. The Licensing Authority note that the applicant has proposed condition 21 of the operating schedule which goes in some way to ensure that 'Off Sales' has no adverse impact within the West End Cumulative Impact Area.

21. *There shall be no takeaway food or alcohol permitted after 23:00.*

The applicant has proposed in the operating schedule and a hatched area on the ground floor plans that includes the Magistrates Ballroom, Bar, Devil Room and Fielding Room will be used as a Formal Event Space.

The Licensing Authority notes the applicant has proposed the below conditions and would encourage the applicant to provide further submissions on the number of events the premises will have each month/year for these areas and will these areas only be in operation when an event is held? Paragraph 2.4.11 states 'Premises which promote private functions are very likely to contribute to cumulative impact in the cumulative impact area.'

Paragraph 2.4.12 goes on to say 'the council therefore considers that in the cumulative impact areas premises which restrict access to general members of the public, such as premises used for private functions, will not be considered to be exceptions to cumulative impact area policies for that reason alone.'

42. *The provision of licensable activities shall be restricted to:*

- a) *Persons taking a seated table meal; or*
- b) *Persons attending a private or pre-booked function and booked at least 24 hours in advance, a register of such events to be kept for 31 days and made available for inspection by the responsible authorities on request; or*
- c) *Residents and up to 4 of their bona fide guests;*

43. *The number of persons permitted in the Ground Floor Event Space excluding staff shall not exceed 170 persons at any one time (to be determined by Environmental Health Service).*

It is noted that the applicant has proposed the below condition for the NoMad Restaurant and Fireplace Room.

60. *The provision of licensable activities shall be restricted to:*

- a) *Persons taking a seated table meal; or*
- b) *Persons waiting to be seated for their booking or for their party to assemble*
- c) *Persons attending a private or pre-booked function organised and booked at least 24 hours in advance, a register of such events and persons attending to be kept for 31 days and made available for inspection by the responsible authorities on request; or*
- d) *Residents and up to 4 of their bona fide guests; or*
- e) *Persons served by waiter/waitress service whilst seated up to the hours of 01:00*

61. *The consumption of alcohol shall only be to persons seated with the exception of [60 b) and c).*

The Licensing Authority would encourage the applicant to provide further submissions to the question below;

1. When a private or pre-booked function is taking place will the sale by retail of alcohol be to seated guests or will there be vertical drinking and no ancillary nature to the Sale of Alcohol?

Westminster's RNT2 Policy states 'Applications will be granted subject to other policies subject to relevant criteria in Policies CD1, PS1, PN1, and CH1, provided it can be demonstrated that they will not add to cumulative impact in the Cumulative Impact Areas.'

The Licensing Authority would encourage the applicant to consider replacing (a) and (e) of the above condition with the Council's Model Condition 66 (full restaurant condition) to enable this area of the application to be considered and brought in line with policy RNT2. Model Condition 66 reads as follows:

*The premises shall only operate as a restaurant*

*(i) in which customers are shown to their table,*

*(ii) where the supply of alcohol is by waiter or waitress service only,*

*(iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery,*

*(iv) which do not provide any take away service of food or drink for immediate consumption*

*(v) which do not provide any take away service of food or drink after 23.00, and*

*(vi) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.*

*Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.*

Within the operating schedule under Nomad Restaurant and Fireplace Room the conditions 62 and 63 the applicant has made reference to the 'Atrium Restaurant'. The Licensing Authority would encourage the applicant to provide further submissions as there is no mention of this restaurant on the plans.

It is also noted that all areas of the Ground Floor and Basement also falls under Westminster's MD2 Policy due to the performance of dance and live music. Paragraph 2.5.48 states 'The is particular concern in the Cumulative Impact Areas where there has been a growth in the number of entertainment premises and other licensed premises On this basis the Licensing Authority considers that the grant of new licences for premises offering facilities for music and dancing in the Cumulative Impact Areas should be limited to exceptional circumstances.

The Licensing Authority encourages the applicant to provide further submissions as to what extent the music and dancing will be provided in all areas and how will this monitored and controlled; i.e. how often will live music be held. There is also concerns with the Monday to Thursday 02:00 and Friday to Saturday 03:00 terminal hour for regulated entertainment within the NoMad Lounge and encourages the applicant to reconsider these timings as these are outside core hours.

The Licensing Authority notes that the premises are currently licensed (14/11325/LIPN) and the applicant has proposed in the operating schedule this licence will be surrendered. The premises also benefits from another licence for the restaurant and basement bar (14/11334/LIPN), does the applicant have the capacity to surrender this licence and consider the below model condition 62 for both premises licences.

MC62 No licensable activities shall take place at the premises until premises licence 14/11325/LIPN and 14/11334/LIPN (or such other number subsequently issued for the premises) has been surrendered [and is incapable of resurrection].

The Licensing Authority would like confirmation whether the applicant is agreeable to the above proposed conditions to be able to assess any further relevant policy considerations.

The Licensing Authority encourages the applicant to provide further submissions as to how the premises will not add to cumulative impact in the West End cumulative impact area, in accordance with policy CIP1.

The Licensing Authority looks forward to receiving further submissions from the applicant in due course.

Please accept this as a formal representation.

2-B Other Persons			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	28 September 2020		
<p>As long-standing residents of [REDACTED], we strongly object to the above Application on the grounds that its permission would be wholly inconsistent with the licensing objectives under the Licensing Act 2003, namely the prevention of public nuisance, in relation to noise late at night. The premises to which the Application relates backs onto Crown Court, a mixed-residential area.</p> <p>Crown Court is used as a walkthrough by members of the public, which our property overlooks. Already we endure extremely loud noise at night, created by inebriated patrons of nearby pubs and bars passing through until around midnight, which frequently disturbs our sleep.</p> <p>We are particularly concerned that the Application seeks to extend the hours that non-resident patrons of the hotel("Non-Residents") may visit the 'Common Decency Bar', until 2am from Sunday to Thursday, and until 3am on Fridays and Saturdays. If permitted, we would be unreasonably forced to endure noise disturbances in extreme excess of those we already experience, created by Non-Residents leaving the hotel up until 3am and beyond, given that the hotel will have no control over where they will venture or dwell after closing time. We also anticipate additional noise disturbance arising from an increased presence of rickshaws, taxis and vagrants in the court and surrounding areas at such unreasonable hours.</p> <p>The hotel has already been granted a licence whereby Non-Residents may purchase alcohol from one of its restaurants until 12.30pm and all other activities are confined to closing hours in line with the Council's 'Core Hours' (Mon- Thu 11.30pm, Fri-Sat 12pm and Sun 10.30pm). We firmly believe the licensing hours under the current licence go far enough for a commercial-premises situated in a mixed-residential area, and vigorously oppose any extension to those existing hours sought under the Application.</p>			
<b>Name:</b>		[REDACTED]ster	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] L [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	27 September 2020		
<p>I object most strongly to this application to serve alcohol to non-residents beyond the hours already approved.</p> <p>Proposed usage of the property seems to have expanded to allow larger occupancy and longer hours providing alcohol to non-residents.</p> <p>Noise and disturbance from existing establishments is already too much as nearby bars, restaurants, theatres turn out. This is a residential neighbourhood and even more noise will increase disturbance to residents, many of whom (myself included) have bedrooms fronting on Crown Court.</p>			

Noise echoes and is greatly amplified at night in the Court. We already have issues with late night Revellers and do not need more.

Calling Police or Westminster Council to deal with noise issues simply does not work, Residents effectively have no recourse when noise abatement is at issue.

<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association</b>	[REDACTED] Court [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support of opposed:</b>	Opposed
<b>Received:</b>	26 September 2020		

[REDACTED]. I object to the floor plans we have just received for the hotel development of the Broad Court Magistrates Court. I am concerned about the use of the doorway at the angle of Broad Court and Bow Street, which will be used to access "event spaces" up to 1:00 am. People coming into and going out of this doorway for weddings and other such gatherings will substantially disturb our peace and privacy and those of our neighbours. I recommend that this doorway NOT be used for this purpose and that "event spaces" within the hotel be reached from the main doorway of the hotel on Bow Street, opposite the Opera House.

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

[REDACTED]. When we were first approached by the hotel developers, they promised to be good neighbours, not to have extended licensing hours and not to use Broad Court public realm for catering. Obviously they are renegeing on all counts. I hope the licensing authorities realise that this is fundamentally a residential area and that another late night venue in the immediate vicinity will be an attack on our amenities and our quality of life. It will mean more traffic, more noise, more drunken revellers in what has up to now, been a relative oasis in the middle of busy Covent Garden, recognised by the Council as being a Stress Area. I do hope you will take this into account, respect us residents and not grant the extensions to these licences.

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

I'm worried about increased noise and Public Nuisance, Also I suspect that people will be standing outside smoking. This area is extremely quiet at night but is slowly being subsumed into the main part of Covent Garden. There is already a nightclub in Russell street which creates an enormous amount of disturbance (screaming -shouting etc).

Event uses are going to be a problem- once people leave there is no control over their behaviour. There is already extensive drug dealing in the area and anti social behaviour- eg urinating in public which both the council and the police have failed to address over the last 30 years.

<b>Name:</b>		[REDACTED] tton	
<b>Address and/or Residents Association</b>		[REDACTED] ings [REDACTED] rt [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support of opposed:</b>	Opposed
<b>Received:</b>	28 September 2020		
<p>The application for a 3 am license must not be approved; this would act as a precedent for other businesses in Westminster and Covent Garden in particular.</p> <p>Covent Garden is seen a tourist centre in non-Covid times but side by side with this there is a huge Covent Garden residential community, a 3 am license is unnecessary and completely detrimental to the peaceful night time streets for residents and tourists alike.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	28 September 2020		
<p>The Hotel Owners, Nomad, appear not to appreciate that they have bought a hotel within a large residential area; their immediate neighbours being 5 separate residential blocks of flats: [REDACTED] [REDACTED]</p> <p>We consider that extending these licencing hours in the midst of such residential property is foolhardy and certain to be a residential and public nuisance, sleep disturbance for workers and school children and might be seen locally as a precedent. Their belief that people will pay attention to a doorman's instruction on which way to go on leaving the hotel is fanciful; people go the way they choose.</p> <p>[REDACTED] away are daily up and getting ready for work at 5:30 each morning and, like many other residents, naturally are concerned about any sleep disturbance.</p> <p>The hotel gave no notice and sought no discussion with neighbours prior to this new application, which breaks from the clear understanding from our initial discussions with them that there was "no desire to change their licencing hours which were already set by the previous developers" (paraphrased from notes made during the discussion.</p> <p>This application should be refused: It is liable to cause nuisance in a largely residential area possibly would become a local precedent and breaks from previous understandings by which they first obtained planning permission.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support of opposed:</b>	Opposed
<b>Received:</b>	25 September 2020		
<p>I wish to register an objection to the closing time application of the Common Decency Bar. On weekends a closing time of 0300 has been applied for and this will impact local residents behind the Hotel site. The Court areas of Broad Court, Martlett Court and Crown Court attract pedestrians hanging around and smoking etc especially at closing times of local businesses.</p>			

This creates noise which echoes in the pedestrianised areas. There is an Exit into Broad Court for this bar and I think an earlier closing time is fairer on the local community.			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] rt [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	28 September 2020		
<p>The proposed extensive licensing hours will contribute to an unacceptable level of noise and activity (very possibly antisocial) well into the early hours of the morning. In particular a license to the basement until 3 am will inevitably lead to a nightclub and disturbance will continue well pass this hour. As the Hotel is essentially surrounded by residential properties this is highly undesirable.</p> <p>Acceptable levels of licensing hours had already been agreed with local residents but these have now been materially extended. This rather demonstrates the reliability of any assurances that might be given by the owners of the Hotel.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support of opposed:</b>	Opposed
<b>Received:</b>	25 September 2020		
<p>We most STRONGLY object to the change in hours and use for the Bow Street Hotel bars. 3 am means VERY drunken people spilling out into our quiet residential area. We were led to believe this was an up-market hotel. Now it appears to be an entertainment hub with rooms. This is absolutely NOT what we agreed to earlier in the proceedings, and to cap it all we only have till Monday to object. Something STINKS. Please take on board all the suggestions from the Covent Garden Sub Licensing group, ALL of which are eminently correct and necessary, and MUST be properly adhered to by the hotel itself.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	27 September 2020		
<p>The area round the hotel is densely populated. Already the 2am finish is excessive for people trying to sleep.</p> <p>[REDACTED]. We feel that the "small" increase to 3am will be highly detrimental to local residents. Already the area has many pubs and bars which cause inevitable disturbance, now perhaps to 4am once the groups have dispersed.</p> <p>The area of the hotel in Broad and Martlett Courts are already plagued by smokers and "relievers"...must this be extended? Add to this staff coming at 6am and leaving after 3am fills one with dread for our rest and their well being.</p>			

WE URGE RECONSIDERATION OF THESE HOURS AND ASK THAT AS A SMALL TOKEN THE 3AM FINISH SHOULD BE REFUSED.			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support of opposed:</b>	Opposed
<b>Received:</b>	27 September 2020		
<p>This audacious request for later licensing hours for Bow St Hotel is outrageous and highly damaging to my home, well-being and my community in drury lane. We are working people living in Martlett Court, some running Hospitals others cleaning early morning, plus the children who live here need to sleep. We already have noise and antisocial behaviour till 1.00 am which is hard to live with. This was the licensing hour we agreed last year at a Residents/Hotel meeting. You should be aware of the High density residential nature of this part of Covent Garden and reject this underhand late request outright. This Request for later hours is aggressive and underhand with Covid. It would damage the quiet enjoyment of key workers homes and ruin the quality of life for hundreds of residents.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	28 September 2020		
<p>I object to the proposed licensing application on the grounds that the proposed extended opening hours will inevitably result in an increased amount of public nuisance in what is essentially a very residential area.</p> <p>The neighbourhood has experienced a significant amount of disruption over many years whilst the hotel project has been underway. Local residents have collaborated with the project team around the use of outdoor space and overall, we have been supportive. It is therefore incredibly disappointing that the hotel would without consultation with the local neighbourhood choose to put forward a proposal with egregious extended opening times that would result in significant harm to the peace of this essentially tranquil residential area.</p> <p>Without doubt, the proposed extended licensing hours will result in significant noise nuisance well in to the early hours of the morning and we fully expect that this will be detrimental to the physical and mental well-being of local residents.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support of opposed:</b>	Opposed
<b>Received:</b>	27 September 2020		
<p>[REDACTED] and reject this late licensing completely. This will add to the antisocial behaviour that residents have worked hard to eliminate and will ruin my quality of life in my home. This part of Covent Garden is largely residential and where key workers and all ages live. We need Westminster to protect our quality of life and reject this outrageous request that would ruin our lives.</p>			
<b>Name:</b>		[REDACTED]hanson	

<b>Address and/or Residents Association</b>		[REDACTED] ic [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	26 September 2020		
<p>In our view the request to extend the hotel licensing hours to 2am weekdays and 3am Fridays and Saturdays will inevitably cause a severe and unacceptable public nuisance.</p> <p>The hotel is located in a high-density residential area. To name but a few - Fletcher, Beaumont and Sheridan Building in Martlett Court contain some 130 flats; there are many flats in Broad Court; there is a massive Peabody housing association complex on Drury Lane. Many working people and their families live in this area. Children need to sleep to be ready for school. Workers need to sleep to be ready for work the next day. Weekends are precious to residents to recuperate from a hard week's work.</p> <p>The proposal that customers at the Bow Street Hotel will be able to spill out on to the adjacent streets at 2 and 3 am in the morning, seven days a week, would be a disaster to residents whose sleep patterns would be disturbed severely due to the noise. Nobody at the hotel will be able to guarantee their customers will behave in a quiet and subdued manner when exiting their premises.</p> <p>At Martlett Court we already experience a very high level of noise and anti-social behaviour when customers leave the pubs, restaurants and clubs in the area, even under the current licensing hours. The extension proposed would lead to an even worse situation in terms of noise levels and public nuisance. It would also set a dangerous precedent for other pubs, bars and venues to apply for similar extension of operating hours.</p> <p>Nomad appear to be trying to sneak this application through without the local neighbours being aware. They are using the Covid-19 crisis as cover to get their proposals unnoticed. This is unacceptable and their application should be firmly and definitively rejected.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support of opposed:</b>	Opposed
<b>Received:</b>	26 September 2020		
<p>As local direct neighbours, we've been consulted and informed throughout the construction process of Bow Street Hotel. We accepted a certain amount of disruption during the build and as part of the normal business. The existing licence 14/11325/LIPN reflects this and represents the absolute limit of what is acceptable for a mainly residential area like Martlett Court. Any extension of hours beyond this would be completely incompatible with working people and their children living in such close proximity and needing their sleep. I am opposed to this application and granting it would invite public nuisance. This new licence was not what was agreed with local residence and it constitutes a clear breach of trust.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed

<b>Received:</b>	27 September 2020		
I object to this application as I'm deeply concerned about the potential public nuisance that may arise in this mainly residential area. I'm worried about the impact of the request for the late opening and the resulting in noise and disturbance that is very likely to occur and effect the residence in this area.			
<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association</b>	[REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support of opposed:</b>	Opposed
<b>Received:</b>	25 September 2020		
I write on behalf of Fernlocal Property Management Ltd, freehold owners of 11-19 (odd) Broad Court as as their managing agent. Broad Court is adjacent to the subject development and its residents have asked me to register their strongest objection to the proposal of a night club emptying out raucously into the street right below their bedroom windows at 2am on weekday evenings and 3am on Friday and Saturday evenings. Apart from the inevitable noise and lack of sleep, such exit hours will attract taxis, rickshaws and beggars - not to mention drug pedlars. So after sleepless Friday or Saturday nights, residents will venture out the next morning into a street most likely strewn with detritus.			
There are 30 flats in Broad Court, each of whose residents are entitled to be protected from this kind of abuse by the council to which they pay taxes.			
I hope you will respect their wish to reject this application.			
Sol Unsdorfer, FIRPM Parkgate Aspen Property Management As Agents for Fernlocal (Landlords)			
<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association</b>	[REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	25 September 2020		
This will have a huge impact on local residents with people arriving at and leaving the premises up to 3am, and the activity they may attract such as rickshaws, taxis, begging etc. In particular the corner door on Broad Court will be used and people likely to linger outside the entrance to broad court flats producing a huge amount of noise creating public nuisance. The area has previously been Very quiet at night -As a junior doctor working shift patterns the noise caused by this would have a huge impact.			
<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association</b>	[REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support of opposed:</b>	Opposed
<b>Received:</b>	28 September 2020		
[REDACTED] to the external wall of the Hotel.			

Like much of Westminster, this area is busy during the day and early evening. However, once the Royal Opera House has finished by 11am, the area becomes, thankfully, quiet enough to sleep. The Council has done a good job of ensuring that the small number of licensed premises near here (for example, Barafina) police noisy crowds etc to ensure residents can sleep. I object to any noise generating activities (films, plays, music etc) after midnight. They will inevitably create a great deal of disturbance and create a ripple effect across the area. There is no reason why exceptional licences could not be obtained on a case by case basis for occasional events. The original license was for a hotel, not a cinema or night club - and the suggestion that some live or recorded music could go onto 1am, 2am or 3.30am even is preposterous in the circumstances. I would also like clarity about the maps. These suggest that the licensed activities would NOT take place in the central glass atrium. This is very important as noise from here would be very very difficult for neighbours such as me. Thank you

<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	28 September 2020		

[REDACTED] facing the formal events space of the hotel. I am writing to object strongly to the proposed licence for the Bow Street Hotel because I believe that it will give rise to public nuisance.

My concerns are as follows:

Noise from activities taking place within the events spaces may cause me a disturbance, particularly in the evening

Currently people leaving the Covent Garden area use Broad Court as a route and as a result I am frequently disturbed. The steps on the corner of my flat at 11-13 Broad Court are also used by those who seem to think it is acceptable to congregate, to talk and to smoke, leaving cigarette butts and debris left directly outside the flat. The use of the hotel by non-residents, especially into the late evening, will add to this. I would like to ensure that the hotel closes to non-residents at a similar time to other restaurants in the area and that they are required to make sure that their customers do not use Broad Court in the evening. I am also concerned about the potential of noise from customers leaving the hotel in the early morning to catch early flights

I understand that the hotel wants to sell alcohol until as late as 3am. This is far too late for this area. As a long term resident I have experienced the impact on the area from people leaving bars and restaurants in the early morning and know that this will disturb me and my neighbours.

Please refuse the application for late hours and impose conditions to prevent us being disturbed by the operation of this hotel.

Submitted [REDACTED].

<b>Name:</b>		[REDACTED]se	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	25 September 2020		

[REDACTED] strongly object to the application for extended hours for this licence. The proximity to very many flats and householders means that the potential disturbance at night will be grossly unfair on residents trying to get some rest at the end of each day (including weekends). I regard this as a Public Nuisance and an infringement

<p>on the peace and quiet we currently enjoy after midnight. I think the licensing hours originally granted are more than sufficient and in line with many other premises in this mostly residential area. We spent a long time discussing this when the original application was submitted and I see no justification for extending it now.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	25 September 2020		
<p>[REDACTED]. This proposal is unacceptable for myself and other residents of Broad Court. In the event of full capacity there would be in excess of 600 revellers leaving the hotel midnight up to 3am. This constitutes change of use from a hotel to an events venue. This will kill the community, make our lives unbearable and not only drastically reduce the value of our property, but most likely make it very difficult to sell. How are we meant to sleep! We have tolerated the building works for 3 years. I have been longing for this to end and for the residents to have our Court restored to a peaceful, CLEAN, pedestrian walkway as it originally was. During our numerous meetings and discussions, with Stuart Adolf, core hours for licences was the mainstay. This was never on the cards and I feel they have taken advantage of the Covid Pandemic to sneak this in on us. Should these licenses be granted, it would not only mean the aforementioned, it would attract taxis, rickshaws blaring out music, beggars and drug dealers. Please do not allow this to happen.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	27 September 2020		
<p>The St. James's councillors are concerned that non-residents attending events in the hotel leaving late at night will disturb local residents. The existing licence has never been used which means that the trust of the local community has yet to be earned that a Public Nuisance will not arise from late night events. Therefore, we ask that the existing licence for the hotel is respected for the public rooms and the hours are restricted to Core Hours for people not resident in the hotel.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association</b>		[REDACTED]ings [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	28 September 2020		
<p>I would like to object to this application on a number of grounds.</p> <p>I feel that the owners /applicant of this hotel did not give local residents sufficient time to make proper objections.</p> <p>The side entrance and staircase from basement of this hotel leading to the "smoking area" in Martlett court circled on their drawings which have been submitted as part of this application, I feel will bring further crime and disorder to the area with an increases in begging and drug</p>			

taking, as people will be standing around smoking and talking loudly and will be a "target market" for crime etc.

residents of Martlett Court should not have to deal with smokers congregating in this area at the entrance to Martlett Court

As it is, we will have to put up with the "service entrance " to this hotel, ie deliveries , parking up Martlett Court and all the noise nuisance and pollution this will bring with the delivery trucks etc

This application if granted , will clearly cause further noise nuisance, with people coming and going so late at night Taxis, begging ,and possible increase in drug taking in the area. We as local residents have had to work hard with WCC to try and resolve the numerous issues of crime and rough sleepers and drug taking in this area of Martlett Court / Crown Court , so now this application if granted would undo that ongoing work.

The Hotels had been granted permission on one set of licensing times, and then after a period of time without even being open they seem to try to change them , this seems unfair.

Please consider local residents when reviewing this applications,

I look forward to hearing from you.

Thank you for your Co- operation.

<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association</b>	[REDACTED] ings [REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	27 September 2020		
[REDACTED] that is immediately adjacent to the alleyway (Crown Court) that runs behind the new hotel. I am very concerned as to the noise likely to be generated by customers leaving the hotel in the early hours of the morning, having been drinking until that time.			
<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association</b>	[REDACTED]		
<b>Status:</b>	Valid	<b>In support of opposed:</b>	Opposed
<b>Received:</b>	28 September 2020		
Please see the full representation at <b>Appendix 1.</b>			

### 3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
<b>Policy CIP1 applies</b>	<p>(i) It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas for: pubs and bars, fast food premises, and premises offering facilities for music and dancing; other than applications to vary hours within the Core Hours under Policy HRS1.</p> <p>(ii) Applications for other licensable activities in the Cumulative Impact Areas will be subject to other policies, and must demonstrate that they will not add to cumulative impact in the Cumulative Impact Areas.</p>
<b>Policy HRS1 applies</b>	<p>(i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>(ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant policies.</p> <p><b>For premises for the supply of alcohol for consumption on the premises:</b></p> <p>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</p> <p><b>For premises for the supply of alcohol for consumption off the premises:</b></p> <p>Monday to Saturday: 08:00 to 23:00            Sundays: 10:00 to 22:30</p> <p><b>For premises for the provision of other licensable activities:</b></p> <p>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</p>
<b>Policy HOT1 applies</b>	<p>Subject to the effect on the promotion of the licensing objectives and other relevant policies in this Statement, premises licences for hotels will generally be granted so that:</p> <p>(a) Alcohol is permitted to be sold at any time to people staying in hotel rooms for consumption on the premises.</p> <p>(b) The hours of serving of alcohol to the general public will be subject to conditions limiting the sale of alcohol after a specified time to those attending pre-booked events held at the hotel,</p> <p>(c) The exhibition of film, in the form of recordings or non-broadcast television programmes to be viewed in hotel bedrooms, will generally be permitted.</p>
<b>Policy PB2 applies</b>	<p>It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas other than applications to vary hours within the Core Hours under Policy HRS1.</p>

<b>Policy MD2 applies</b>	It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas, other than applications to vary hours within the Core Hours, under Policy HRS1.
<b>Policy RNT2 applies</b>	Applications will be granted subject to other policies in this Statement and subject to the relevant criteria in Policies CD1, PS1, PN1 and CH1, provided it can be demonstrated that they will not add to cumulative impact in the Cumulative Impact Areas.

#### 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, Marriages and Civil Partnerships, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

#### 5. Appendices

<b>Appendix 1</b>	Covent Garden Community Association representation
<b>Appendix 2</b>	Premises plans
<b>Appendix 3</b>	Applicant supporting documents
<b>Appendix 4</b>	Current premises licences and premises history
<b>Appendix 5</b>	Proposed conditions
<b>Appendix 6</b>	Residential map and list of premises in the vicinity

<b>Report author:</b>	Jessica Donovan Senior Licensing Officer
<b>Contact:</b>	Telephone: 020 7641 6500 Email: Jdonovan@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	07 January 2016
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Environmental Health Service representation	24 September 2020
5	Licensing Authority representation	28 September 2020
6	Resident representation 1	28 September 2020
7	Resident representation 2	27 September 2020
8	Resident representation 3	26 September 2020
9	Resident representation 4	24 September 2020
10	Resident representation 5	26 September 2020
11	Resident representation 6	28 September 2020
12	Resident representation 7	28 September 2020
13	Resident representation 8	25 September 2020
14	Resident representation 9	28 September 2020
15	Resident representation 10	25 September 2020
16	Resident representation 11	27 September 2020
17	Resident representation 12	27 September 2020
18	Resident representation 13	28 September 2020
19	Resident representation 14	27 September 2020
20	Resident representation 15	26 September 2020
21	Resident representation 16	26 September 2020
22	Resident representation 17	27 September 2020
23	Resident representation 18	25 September 2020
24	Resident representation 19	25 September 2020
25	Resident representation 20	28 September 2020
26	Resident representation 21	28 September 2020
27	Resident representation 22	25 September 2020
28	Resident representation 23	25 September 2020
29	Resident representation 24	27 September 2020
30	Resident representation 25	28 September 2020
31	Resident representation 26	27 September 2020
32	Resident representation 27	28 September 2020

**Licensing Representation from the Covent Garden Community Association**

**Application No.: 20/07606/LIPN**

**Premises: Nomad Hotel**

**Address: Bow Street Magistrates Court and Police Station**

This representation is being made by the Covent Garden Community Association (CGCA).

The premises are a hotel with 91 rooms being constructed on the site of the former Magistrates Court and Police Station. The site already benefits from a licence granted in 2015 (14/11325/LIPN) to a different hotel operator, but this has never been used as the development had not been completed and was substantially revised by the current applicant. This application is for a substantially greater licensed area (with a capacity for 845 customers) and for much later hours.

The premises are in front of the Royal Opera House and have large residential blocks immediately to the North and East of the site as well as in the surrounding area. As a result the operation of the premises, and people arriving and leaving, will have a significant impact in the immediate vicinity as well as within the Cumulative Impact Area (CIA). A map showing the residential properties within the vicinity of the premises is shown as Attachment 1.

The applicant has had several discussions with the CGCA regarding other aspects of this development but did not contact us, or local Ward Councillors, before making this Licence Application. We are disappointed that they have not sought any input in advance and that we are having to ask the Licensing Committee to substantially amend the application. The intermittent nature of the publication of WCC's Licensing News also meant that we were unable to notify residents until shortly before the closing date, which may mean that you will receive fewer representations than are warranted by the nature of the application.

**Summary of CGCA Position**

The CGCA, on behalf of local residents, believes that the licence as applied for will harm the Licensing Objective of the Prevention of Public Nuisance in the vicinity of the hotel and in the wider West End Cumulative Impact Area. It will cause noise in the late evening and early morning in the vicinity of premises from people arriving at and leaving the premises on foot and by taxi/PHV. There will also be noise caused by others who come to the vicinity of the hotel because of its late hours.

These issues will mainly be associated with the use of the hotel by non-residents, including those attending private events, rather than residents and their bona-fide guests. The hotel is unable to mitigate these impacts once these people have left the premises.

We therefore ask that the licence is amended to restrict activities accessible to non-residents who are not guests of a specific resident, other than those associated with MC66 style dining, to WCC's Core Hours. Other activities can continue to 01:00, and the Basement Bar to 02:00. We also ask that you add a number of conditions to mitigate the impacts of these activities.

We have set out a summary of the proposed times in Attachment 3 and the proposed conditions in Attachment 4.

## Detailed Discussion

### Application

The application seeks to licence 6 areas of the hotel until 01:00 or later. Of these, 4 areas are for events or sit-down meal use and 2 areas are for bar use. Capacity and terminal hours are set out below.

Nomad Hotel - 20/07606/LIPN				Proposed		
Space	Floor	Use Type	Capacity	Terminal Hour		
				Mon-Thur	Fri-Sat	Sun
Ground Floor Formal Event Spaces	Ground	Event or restaurant	170	<b>01:00</b>	<b>01:00</b>	<b>01:00</b>
Ground Floor Library	Ground	Event or restaurant	40	<b>01:00</b>	<b>01:00</b>	<b>01:00</b>
Police Museum and Event Cells	Ground	Event	60	<b>01:00</b>	<b>01:00</b>	<b>01:00</b>
Ground Floor Side Hustle Bar	Ground	Bar	75	23:30	<b>01:00</b>	22:30
NoMad Restaurant and Fireplace Room	Basement	Restaurant	350	<b>01:00</b>	<b>01:00</b>	<b>01:00</b>
Basement NoMad Lounge	Basement	Bar	150	<b>02:00</b>	<b>03:00</b>	<b>02:00</b>
			<b>TOTAL</b>	<b>845</b>		

The terminal hours shown in bold are all in excess of Core Hours. In the case of the 150 capacity basement bar, the proposed hours are until 02:00 Sunday to Thursday and 03:00 on Friday and Saturday. These would be some of the latest hours in this part of the CIA.

It should be noted that there is an existing planning condition (17/08881/FULL Condition 16) which prevents non-residents from being on the premises after 01:00. The reason given is to "protect the environment of people in neighbouring properties". At the time of that application, the licensed public areas within the development increased from 580 to 950 m<sup>2</sup>. Whilst Planning and Licensing are different regimes the reason for the imposition of the condition is the same as the reason for which the CGCA and residents are opposing this application, ie: the likely impact on residents living in the area.

The premises are therefore seeking to provide alcohol and other licensable activities for a large number of non-residents well beyond Core Hours in the CIA. Although some of these are event spaces which could perhaps benefit from an exemption under Policy HOT1, there are 2 spaces which are bars. The latter have a capacity of 225 people and are subject to the presumption to refuse under Policy PB2 to which HOT1 does not apply.

### Existing Licence

Hotels are usually able to serve non-residents in a similar way to non-hotels, but service to residents and their bona-fide guests can be allowed over an extended period. The hours for non-residents permitted under the existing licence are as follows:

## Bow Street Hotel - 14/11325/LIPN

Space	Floor	Use Type	Terminal Hour (non residents)		
			Mon-Thur	Fri-Sat	Sun
Ground Floor Restaurant	Ground	Restaurant	23:30	00:00	22:30
Museum space	Ground	Event	22:00	22:00	22:00
Ground Floor Bar	Ground	Bar	23:30	00:00	22:30
Signature Restaurant	Ground	Restaurant	<b>00:00</b>	<b>00:30</b>	<b>23:00</b>
Signature Basement Bar	Basement	Bar	23:30	00:00	22:30

Non-residents (other than guests of residents) are able to use the premises until the end of Core Hours, but can only go beyond this if they are dining in the Signature Restaurant. The later hours for the Signature Restaurant hours were granted in February 2015. Later hours for the Basement Bar were sought but were refused. The council's Minutes record that:

*Members of the Sub-Committee in reaching their decision in respect of non-hotel guests took into account that this is a highly populated residential area and that the hotel would be located in the West End Stress Area. There was the potential for the community to be disturbed in the event non-residents of the hotel were able to enter and leave the premises at a late hour.<sup>1</sup>*

The reason given by the Sub-Committee at that time remains valid and continues to be a concern for local residents and the CGCA.

### Increased Capacity

As well as later hours, the new licence includes a significantly larger area of the hotel proposed to be used for these types of activities. Capacities are not given on the existing licence; they were intended to be added later. However, it is useful to consider the size of the listed areas under the existing and proposed licence. These are shown in Attachment 2. As you can see there is a significant increase in the area proposed, especially for the bar and event areas

### CGCA's View

The area in which the hotel is situated has a large number of residents. People arriving at and leaving the premises can have a significant impact on these residents, as can other activities which they may attract such as rickshaws. All of the routes to public transport hubs will take people past yet more residential accommodation. If the premises are open beyond Core Hours, when the majority of other licensed premises close, they will also attract customers of those premises and delay their departure from the CIA, adding to Cumulative Impact.

The CGCA therefore believes that it is still appropriate to restrict the use of the licensable areas by non-residents beyond the end of Core Hours in a similar to that done at the time of the grant of the previous licence. The increased overall capacity (which we believe to be around double that which could previously have been provided) will, on its own, have a significantly greater impact on the local area even without any extension of hours.

In terms of the individual areas being considered we believe that the following restrictions are appropriate. We have set these out in the same order as in the applicant's additional document. We have also included steps we consider necessary in order to mitigate the impacts of the grant of the licence.

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<sup>1</sup> Minutes of City of Westminster Licensing Sub-Committee (5) 19/2/15

### **Ground Floor Formal Event Space (as hatched on the plans)**

The application seeks to allow the sale of alcohol until 01:00 for those attending a private event, those eating table meal or residents and up to 4 guests.

These event spaces have a stated capacity of 170 people. Events can be of many types and our experience is that people leaving events can cause significant disturbance in the area of a premises, with the amount of disturbance depending on the nature of the event. These event spaces also have a significant number of residential properties facing them across Broad Court and we are concerned about the impact of noise from the event disturbing residents. We therefore ask that this area is restricted to Core Hours for event uses in order to reduce the risk of disturbance to residents.

We accept the use of the areas for sit down meals until 01:00 provided that it is under the conditions of MC66. This allows events such as seated dinners to be held until a later time. The proposed exception for hotel residents and their guests is acceptable.

In order to control noise from within the premises the applicant has proposed a “no noise emanating” condition (proposed condition 11). This is helpful but, in addition, we would ask that the doors and windows of the event areas are kept closed after 20:00, by amending condition 16 appropriately.

Our main concern, though, is the impact of people arriving at and leaving the premises in the later part of the evening using the entrance at the corner of Broad Court and Bow Street, as this is close to the substantial number of residents on Broad Court. We would ask **that this entrance is not used after 22:00** and that customers leave via the main hotel entrance. If this is not possible then we ask that a condition is added as follows:

***When the events entrance (on the corner of Bow Street and Broad Court) is used after 22:00 it will be manned by 2 SIA door supervisors who will use their best endeavours to ensure that customers leave via Bow Street and not via Broad Court in order to prevent a nuisance by way of noise.***

### **Ground Floor exterior terrace area on Broad Court**

The application seeks to allow the sale of alcohol until 21:00 to a maximum of 30 seated customers.

We do not have an objection to the use of this area until 21:00. This is an off-sales area and we assume that the application asks for off-sales in order to serve this area. We would ask that off-sales on the licence (other than customers taking a resealed bottle of wine from the restaurant) are restricted to this area, and that the proposed condition 21 regarding takeaway food and alcohol is substituted by a condition as follows:

***The sale of alcohol for consumption off the premises is restricted to sealed containers only or for consumption by customers seated in the Ground Floor exterior terrace area on Board Court. Both types of sale will cease at 21:00.***

### **Ground Floor Library**

The application seeks to allow the sale of alcohol until 01:00 for those attending a private event, those eating table meal or residents and up to 4 guests.

Our request is as for the events area as given above, with the sale of alcohol to non-residents restricted to Core Hours. Table meals under MC66 and sales to hotel residents and their guests can be permitted to the later time of 01:00.

### ***Police Museum and Event Cells***

The application seeks to allow the sale of alcohol until 01:00 for those attending a private event, residents and up to 4 guests, up to 10 people who have dined are there by invitation of the management and/or ticket holders (the latter up to 17:00 only).

The existing licence restricts the use of this area so that it ends at 22:00. The Museum area is very close to residents and there is a risk that they will be disturbed by events taking place in this area. We therefore ask that 22:00 remains the limit for events, but again the later time could be permitted for residents and their guests and for the "10 people who have dined are there by invitation of the management".

Another concern is that the entrance to this area is on Martlett Court and is close to residential premises. As with the Events Entrance **we would ask that this entrance is not used after 22:00**. If this is not possible then a condition should be added as follows:

***When the Museum entrance on Martlett Court is required to be used after 22:00 it will be manned by a minimum of 1 SIA door supervisor who will use their best endeavours to ensure that customers leave onto Bow Street and do not give rise to a nuisance on Martlett Court.***

### ***Ground Floor Side Hustle Bar***

The application seeks to allow the sale of alcohol in this area (with a capacity of 75 people) until Core Hours except on a Friday and Saturday when it would be permitted until 01:00. No new entry is permitted after 00:00 on Friday and Saturday. There is no requirement that customers will be seated or will dine.

The application is for a bar within the CIA and so policy PB2 applies. Whilst we do not object to this area operating to Core Hours we do object to it being used by non-residents after that time unless they have dined at the hotel or are guests of residents. This is because we believe that it will add to cumulative impact in the CIA and so harm the Licensing Objective of the Prevention of Public Nuisance.

### ***NoMad Restaurant and Fireplace Room***

The application seeks to allow the sale of alcohol in this area, which has a capacity of 350 people, until 01:00. Whilst it is described as a restaurant, in fact the sale of alcohol would be permitted to anyone who was seated provided it was by waiter/waitress service. In addition it can be used for private events of any type. In our view under these conditions it is subject to PB2 and, given its large size, it should be refused.

We do not have an objection to it being used until 01:00 under the conditions of MC66, or for residents and their guests. However its use for people who are not dining should end at 20:00 to avoid a Cumulative Impact and its use as an events space should, like others, end at the end of Core Hours.

### ***Basement NoMad Lounge (also known as Common Decency)***

The application seeks to allow the sale of alcohol to a basement space with a capacity of 150 people until 2am Sunday to Thursday and 3am Friday and Saturday. Last entry would be 1 hour before these times. This is one of the latest times in this part of the CIA and as a bar it is subject to Policy PB2.

We do not have an objection to this area being used until 2am for residents and their guests, and this was permitted for the smaller basement bar under the existing licence. The use until 3am on a Friday and Saturday could, however, result in additional nuisance as guests leave. Also, allowing its use by non-residents will result in additional public nuisance in the CIA. It may also attract non-

residents leaving other premises in the vicinity because of its later hours and so result in nuisance in the immediate vicinity of the premises.

We therefore ask that you restrict the hours during which this bar remains open until 02:00, and that it is only open to non-residents during Core Hours. If you are minded to allow the premises to remain open for non-residents later than this then we ask that you add a last entry condition to this area for non-residents at the end of Core Hours other than for those who have dined or attended a private event at the hotel.

## **Other Conditions**

The CGCA proposed several other conditions in discussion with the original applicant for this site, and the majority of these have been incorporated into this application. However, some have not been included and there are others which we believe are needed to support the Licensing Objectives given the changed plans. We have set out a full list of our proposed changes/additions to conditions in Attachment 4. These are explained below as follows:

### *Entry to non-residents*

The previous licence included a condition that prevented non-residents from being in the hotel unless they were dining. We would ask that a similar condition is included on this licence but that it only prevents entry by non-residents after the end of Core Hours unless they are dining or are bona-fide guests of a hotel resident. This is to ensure that the hotel does not become an attractive place for people to come to after other premises have closed.

### *Door Supervision*

The applicant has omitted Condition 23. This states that:

*There shall be at least one SIA registered door supervisor at each entrance to the hotel from 22:00 when licensable activity takes place involving non-residents.*

We have instead asked that the entrances closest to residents are not used after 22:00 and, if they do need to be used, then door supervisors are in place.

### *Smoking*

The previous licence restricted smokers to 12 people in 2 locations and that they will be supervised at all times. The new application states that they will be restricted to areas on the Ground floor and that they will be supervised periodically. The plan has 2 areas marked, one at the Bow Street end of Broad Court and one at the Bow Street end of Martlett Court. There is no restriction on the number of smokers and they will be "supervised periodically".

Smokers outside premises can have a significant impact on residents in the surrounding area and the Broad Court area is close to residents. We believe that this location should not be used an area on the pavement close to the main entrance should be used instead. The area should also be supervised at all times. The area on Martlett Court is further away from residents but is at the end of a narrow alley and noise and smoke could travel along it. This area should not be used after 20:00 and an area on the Bow Street frontage used instead. Again this should be supervised at all times.

Another area of concern is smoking by hotel staff. The rear area of the premises is very close to residents and has a number of doors which are accessible to staff. Residents are concerned that this will be used as a break area for staff who wish to smoke. We ask that a condition be imposed that restricts staff who are taking a break or smoking outside the premises to the areas used by customers or to a defined area on Bow Street well away from residents.

### *Deliveries and Collections*

The proposed licence restricts times of deliveries but not collections from the premises, unlike the previous licence which restricted waste collections to between 07:00 and 23:00. Hotels, especially those with significant amounts of licensed space, generate significant volumes of waste and also collections and deliveries of linen. We note that the Transport Statement which accompanied the

Planning Application and was used to assess the impact of trips, including waste, suggested a capacity for the licenced area of 420 customers, which is around 50% of the number now being applied for. The amount of waste may therefore be rather higher than originally envisaged. Waste collections, especially of glass, are very noisy and so we believe that it is important to retain a condition restricting the time at which collections can be made. We believe that waste should only be put out between 08:00 and 23:00 and no more than 30 minutes prior to collection. Where this waste includes glass this time window should be 08:00-21:00 because of the risk of additional noise.

### *Dispersal*

In order to mitigate nuisance from people leaving the premises, the hotel will need to have a dispersal policy which sets out how they will ensure that this is done in a way which supports the Licensing Objectives. We would ask that a condition is included on the licence which requires that this exists, that all relevant staff are trained on it and that it is regularly reviewed. The condition should also set out the principle measures that should be included. In this case the measures should be that staff use their best endeavours to ensure that customers leave via Bow Street and do not use Broad Court or Martlett Court after 22:00, and that customers waiting for a taxi or PHV do so inside the premises.

### **Closing Comment**

The CGCA, on behalf of local residents, asks that the Licence is amended in times and conditions in order to support the Licensing Objectives. The impact of these amendments will mainly be on the times after the end of Core Hours when the premises can be used by non-residents. There is limited impact on the proposals for use of the specific licensed areas by residents at the hotel and their bona-fide guests.

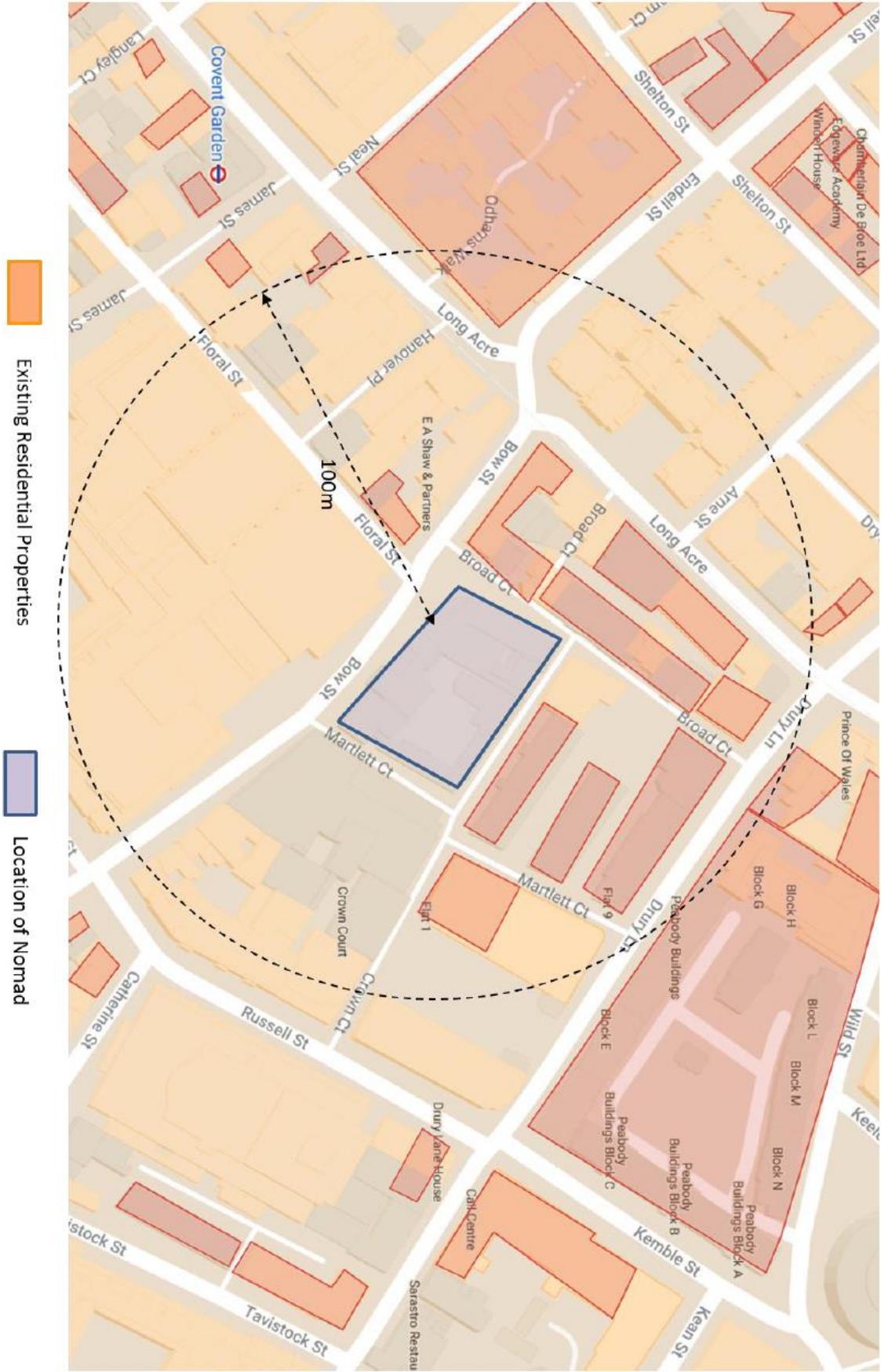
We hope that this representation is clear and ask that you advise us well in advance of any hearing at which this application will be discussed.

Yours faithfully,

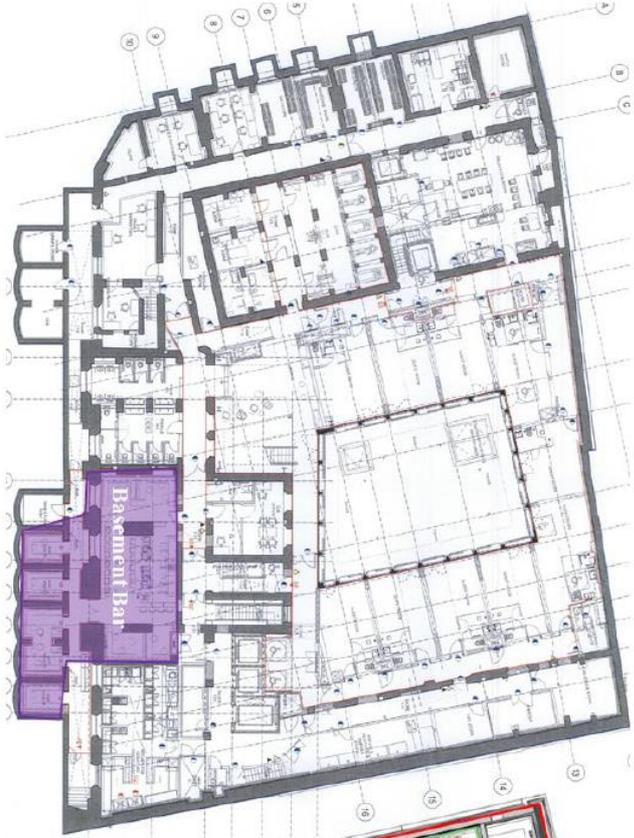
David Kaner  
CGCA Licensing Sub-Committee [licensing@coventgarden.org.uk](mailto:licensing@coventgarden.org.uk)

*The CGCA is recognised by both Camden and Westminster as the Amenity Society for the Covent Garden area (defined as the area bounded by High Holborn, New Oxford Street, Charing Cross Road, St. Martin's Place, Northumberland Avenue, Victoria Embankment, Lancaster Place, Aldwych and Kingsway) and so represents the interests of those who live and work in this area. The CGCA's Licensing Subcommittee is authorised by the Association to make Representations on any Licensing Applications which the Subcommittee believes may have an effect on local residents or other members of the community through likely impact on one or more of the Licensing Objectives. This authorisation was last renewed at a meeting of the Executive Committee of the CGCA on 5th December 2017.*

Attachment 1 – Residential Properties in the Vicinity of Bow Street Hotel



**Attachment 2 – Specific Licensed Areas**



**Basement 1**

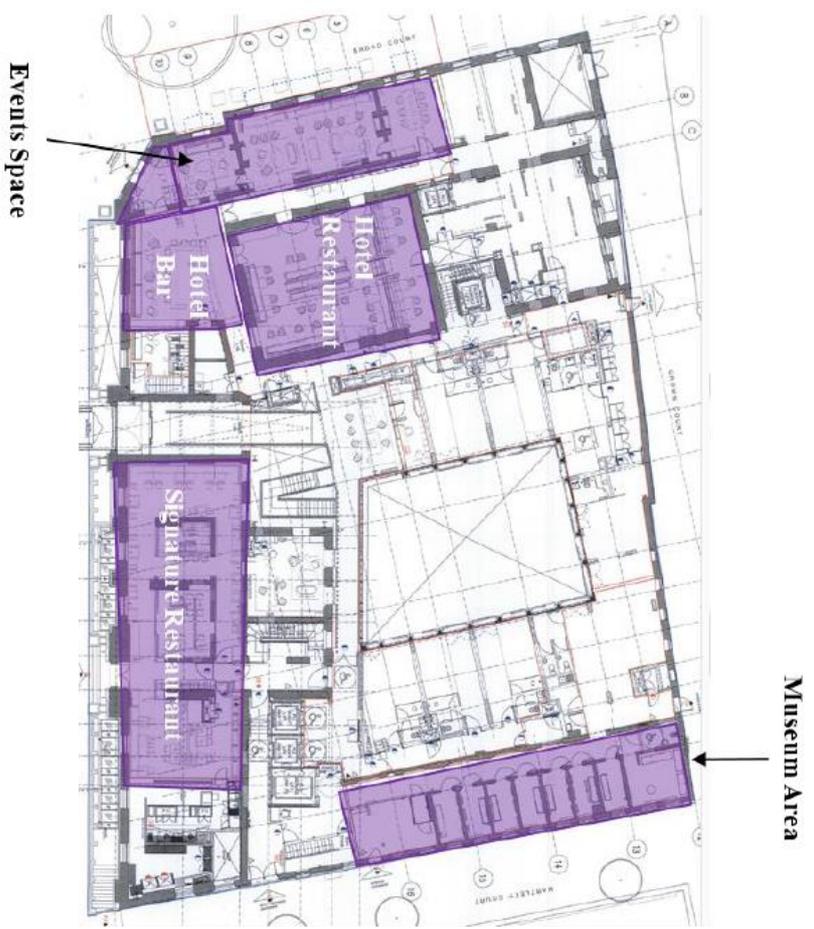
**Existing Licence**



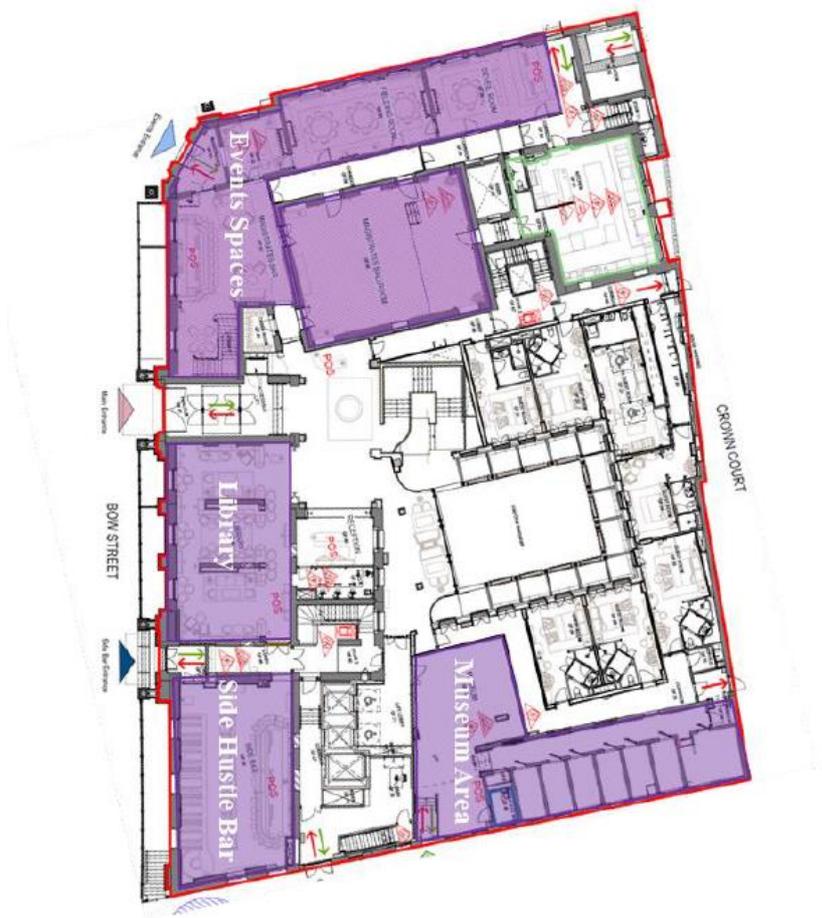
**Proposed Licence**

**Ground Floor**

**Existing Licence**



**Proposed Licence**



### Attachment 3 – Proposed Times by Area

Nomad Hotel - 20/07606/LIPN				Proposed			CGCA Request								
Space	Floor	Use Type	Capacity	Terminal Hour			MCC66 Dining			Private Events			Residents and Guests		
				Mon-Thur	Fri-Sat	Sun	Mon-Thur	Frid-Sat	Sun	Mon-Thur	Frid-Sat	Sun	Mon-Thur	Frid-Sat	Sun
Ground Floor Formal Event Spaces	Ground	Event or restaurant	170	01:00	01:00	01:00	01:00	01:00	01:00	23:30	00:00	22:30	01:00	01:00	01:00
Ground Floor Library	Ground	Event or restaurant	40	01:00	01:00	01:00	01:00	01:00	01:00	23:30	00:00	22:30	01:00	01:00	01:00
Police Museum and Event Cells	Ground	Event	60	01:00	01:00	01:00				23:30	00:00	22:30	01:00	01:00	01:00
Ground Floor Side Hustle Bar	Ground	Bar	75	23:30	01:00	22:30				23:30	00:00	22:30	23:30	01:00	22:30
NoMad Restaurant and Fireplace Room	Basement	Restaurant	350	01:00	01:00	01:00	01:00	01:00	01:00	23:30	00:00	22:30	01:00	01:00	01:00
Basement NoMad Lounge	Basement	Bar	150	02:00	03:00	02:00				23:30	00:00	22:30	02:00	02:00	02:00
<b>TOTAL</b>			<b>845</b>												

## Attachment 4 – Proposed Conditions

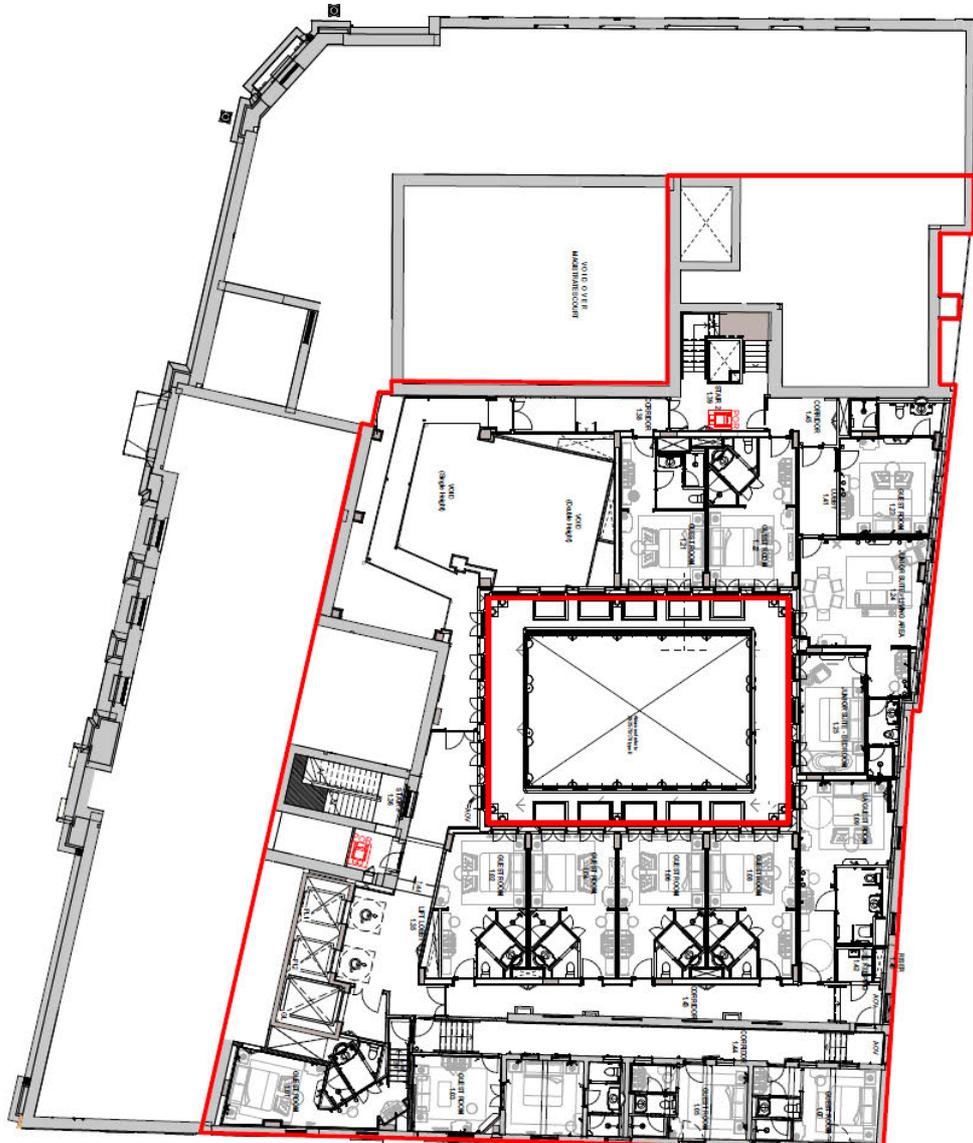
Where the condition is similar to one on the previous licence (14/11325/LIPN) the number is stated under Old Licence

Where the condition replaces one on this application then the number is stated under This Application

#	<u>Old Licence</u>	<u>This application</u>	Proposed Condition
1	23		<p>Preferred: The events entrance (at the corner of Bow Street and Broad Court) shall not be used after 22:00 except in the case of emergency.</p> <p>OR</p> <p>Second choice alternative: When the events entrance (at the corner of Bow Street and Broad Court) is used after 22:00 it will be manned by 2 SIA door supervisors who will use their best endeavours to ensure that customers leave via Bow Street and not via Broad Court in order to prevent a nuisance by way of noise.</p>
2		21	<p>The sale of alcohol for consumption off the premises is restricted to sealed containers only or for consumption by customers seated in the Ground Floor exterior terrace area on Board Court. Both types of sale will cease at 21:00.</p>
3	23		<p>Preferred: The Museum entrance (on Martlett Court) shall not be used after 22:00 except in the case of emergency.</p> <p>OR</p> <p>Second choice alternative: When the Museum entrance (on Martlett Court) is required to be used after 22:00 it will be manned by a minimum of 1 SIA door supervisor who will use their best endeavours to ensure that customers leave onto Bow Street and do not give rise to a nuisance on Martlett Court.</p>
#	<u>Old Licence</u>	<u>This application</u>	Proposed Condition
4	24		<p>Except for as listed below, non-hotel residents shall not be permitted to enter the premises outside the times in the Council's Core Hours policy, which are:</p> <p style="padding-left: 40px;">Friday and Saturdays: 10:00 to midnight Sundays immediately prior to Bank</p>

			<p>Holidays: midday to midnight Other Sundays: midday to 22:30 Monday to Thursday: 10:00 to 23:30.</p> <p>The exceptions are up to 4 bona-fide guests of a resident at the hotel or non-residents who will be taking a table meal at the hotel</p>
5	18	13	<p>Patrons permitted to temporarily leave and then re-enter the premises to smoke shall be restricted to two designated smoking areas on Bow Street defined as (xxxxxx and zzzzz) shown on plan number (xxxxxx) and supervised by staff at all times. After 21:00 the area marked zzzzz will not be used.</p>
6			<p>Hotel staff taking a break for smoking or other reasons in the vicinity of the premises will be restricted to the smoking areas used by customers or to another area on Bow Street defined as (yyyy) shown on plan (xxxxx).</p>
7	31		<p>No waste or recyclable materials, shall be moved, removed from or placed in outside areas between 23:00 hours and 08:00 hours on the following day. Where this waste includes glass these times become 21:00 hours and 08:00 hours.</p>
8			<p>The premises will implement a dispersal policy and all relevant staff will be trained in its implementation. The Policy will be reviewed regularly and whenever the Licensee becomes aware of issues associated with dispersal. It will, at a minimum, require the Licensee to use their best endeavours to ensure that customers do not use Broad Court or Martlett Court after 22:00 and that customers waiting for taxis or PHVs do so inside the hotel.</p>





REVISIONS	
1	ISSUED FOR TENDER
2	ISSUED FOR TENDER
3	ISSUED FOR TENDER
4	ISSUED FOR TENDER
5	ISSUED FOR TENDER
6	ISSUED FOR TENDER
7	ISSUED FOR TENDER
8	ISSUED FOR TENDER
9	ISSUED FOR TENDER
10	ISSUED FOR TENDER

**LEGEND**

- GREEN: EXISTING/NEW INFITRASTRUCTURE
- ← GREEN: EXISTING/NEW INFITRASTRUCTURE
- BLUE: PUBLIC CONVENIENCE
- ← BLUE: PUBLIC CONVENIENCE
- RED: ALL UNLICENSED ACTIVITIES OCCUR WITHIN THE RED LINE
- ← RED: ALL UNLICENSED ACTIVITIES OCCUR WITHIN THE RED LINE

**POS**

- POS: POS
- ← POS: POS

**STAIR**

- STAIR: STAIR
- ← STAIR: STAIR

**RECEPTION**

- RECEPTION: RECEPTION
- ← RECEPTION: RECEPTION

**DRIVE THROUGH**

- DRIVE THROUGH: DRIVE THROUGH
- ← DRIVE THROUGH: DRIVE THROUGH

**REAR NOTE**

- REAR NOTE: REAR NOTE
- ← REAR NOTE: REAR NOTE

- All licensable activities occur within the red line  
 - Loose furniture is indicative only

**EPR** **SOULBANK**  
 10005 EPRC - 00 - 01 - 008-A-91-0004 4













SERVICING MANAGEMENT PLAN  
Bow Street Hotel, 28 Bow Street, London WC2E 7AW

SERVICING MANAGEMENT PLAN – FEBRUARY 2019

Applicant: Bow Street Hotel Ltd

Application site: 28 Bow Street, London WC2E 7AW

**1.0 INTRODUCTION**

1.1 Condition 31 of planning permission 17/08881/FULL granted 5<sup>th</sup> October 2017 states:

*“You must apply to us [Westminster City Council] for approval of a Servicing and Waste Management Plan... To avoid blocking the surrounding streets and protect the environment of people in neighbouring properties.*

1.2 This document sets out the arrangements for managing deliveries and waste removal to and from the hotel. It focuses primarily on the operational procedures of the hotel. For customer trips and the broader planning policy and context reference should be made to the Transport Statement prepared by Paul Basham Associates that was submitted with the suite of planning documents for the aforementioned planning consent.

1.3 The Transport Statement references the previously consented scheme (12/12735/FULL), amended in 2014 by a minor material amendment application (12/06875/FUL). The Building does not have any parking facilities or off-street servicing provision. In line with the previously consented scheme, deliveries and servicing will be undertaken from Martlett Court, to the south of the museum entrance. Servicing and delivery vehicles would be required to ‘wait’ on Bow Street when servicing the site.

1.4 The Servicing Management Plan (SMP) draws on the hotel operators experience and discussions with Westminster City Council (WCC) and neighbouring buildings to provide an indicative plan to service the hotel which is set out over the coming pages.

**2.0 SITE AND HOTEL CONTEXT**

2.1 Once complete, the building comprises a full service high quality lifestyle hotel and a police memorabilia museum. The hotel provides 91 guestrooms and will also house numerous associated facilities including restaurants, bars and cafe, private dining and meeting rooms and a small gym.

2.2 The site is located in Covent Garden and is bounded by Martlett Court to the southeast, Bow Street to the southwest, Broad Court to the northwest and Crown Court to the northeast. As the site is located centrally within London, there are extensive local facilities and public transport services available within a short walking/cycling distance. Facilities surrounding the site include London Underground Stations, restaurants, hotels, cafes, retail stores, bus stops and car parks. The Royal Opera House is also located on Bow Street, opposite the site.

2.3 The site has been vacant for over 10 years and was formerly occupied by the Bow Street Magistrate Court and Police Station. A gated vehicular access is provided on Bow Street

which would have allowed associated delivery and service vehicles to access the site. This become the main entrance into the hotel.

- 2.4 The site is in close proximity to The Strand, Aldwych and Kingsway bus corridors, which offer a multitude of bus services to destinations including Charing Cross, Covent Garden, Waterloo and Trafalgar Square. Alongside this, the Covent Garden underground station is within a 3minute walk to the west of the site. Covent Garden is on the Piccadilly Line and provides easy access to destinations within London as well as connecting into further transport services including bus stations and over ground rail services. Holborn, Temple and Leicester Square underground stations are all within 8-10mins walk.
- 2.5 The developers and hotel operators have been engaging with the City of Westminster and the Royal Opera House to understand how best to service the hotel considering its location. An onstreet servicing bay measuring 12m in length and 2.7m wide will be provided on Bow Street adjacent to Martlett Court. At this point, Bow Street has a minimum width of 8.2m and can therefore accommodate the servicing bay and two-way traffic.

### **3.0 SERVICING LOGISTICS**

- 3.1 Whilst the Hotel comprises a range of ancillary uses, including bars, restaurants, cafes and event spaces, the whole entity falls under a single management regime. Therefore, a coordinated management of delivery and service vehicles to ensure that vehicles arrive and depart in a managed way is utilised via a delivery management system. Servicing arrangements have been discussed with the hotel management teams of sister hotels in Los Angeles and New York.
- 3.2 Servicing of the site would occur between the hours of 07:00 and 18:00 Monday to Friday, with a few deliveries expected on Saturday mornings. No deliveries will take place on Sundays. All deliveries will follow the TfL Code of Practice for quieter deliveries (<http://content.tfl.gov.uk/codeofpractice.pdf>). We will ensure that our contracts with suppliers include the right to terminate the supply agreement if they fail to comply with the guidance. We also agree that we will use this right if a supplier continues to cause a nuisance through their delivery activity despite us making reasonable efforts to prevent this
- 3.3 The servicing access point is provided at the Bow Street end of Martlett Court. Deliveries and collections will be made via this access. Deliveries will be delivered directly into a holding room at Basement Level 1 using the internal service lift. Members of staff will then distribute delivered items to the relevant facilities. To ensure the safety of both the delivery team and pedestrian/vehicles on the surrounding local highway network, a member of the delivery team (in a high visibility jacket) will be on hand to manage servicing/delivery vehicles. Reference can be made to the annotated drawings included at Annex A which indicate the location of the goods receiving, food and beverage, housekeeping and refuse stores and the route to them via service lifts and corridors as necessary.
- 3.4 Delivery vehicles are anticipated to predominantly consist of transit and 7.5 tonne box vans and a maximum of 25 servicing vehicles are expected to serve the site on a daily basis. Peak time for deliveries is expected to be between 7am-10am Monday to Saturday when many of the food deliveries are received in order for the various kitchens to prepare for lunch and evening service. Beverage deliveries will be between 10am and 6pmafter the morning rush hour. Of the 25 expected servicing vehicles we anticipate that 18 will be associated with food and beverage deliveries and the remainder will be for towels and linen, waste and couriers to the hotel.

3.5 A laundry delivery/collection by a 7.5 tonne box van (up to 5m in length) or smaller is expected on a daily basis, excluding Sundays, between 10am and 6pm. An average of 3 courier deliveries

are also expected on a daily basis excluding Sundays. These deliveries will be spread throughout the day and will likely be made in smaller vans of up to 3m in length.

3.6 The site's refuse would be stored within the basement, adjacent to the servicing area and servicing lift. For refuse collection, bins would be brought to street level using the lift, with the entrance onto Martlett Court allowing the refuse vehicle to be within 10m of the collection point in accordance with Manual for Streets guidance. Refuse will be collected on a daily basis. This procedure is common practice for hotels. It is proposed that the refuse collection will take place after 10am each day in order to avoid peak hour movement and inconveniencing residents and hotel visitors.

3.7 The servicing area provided on Bow Street limits the vehicle dwell time to 40 minutes (double yellow line). This will be ample for regular deliveries which are expected to dwell for 20 minutes on average. In circumstances where vehicles are required to park for longer durations (i.e. maintenance vehicles), the servicing company will be responsible for organising their own parking arrangements. London Covent Garden Car Park is a 4 minute-walk from the hotel and offers a booking facility allowing servicing vehicles to book a space in advance. For reasons of convenience, contractors will be able to park at the end of Martlett Court, before parking elsewhere, and unload the necessary goods/equipment at the hotel.

3.8 Furthermore, it is anticipated that circa. 20 larger events will be held at the hotel each year. The extra servicing arrangements required for these events will take place through the historic access on the corner of Bow Street and Broad Court and deliveries made directly into the historic courtroom. This will help to ensure that these events have a minimal impact upon the day-to-day servicing arrangements for the hotel. If this door is used for servicing these events, then it shall be under the same time restrictions as stated in 3.2 above.

3.9 Suppliers will be continually audited and monitored via a series of factors, for example; their ability to use smaller service vehicles and ability to take any excess waste off site with them. A centralized booking system will be used that ensures all deliveries are coordinated and booked to a time slot reducing the chances of conflict within the service bay. However, the servicing bay is not private and there will be times that it is occupied by other local deliveries or couriers.

3.10 We propose to promote effective use of the servicing area for our regular deliveries including measures to ensure minimum dwell times and measures to reduce conflicts occurring. We will monitor the use of the servicing area once in operation and consult with neighbouring premises including the Royal Opera House and Covent Garden Community Association and residents to discuss suitable measures on a regular basis.

3.11 Wherever possible deliveries will be consolidated through minimizing the number of suppliers. This will not only reduce the deliveries but will also assist in the supply chain understanding of the logistics of servicing the site and the importance of managing the delivery process efficiently.

3.12 The deliveries will be supervised by a purchasing/receiving manager. Delivery times are provided on a pre-booked slot basis and strictly marshalled. The manager will be assisted by goods receivers whose function will be to unload deliveries to the hotel as quickly as is practically possible as well as keeping the space safe, clean and functional.

3.13 Goods delivered are immediately unloaded into temporary holding areas for the delivery of goods to the hotel that include space and facilities for:

- Kitchens, restaurants and bars;
  - Goods purchasing & receiving office;
  - Temperature controlled and ambient holding areas; and
  - Table and floor space for decanting of all bulk food and beverages related products including dedicated hand wash and scales for weighing products.
- 3.14 In order to optimise the distribution of deliveries through the building and to ensure that the delivery areas do not become cluttered, all food, beverage and other products received shall be decanted out of external packaging and held in the short term holding areas. The external packaging is removed to the refuse store. Products are distributed by the hotel porters, via trolley and goods lift either to the bulk store or directly to the individual stores for each of the kitchens restaurants and bars.
- 3.15 We shall display notices of the delivery times and restrictions on the inside of the service doors and outside assuming planning and listed building consent is granted for us to do so.

#### **4.0 MONITORING**

- 4.1 The previous section of the report illustrates the measures and processes to be adopted by the hotel to manage the logistics of servicing the building.
- 4.2 At regular intervals, no less than every 3 months during the first year of the hotel's operations and thereafter no less frequently than every 6 months for the next 2 years, we shall review the delivery regime in Paragraph 3.4 with the City of Westminster and our neighbours and make adjustments to the servicing of the building where it is deemed reasonable to do so in response to a complaint or observation raised with the Hotel. Notwithstanding this if there is a matter that causes constant annoyance this matter shall be heard and acted on appropriately right away.

#### **5.0 RELEVANT PLANNING POLICY AND GUIDANCE**

- 5.1 The National Planning Policy Framework (NPPF) was published on 24<sup>th</sup> July 2018 and seeks to facilitate sustainable development. An element of this is sustainable modes of transport that provides safe and suitable access to the site for all people.
- 5.2 At a more detailed level, the NPPF states that developments should be designed in order to accommodate the efficient delivery of goods within safe and secure layouts that minimise conflicts between traffic and cyclists or pedestrians. Priority should be given to pedestrian and cycle movements and there should be access to high quality public transport facilities.
- 5.3 The London Plan published in March 2016 provides an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. Transport was noted as having a fundamental role in addressing the objectives of the Plan.
- 5.4 Policy 6.14 Freight: Developments that promote the uptake of the Freight Operators Recognition Scheme, Construction and Logistics Plans and Delivery and Servicing Plans will be encouraged.

5.5 Transport for London recommends measures which seek to improve both the operational efficiency and overall design for access by goods vehicles. These include the following:

- Promotion of the use of operators registered with a best practice scheme;
- Vehicle booking systems;
- Peak hour delivery restrictions;
- Communication of local loading restrictions and constraints

5.6 Transport for London's Freight Unit recommends that developers commit to Sustainable Freight Distribution by contracting the services of operators registered with a best practice scheme such as the 'Freight Operator Recognition Scheme' (FORS).

5.7 FORS aims to address fleet and freight vehicle operational efficiency, improving all areas of sustainable distribution to reduce congestion and collisions. The Hotel is committed to sustainable freight distribution and will endeavour to procure services of operators registered with FORS or a similar best practice scheme.

5.8 Utilising freight operators which operate within a best practice scheme creates opportunities for linked trips to be developed. This in turn reduces the number of goods vehicle trips to the site by creating linked trips.

5.9 Westminster's City Plan is the local plan for Westminster. It sets out the vision for the City of Westminster up to and beyond 2026 and puts in place a policy framework to deliver that vision. The Plan still relies on some saved policies in Westminster's Unitary Development Plan. The strategic objectives for Westminster include *'To accommodate the safe and efficient movement of growing numbers of people entering and moving around Westminster by facilitating major improvements to the public transport system, improving the public realm and pedestrian environment, managing vehicular traffic, and making walking and cycling safer and more enjoyable'*.

5.10 Policy S42 requires freight, servicing and deliveries to be *'managed in such a way that minimises adverse impacts'*. In relation to servicing and delivery needs; *'Servicing and delivery needs will be fully met within each development site, except where the council considers that this is not possible, in which case the servicing and delivery needs will be met in such a way that minimises the adverse effects on other highway and public realm users, and other residential or commercial activity. Where some or all of the servicing and delivery needs are met through use of the public highway, the development will meet the initial and on-going costs associated with that use of the public highway.'*

## 6.0 SUMMARY

7.1 The Service Management Plan forms a framework that will continually develop, allowing the hotel to operate to its potential whilst minimising the impact on the surrounding area, respecting all the planning policy and current guidance available. The business will seek to implement good practice that avails itself and rationalise delivery and collections where possible. The policy will remain under review by the purchasing coordinator and senior hotel and food and beverage management who will implement improvements where possible.





EXISTING ROOMS DESIGNATED TO BE RELOCATED TO THE NEW DESIGN

**LEGEND**

— WORKMENT CORE

**NOTES**

1. ALL ROOMS DESIGNATED WITH A GREEN SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

2. ALL ROOMS DESIGNATED WITH A BLUE SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

3. ALL ROOMS DESIGNATED WITH A PINK SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

4. ALL ROOMS DESIGNATED WITH A YELLOW SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

5. ALL ROOMS DESIGNATED WITH A GREEN SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

6. ALL ROOMS DESIGNATED WITH A BLUE SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

7. ALL ROOMS DESIGNATED WITH A PINK SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

8. ALL ROOMS DESIGNATED WITH A YELLOW SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

9. ALL ROOMS DESIGNATED WITH A GREEN SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

10. ALL ROOMS DESIGNATED WITH A BLUE SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

11. ALL ROOMS DESIGNATED WITH A PINK SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

12. ALL ROOMS DESIGNATED WITH A YELLOW SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

**LEGEND**

— WORKMENT CORE

**NOTES**

1. ALL ROOMS DESIGNATED WITH A GREEN SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

2. ALL ROOMS DESIGNATED WITH A BLUE SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

3. ALL ROOMS DESIGNATED WITH A PINK SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

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**LEGEND**

— WORKMENT CORE

**NOTES**

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12. ALL ROOMS DESIGNATED WITH A YELLOW SHADING ARE TO BE RELOCATED TO THE NEW DESIGN.

SMP GAs  
19/10/18

**EPR**

BRIDGEMANS

Project Reference: EPR

Project Name: EPR

Project Location: EPR

Project Date: EPR

Project Status: EPR

Project Contact: EPR

Project Phone: EPR

Project Email: EPR

Project Website: EPR

Project Address: EPR

Project Postcode: EPR

Project Country: EPR



**Bow Street Hotel Licence**



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

Schedule 12  
Part A

WARD: St James's  
UPRN: 100023430787

Premises licence

Regulation 33, 34

**Premises licence  
number:**

14/11325/LIPN

**Original Reference:**

14/11325/LIPN

**Part 1 – Premises details**

**Postal address of premises:**

Bow Street Hotel  
Bow Street Magistrate's Court  
28 Bow Street  
London  
WC2E 7AW

**Telephone Number:** Not Supplied

**Where the licence is time limited, the dates:**

Not applicable

**Licensable activities authorised by the licence:**

Exhibition of a Film  
Late Night Refreshment  
Sale by Retail of Alcohol

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

**Exhibition of a Film**

Monday to Sunday: 00:01 to 00:00

**Late Night Refreshment**

Monday to Thursday: 23:00 to 23:30 (non residents- ground floor, basement bar and hotel restaurant)  
Friday to Saturday: 23:00 to 00:00 (non residents- ground floor, basement bar and hotel restaurant)  
Sundays before Bank Holidays: 23:00 to 00:00 (non residents- ground floor, basement bar and hotel restaurant)

Monday to Thursday: Restaurant)	23:00 to 00:00 (non residents Signature Restaurant)
Friday to Saturday:	23:00 to 00:30 (non residents Signature Restaurant)
Sundays before Bank Holidays:	23:00 to 00:30 (non residents Signature Restaurant)
<b>Sale by Retail of Alcohol</b>	
Monday to Sunday: floor restaurant)	00:00 to 00:00 (residents of the hotel- two ground floor restaurant)
Monday to Sunday:	10:00 to 02:00 (residents of the hotel- ground floor hotel bar and signature restaurant)
Monday to Thursday:	10:00 to 23:30 (non residents- ground floor, basement bar and hotel restaurant)
Friday to Saturday:	10:00 to 00:00 (non residents- ground floor, basement bar and hotel restaurant)
Sunday:	12:00 to 22:30 (non residents- ground floor, basement bar and hotel restaurant)
Sundays before Bank Holidays:	12:00 to 00:00 (non residents- ground floor, basement bar and hotel restaurant)
Monday to Thursday:	10:00 to 00:00 (Non Residents-Signature Restaurant)
Thursday to Friday:	10:00 to 00:30 (Non Residents-Signature Restaurant)
Sunday:	12:00 to 23:00 (Non Residents-Signature Restaurant)
Sundays before Bank Holidays:	12:00 to 00:00 (Non Residents-Signature Restaurant)

**The opening hours of the premises:**

Monday to Sunday: 00:01 to 00:00

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

Alcohol is supplied for consumption on the Premises.

**Part 2**

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

Bow Street Hotel Limited  
40 Hart Road  
Dorking  
Surrey  
RH4 1LA

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

07423555

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

**Name:** Nicholas Rettie

*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:** 11915  
**Licensing Authority:** London Borough Of Richmond Upon Thames

**Date:** 22 April 2015

**This licence has been authorised by Mrs Taruna Adnath 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 CCTV system that ensures the entry points are covered to enable frontal identification of every person entering. 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 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. 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 with the absolute minimum of delay when requested.
13. All refuse will be stored internally prior to collection.
14. There will be no self-service of alcohol except in the guest bedrooms.
15. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
16. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and to leave (temporarily or otherwise) the premises and the area quietly.
17. A direct telephone number for the manager of the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
18. Patrons permitted to temporarily leave and then re-enter the premises to smoke shall be restricted to two designated smoking areas defined as (xxxxxx) shown on plan number (xxxxxx) and supervised by staff at all times.
19. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 6 persons in each designated smoking area at any one time.
20. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
21. There shall be no payment made by or on behalf of the licence holder to any person bringing customers to the premises directly off the street.
22. A proof of age scheme, such as Challenge 21, shall be operated at the premises where a customer wishes to purchase alcohol and the only acceptable forms of identification are recognised photographic identification cards, such as driving licence or passport.
23. There shall be at least one SIA registered door supervisor at each entrance to the hotel from 22:00 when licensable activity takes place involving non-residents.
24. Non-hotel residents shall not be permitted (with the exception of the Signature Restaurant) on the premises outside the Council's Core Hours policy, which are:

Friday and Saturdays: 10:00 to midnight

Sundays immediately prior to Bank Holidays: midday to midnight

Other Sundays: midday to 22:30

Monday to Thursday: 10:00 to 23:30.

25. The licence will have no effect until the Licensing Authority are satisfied that the premises is constructed or altered in accordance with the appropriate provisions of the District Surveyors Association - technical Standards for Places of Entertainment and the reasonable requirements of Westminster Environmental Health Consultation Team, at which time this condition will be removed from the licence.
26. 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.
27. Licensable activities authorised under this licence shall remain ancillary to the main use of the premises as a hotel.
28. The Sale and supply of alcohol between the hours of 08:00 and 10:00 Monday to Sunday shall be limited to persons seated taking a table meal except for hotel residents and up to 4 of their bona fide guests.
29. Substantial food and non-intoxicating beverages including drinking water shall be available in all parts of the premises where alcohol is sold or supplied for the consumption on the premises.
30. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises.
31. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23:00 hours and 08:00 hours on the following day.
32. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
33. No deliveries to the premises shall be arranged between 23:00 and 07:00 (bread, pastries and newspapers excluded).
34. No deliveries are to be made to the premises other than to the service delivery point marked on plan (xxxx).
35. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
36. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
37. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
38. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
39. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.

40. Curtains and hangings shall be arranged so as not to obstruct emergency signs.
41. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing should be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes, other than foyers, entertainment areas or function rooms, should be non-combustible.
42. The certificates listed below shall be submitted to the Licensing Authority upon written request.
  - Any emergency lighting battery or system
  - Any electrical installation
  - Any emergency warning system

#### **Ground Floor Hotel Restaurant**

43. The supply of alcohol shall only be by waiter or waitress service to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.
44. The number of persons permitted in the ground floor hotel restaurant at any one time shall be xx (to be determined by Environmental Health Service).
45. There shall be no takeaway food.

#### **Ground Floor Hotel Bar**

46. The supply of alcohol shall only be by waiter/waitress service or bar counter service.
47. The consumption of alcohol shall only be to persons seated.
48. After 23:00 admission to the hotel bar from the street shall be through the bar lobby area only and shall be supervised at all times.
49. The number of persons permitted in the ground floor hotel bar at any one time shall be xx (to be determined by Environmental Health Service).
50. The bar shall be closed to residents and up to 4 of their bona fide guests at 02:00.

#### **Signature Restaurant Ground floor**

51. The premises shall only operate as a restaurant
  - (i) In which customers are shown to their table
  - (ii) Where the supply of alcohol is by waiter or waitress service only
  - (iii) Which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery
  - (iv) Which do not provide any take away service of food or drink for immediate consumption
  - (v) Which do not provide any take away service of food or drink after 23:00, and
  - (vi) Where alcohol shall not be sold or supplied, otherwise than for consumption by persons seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.

Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.

52. Non-hotel residents shall not be permitted on the premises outside the following hours:  
Friday and Saturdays: 10:00 to 00:30

Sundays immediately prior to Bank Holidays: midday to 00:30

Other Sundays: midday to 23:00

Monday to Thursday: 10:00 to 00:00.

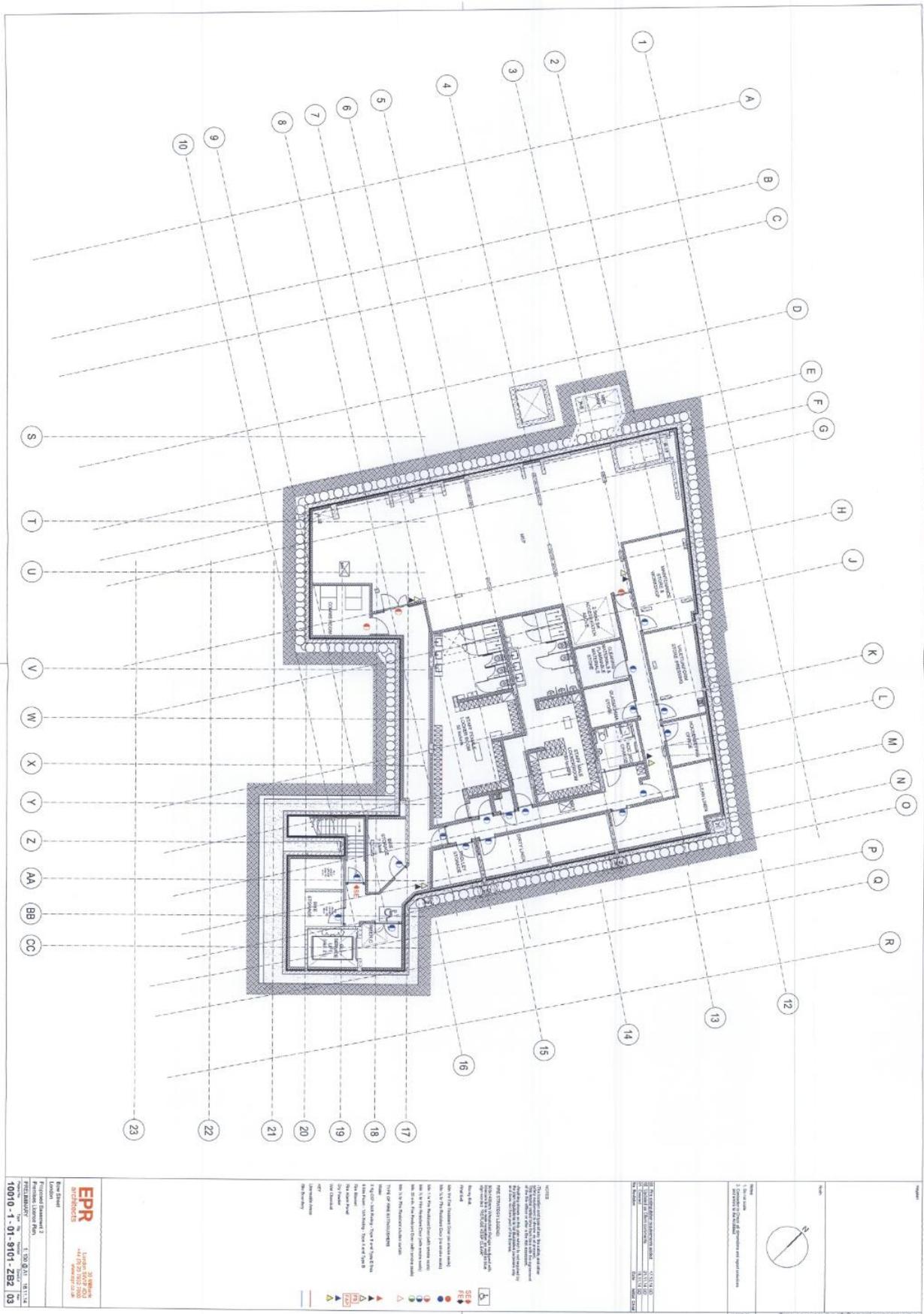
**Signature Bar - Basement**

53. The sale and supply of alcohol shall be by waiter or waitress or bar counter service only.
54. The consumption of alcohol shall only be to persons seated.
55. After 23:00 admission to the Signature Bar shall only be through either the ground floor restaurant entrance or the basement entrance, both to be supervised at all times.
56. The number of persons permitted in the Signature Bar at any one time shall be xx (to be determined by Environmental Health Service).
57. The Signature Bar shall be closed to hotel residents and up to 4 of their bona fide guests at 02:00.

**Museum Area**

58. Licensable activities within the museum area shall only be provided to persons attending a pre- booked private or ticketed event, a list of such events shall be kept for 31 days for inspection by the responsible authorities, or residents and their bona fide guests.
59. The number of persons permitted in the museum area at any one time for the purposes of licensable activity shall be 30.
60. No licensable activity shall be provided in the Museum area after 22:00.

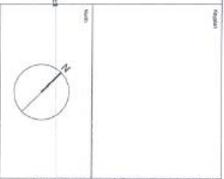
# Annex 4 – Plans











**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/14/00	ISSUED FOR PERMITTING
2	11/14/00	ISSUED FOR PERMITTING
3	11/14/00	ISSUED FOR PERMITTING
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21	11/14/00	ISSUED FOR PERMITTING
22	11/14/00	ISSUED FOR PERMITTING
23	11/14/00	ISSUED FOR PERMITTING

**NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
3. ALL FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
4. ALL CEILING ARE 8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
5. ALL ROOFS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
6. ALL STAIRS ARE 6" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL FINISHES ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL MATERIALS ARE TO BE APPROVED BY THE ARCHITECT.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
11. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES AND SPECIFICATIONS.
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STRUCTURAL CODES AND SPECIFICATIONS.
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE AND LIFE SAFETY CODES AND SPECIFICATIONS.
14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENERGY EFFICIENCY CODES AND SPECIFICATIONS.
15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACCESSIBILITY CODES AND SPECIFICATIONS.
16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL QUALITY CODES AND SPECIFICATIONS.
17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SUSTAINABLE DESIGN CODES AND SPECIFICATIONS.
18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE HISTORIC PRESERVATION CODES AND SPECIFICATIONS.
19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL RECORDING CODES AND SPECIFICATIONS.
20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL PRACTICE CODES AND SPECIFICATIONS.
21. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL ETHICS CODES AND SPECIFICATIONS.
22. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL PROFESSIONAL LIABILITY CODES AND SPECIFICATIONS.
23. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL MALPRACTICE CODES AND SPECIFICATIONS.

**EPR** ENGINEERING PROFESSIONAL REGISTERED ARCHITECTS

1009-D-1-01-5106-Z01 109

1009-D-1-01-5106-Z01 109





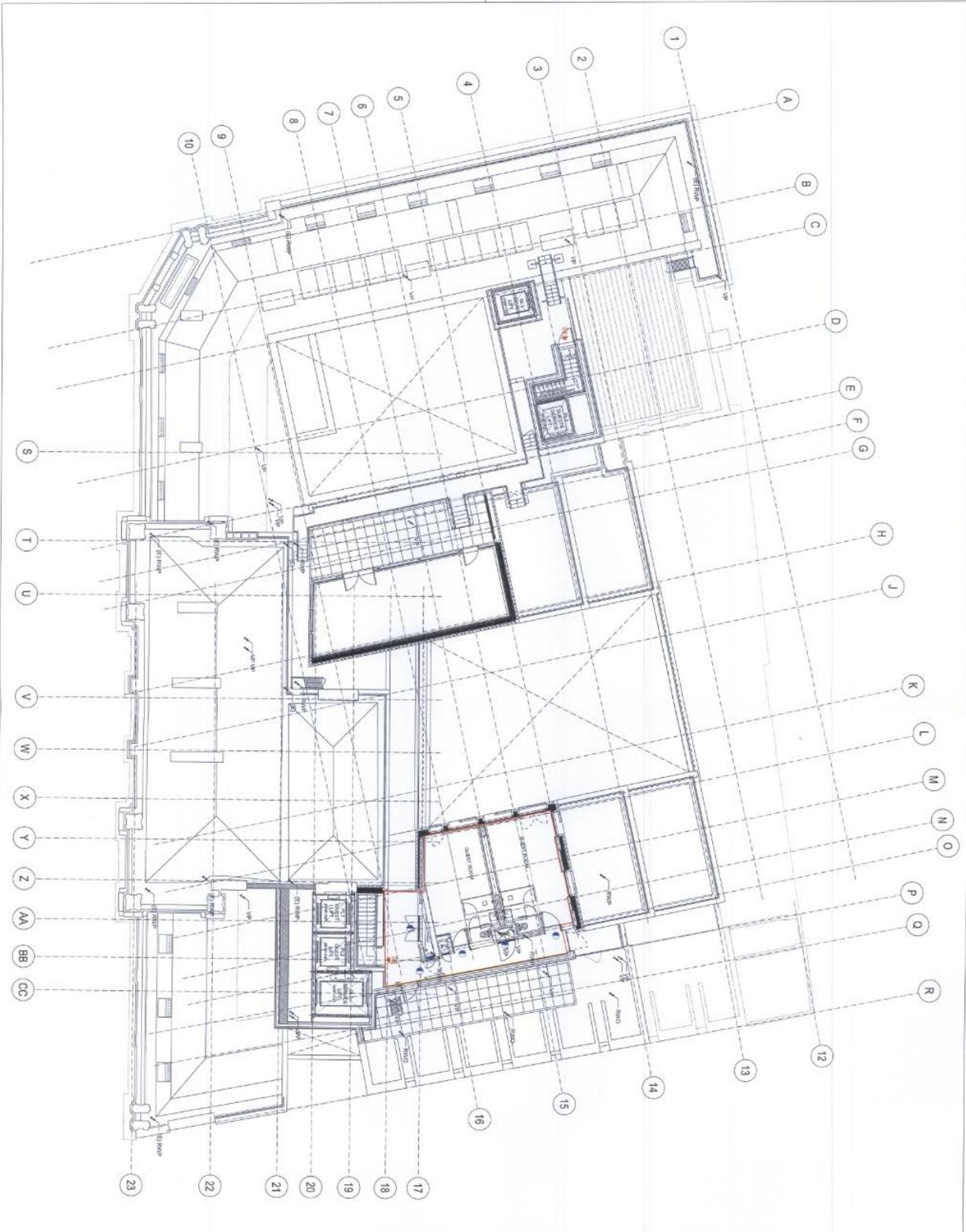
1. To be used in conjunction with the project specifications.  
 2. To be used in conjunction with the project specifications.

THIS PLAN IS THE PROPERTY OF EPR ARCHITECTS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EPR ARCHITECTS.

**LEGEND**  
 ■ SEE THE PROJECT SPECIFICATIONS FOR THE SYMBOLS AND MEANINGS OF THE SYMBOLS WHICH ARE LISTED IN THE PROJECT SPECIFICATIONS.  
 ■ SEE THE PROJECT SPECIFICATIONS FOR THE SYMBOLS AND MEANINGS OF THE SYMBOLS WHICH ARE LISTED IN THE PROJECT SPECIFICATIONS.

**TYPE OF FLOOR CONSTRUCTION**  
 1. 4" CONCRETE ON 2" GYPSUM BOARD  
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 22. 4" CONCRETE ON 2" GYPSUM BOARD  
 23. 4" CONCRETE ON 2" GYPSUM BOARD

**EPR ARCHITECTS**  
 100010-1-01-9107-Z03\_03  
 PROJECT: [Project Name]  
 DATE: [Date]  
 DRAWING NO.: [Drawing No.]



Scale: 1/8" = 1'-0"

North Arrow

1. General Notes:  
 A. Refer to the General Notes on the previous sheets.  
 B. All work shall be in accordance with the latest editions of the Building Code of the City of Chicago and the applicable provisions of the International Building Code, Inc. (IBC).

2. Materials and Workmanship:  
 A. All materials and workmanship shall be in accordance with the specifications and standards of the Building Code of the City of Chicago and the applicable provisions of the International Building Code, Inc. (IBC).

3. Construction Details:  
 A. All construction details shall be in accordance with the specifications and standards of the Building Code of the City of Chicago and the applicable provisions of the International Building Code, Inc. (IBC).

4. Notes:  
 A. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.  
 B. The contractor shall be responsible for coordinating all construction activities with the building owner and other stakeholders.  
 C. The contractor shall be responsible for maintaining the safety of the construction site at all times.

**EPR**  
 ARCHITECTURAL FIRM  
 440 N. LAUREL ST. SUITE 200  
 CHICAGO, IL 60610  
 TEL: 312.467.1000  
 FAX: 312.467.1001  
 WWW.EPRARCHITECTS.COM

Project Name: 100010 - 1 - 01 - 9108 - 204  
 Project Location: 100010 - 1 - 01 - 9108 - 204  
 Project Date: 100010 - 1 - 01 - 9108 - 204  
 Project No: 100010 - 1 - 01 - 9108 - 204





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

Schedule 12  
Part B

Premises licence  
summary

WARD: St James's  
UPRN: 100023430787

Regulation 33, 34

Premises licence  
number:

14/11325/LIPN

Part 1 – Premises details

Postal address of premises:

Bow Street Hotel  
Bow Street Magistrate's Court  
28 Bow Street  
London  
WC2E 7AW

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Exhibition of a Film  
Late Night Refreshment  
Sale by Retail of Alcohol

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

**Exhibition of a Film**

Monday to Sunday: 00:01 to 00:00

**Late Night Refreshment**

Monday to Thursday: 23:00 to 23:30 (non residents- ground floor, basement bar and hotel restaurant)

Friday to Saturday: 23:00 to 00:00 (non residents- ground floor, basement bar and hotel restaurant)

Sundays before Bank Holidays: 23:00 to 00:00 (non residents- ground floor, basement bar and hotel restaurant)

Monday to Thursday: 23:00 to 00:00 (non residents Signature Restaurant)

Friday to Saturday: 23:00 to 00:30 (non residents Signature Restaurant)

Sundays before Bank Holidays:	23:00 to 00:30 (non residents Signature Restaurant)
<b>Sale by Retail of Alcohol</b>	
Monday to Sunday: floor restaurant)	00:00 to 00:00 (residents of the hotel- two ground floor restaurant)
Monday to Sunday:	10:00 to 02:00 (residents of the hotel- ground floor hotel bar and signature restaurant)
Monday to Thursday:	10:00 to 23:30 (non residents- ground floor, basement bar and hotel restaurant)
Friday to Saturday:	10:00 to 00:00 (non residents- ground floor, basement bar and hotel restaurant)
Sunday:	12:00 to 22:30 (non residents- ground floor, basement bar and hotel restaurant)
Sundays before Bank Holidays:	12:00 to 00:00 (non residents- ground floor, basement bar and hotel restaurant)
Monday to Thursday:	10:00 to 00:00 (Non Residents-Signature Restaurant)
Thursday to Friday:	10:00 to 00:30 (Non Residents-Signature Restaurant)
Sunday:	12:00 to 23:00 (Non Residents-Signature Restaurant)
Sundays before Bank Holidays:	12:00 to 00:00 (Non Residents-Signature Restaurant)

**The opening hours of the premises:**

Monday to Sunday: 00:01 to 00:00

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

Alcohol is supplied for consumption on the Premises.

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

Bow Street Hotel Limited  
40 Hart Road  
Dorking  
Surrey  
RH4 1LA

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

07423555

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

**Name:** Nicholas Rettie

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

**Date:** 22 April 2015

**This licence has been authorised by Mrs Taruna Adnath on behalf of the Director - Public Protection and Licensing.**

## The Signature Restaurant and Basement Bar Licence



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

Schedule 12  
Part A

WARD: St James's  
UPRN: 100023430787

Premises licence

Regulation 33, 34

Premises licence  
number:

14/11334/LIPN

Original Reference:

14/11334/LIPN

### Part 1 – Premises details

#### Postal address of premises:

The Signature Restaurant And Basement Bar  
Bow Street Magistrate's Court  
28 Bow Street  
London  
WC2E 7AW

Telephone Number: Not Supplied

#### Where the licence is time limited, the dates:

Not applicable

#### Licensable activities authorised by the licence:

Late Night Refreshment  
Sale by Retail of Alcohol

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

##### Late Night Refreshment

Monday to Sunday: 10:00 to 02:00 (Residents- Signature Restaurant)

Monday to Thursday:  
Restaurant) 23:00 to 00:00 (Non-residents-Signature

Friday to Saturday: 23:00 to 00:30 (Non-residents-Signature  
Restaurant)

Sundays before Bank Holidays: 23:00 to 00:30 (Non-residents-Signature  
Restaurant)

Monday to Thursday: 23:00 to 23:30 (Non residents- Signature Bar)

Friday to Saturday: 23:00 to 00:00 (Non-residents-Signature Bar)

Sundays before Bank Holidays: 23:00 to 00:00 (Non-residents-Signature Bar)  
Seasonal Details: From the start time on New Year Eve to 05:00 on New Years Day

**Sale by Retail of Alcohol**

Monday to Sunday: 00:01 to 00:00 (Residents and Bona Fide guests-Signature Restaurant)

Monday to Sunday: 10:00 to 02:00 (Residents and Bona fide guests-Signature Bar)

Monday to Thursday: 10:00 to 23:30 (Non residents-Signature Bar)

Friday to Saturday: 10:00 to 00:00 (Non residents-Signature Bar)

Sunday: 12:00 to 22:30 (Non residents-Signature Bar)

Sundays before Bank Holidays: 12:00 to 00:00 (Non residents-Signature Bar)

Monday to Thursday: 10:00 to 00:00 (Non residents-Signature Restaurant)

Friday to Saturday: 10:00 to 00:30 (Non residents-Signature Restaurant)

Sunday: 12:00 to 23:00 (Non residents-Signature Restaurant)

Sundays before Bank Holidays: 12:00 to 00:30 (Non residents-Signature Restaurant)

Seasonal Details: From the start time New Years Eve to the finish time on New Years Day.

**The opening hours of the premises:**

Monday to Sunday: 00:01 to 00:00

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

Alcohol is supplied for consumption on the Premises.

**Part 2**

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

Jason Atherton Restaurant Holdings Ltd  
14 Hollen Street  
Soho  
London  
W1F 8AY

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

08499357

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

**Name:** Scott Jay Ashby

***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:** 02809

**Licensing Authority:** London Borough Of Lambeth

**Date:** 22 April 2015

**This licence has been authorised by Mrs Taruna Adnath 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 premises 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.

## **Annex 2 – Conditions consistent with the operating Schedule**

None

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

9. With the exception of residents of the adjoining hotel, patrons shall not be permitted (with the exception of the Signature Restaurant) on the premises outside the Council's Core Hours policy, which are:  
  
Friday and Saturdays: 10:00 to midnight  
Sundays immediately prior to Bank Holidays: midday to midnight  
Other Sundays: midday to 22:30  
Monday to Thursday: 10:00 to 23:30.
10. The licence holder shall maintain a CCTV system that ensures the entry point is covered to enable frontal identification of every person entering. 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 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.
11. 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 with the absolute minimum of delay when requested.
12. All refuse will be stored internally prior to collection.
13. There will be no self service of alcohol.
14. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and to leave (temporarily or otherwise) the premises and the area quietly.
15. No noise shall emanate from the premises nor vibration be transmitted though the structure of the premises which gives rise to a nuisance.
16. A direct telephone number for the manager of the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
17. Patrons permitted to temporarily leave and then re-enter the premises to smoke shall be restricted to two designated smoking areas defined as (xxxxxx) shown on plan number (xxxxxx) and supervised by staff at all times.
18. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 6 persons in each designated smoking area at any one time.
19. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
20. There shall be no payment made by or on behalf of the licence holder to any persons bringing customers to the premises directly off the street.
21. A proof of age scheme, such as Challenge 21, shall be operated at the premises where a customer wishes to purchase alcohol and the only acceptable forms of identification are recognised photographic identification cards, such as driving licence or passport.

22. There shall be at least one SIA registered door supervisor at each entrance to the premises from 22:00 when licensable activity takes place.
23. The licence will have no effect until the Licensing Authority are satisfied that the premises is constructed or altered in accordance with the appropriate provisions of the District Surveyors Association - technical Standards for Places of Entertainment and the reasonable requirements of Westminster Environmental Health Consultation Team, at which time this condition will be removed from the licence.
24. 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.
25. The Sale and supply of alcohol between the hours of 08:00 and 10:00 Monday to Sunday shall be limited to persons seated taking a table meal except for hotel residents and up to 4 of their bona fide guests.
26. Substantial food and non-intoxicating beverages including drinking water shall be available in all parts of the premises where alcohol is sold or supplied for the consumption on the premises.
27. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises.
28. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23:00 hours and 08:00 hours on the following day.
29. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
30. No deliveries to the premises shall be arranged between 23:00 and 07:00 (bread, pastries and newspapers are excluded).
31. No deliveries are to be made to the premises other than to the service delivery point marked on plan (xxxxx).
32. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
33. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
34. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
35. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
36. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.

37. Curtains and hangings shall be arranged so as not to obstruct emergency signs.
38. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing should be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes, other than foyers, entertainment areas or function rooms, should be non-combustible.
39. The certificates listed below shall be submitted to the Licensing Authority upon written request.
  - Any emergency lighting battery or system
  - Any electrical installation
  - Any emergency warning system

#### **Signature Restaurant (Ground Floor)**

40. The premises shall only operate as a restaurant
  - (i) In which customers are shown to their table
  - (ii) Where the supply of alcohol is by waiter or waitress service only
  - (iii) Which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery
  - (iv) Which do not provide any take away service of food or drink for immediate consumption
  - (v) Which do not provide any take away service of food or drink after 23:00, and
  - (vi) Where alcohol shall not be sold or supplied, otherwise than for consumption by persons seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.

Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.

41. With the exception of residents of the adjoining hotel, patrons shall not be permitted in the Signature Restaurant outside the following hours:

Friday and Saturdays: 10:00 to 00:30

Sundays immediately prior to Bank Holidays: midday to 00:30

Other Sundays: midday to 23:00

Monday to Thursday: 10:00 to 00:00.

#### **Signature Bar (Basement)**

42. The sale and supply of alcohol shall only be by waiter/waitress service or bar counter service only.
43. The consumption of alcohol shall only be to persons seated.
44. After 23:00 admission to the Signature Bar shall only be through either the ground floor restaurant entrance or the basement entrance, both to be supervised at all times.
45. The number of persons permitted in the Signature Bar at any one time shall be xx (to be determined by Environmental Health Service).
46. The Signature Bar shall be closed to residents of the adjoining hotel and up to 4 of their bona fide guests at 02:00.







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

Schedule 12  
Part B

Premises licence  
summary

WARD: St James's  
UPRN: 100023430787

Regulation 33, 34

Premises licence  
number:

14/11334/LIPN

Part 1 – Premises details

Postal address of premises:

The Signature Restaurant And Basement Bar  
Bow Street Magistrate's Court  
28 Bow Street  
London  
WC2E 7AW

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Late Night Refreshment  
Sale by Retail of Alcohol

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

Late Night Refreshment

Monday to Sunday: 10:00 to 02:00 (Residents- Signature Restaurant)

Monday to Thursday: 23:00 to 00:00 (Non-residents-Signature  
Restaurant)

Friday to Saturday: 23:00 to 00:30 (Non-residents-Signature  
Restaurant)

Sundays before Bank Holidays: 23:00 to 00:30 (Non-residents-Signature  
Restaurant)

Monday to Thursday: 23:00 to 23:30 (Non residents- Signature Bar)

Friday to Saturday: 23:00 to 00:00 (Non-residents-Signature Bar)

Sundays before Bank Holidays: 23:00 to 00:00 (Non-residents-Signature Bar)

Seasonal Details: From the start time on New Year Eve to 05:00 on New Years Day

**Sale by Retail of Alcohol**

Monday to Sunday:  
Signature Restaurant) 00:01 to 00:00 (Residents and Bona Fide guests-

Monday to Sunday:  
Signature Bar) 10:00 to 02:00 (Residents and Bona fide guests-

Monday to Thursday: 10:00 to 23:30 (Non residents-Signature Bar)

Friday to Saturday: 10:00 to 00:00 (Non residents-Signature Bar)

Sunday: 12:00 to 22:30 (Non residents-Signature Bar)

Sundays before Bank Holidays: 12:00 to 00:00 (Non residents-Signature Bar)

Monday to Thursday: 10:00 to 00:00 (Non residents-Signature Restaurant)

Friday to Saturday: 10:00 to 00:30 (Non residents-Signature Restaurant)

Sunday: 12:00 to 23:00 (Non residents-Signature Restaurant)

Sundays before Bank Holidays: 12:00 to 00:30 (Non residents-Signature Restaurant)

Seasonal Details: From the start time New Years Eve to the finish time on New Years Day.

**The opening hours of the premises:**

Monday to Sunday: 00:01 to 00:00

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

Alcohol is supplied for consumption on the Premises.

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

Jason Atherton Restaurant Holdings Ltd  
14 Hollen Street  
Soho  
London  
W1F 8AY

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

08499357

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

Name: Scott Jay Ashby

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

Restricted

**Date:** \_\_\_\_\_ 22 April 2015 \_\_\_\_\_

**This licence has been authorised by Mrs Taruna Adnath on behalf of the Director - Public Protection and Licensing.**

### Licence & Appeal History

<b>Application</b>	<b>Details of Application</b>	<b>Date Determined</b>	<b>Decision</b>
14/11325/LIPN	New premises licence application	19.02.2015	Granted by Licensing Sub-Committee
14/11334/LIPN	New premises licence application	19.02.2015	Granted by Licensing Sub-Committee
19/10652/PREAPM	Pre-Application Advice	27.09.2019	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 necessary for the promotion of the licensing objectives.

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

**Mandatory Conditions**

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

less in a manner which carries a significant risk of undermining a licensing objective;

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

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

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

## Conditions consistent with the operating schedule

### Whole Premises

10. Licensable activities authorised under this licence shall remain ancillary to the main use of the premises as a hotel.
11. The Sale and supply of alcohol between the hours of 08:00 and 10:00 Monday to Sunday where permitted shall be limited to persons seated taking a table meal except for hotel residents and up to 4 of their bona fide guests.
12. There will be no self-service of alcohol except in the guest bedrooms
13. No licensable activities shall be provided on levels B2 and B3
14. There shall be waiter/waitress service available throughout the entire premises with the exception of hotel bedrooms
15. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
16. 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. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
17. 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. It must be completed within 24 hours of the incident and will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received concerning crime and disorder
  - (d) any incidents of disorder (e) all seizures of drugs or offensive weapons (f) any faults in the CCTV system, searching equipment or scanning equipment
  - (g) any refusal of the sale of alcohol
  - (h) any visit by a relevant authority or emergency service.
18. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
19. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
21. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

22. A direct telephone number for the manager of the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
23. Patrons permitted to temporarily leave and then re-enter the premises to smoke shall be restricted to designated smoking areas on the ground floor and supervised periodically by staff.

**CGCA proposes to amend condition 23 to the following:**

Patrons permitted to temporarily leave and then re-enter the premises to smoke shall be restricted to two designated smoking areas on Bow Street defined as (xxxxxx and zzzzz) shown on plan number (xxxxxx) and supervised by staff at all times. After 21:00 the area marked zzzzzz will not be used.

24. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
25. There shall be no payment made by or on behalf of the licence holder to any persons bringing customers to the premises directly off the street.
26. All windows and external doors shall be kept closed after **(22:00)** hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
27. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
28. An attendant shall be on duty in the cloakroom during the whole time that it is in use.
29. Other than in hotel bedrooms there shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.
30. Substantial food and non-intoxicating beverages including drinking water shall be available in all parts of the premises where alcohol is sold or supplied for the consumption on the premises.
31. There shall be no takeaway food or alcohol permitted after 2300.

**CGCA proposes to amend condition 31 to the following:**

The sale of alcohol for consumption off the premises is restricted to sealed containers only or for consumption by customers seated in the Ground Floor exterior terrace area on Board Court. Both types of sale will cease at 21:00.

32. No unauthorised advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services shall be inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or be distributed to the public.

33. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
34. No deliveries to the premises shall take place between 23:00 hours and 07:00 hours on the following day.
35. No deliveries are to be made to the premises other than to the service delivery point marked on plan
36. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
37. All refuse will be stored internally prior to collection
38. 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 fireworks
  - firearms
  - lasers
  - explosives and highly flammable substances
  - real flame
  - strobe lighting
39. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
40. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
41. All emergency doors shall be available at all material times without the use of a key, code, card or similar means.
42. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
43. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.

44. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
45. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing shall be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes (other than foyers), entertainment areas or function rooms, shall be non-combustible.
46. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties, save insofar as they are necessary for the prevention of crime.
47. The premises may remain open for the sale of alcohol, regulated entertainment and the provision of late night refreshment from the terminal hour for those activities on New Year's Eve through to the commencement time for those activities on New Year's Day.
48. On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour of any activities and to the closing time for the premises where the existing terminal hour for the activities and/or closing hour for the premises ends after 01.00.
49. 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.
50. The licence will have no effect until the Licensing Authority are satisfied that the premises is constructed or altered in accordance with the appropriate provisions of the District Surveyors Association – technical Standards for Places of Entertainment and the reasonable requirements of Westminster Environmental Health Consultation Team, at which time this condition will be removed from the licence.
51. No licensable activities shall take place at the premises until premises licence 14/11325/LIPN (or such other number subsequently issued for the premises) has been surrendered

**Ground Floor Formal Event Space (as hatched on the plans)**

52. The provision of licensable activities shall be restricted to:
  - (a) Persons taking a seated table meal; or
  - (b) Persons attending a private or pre-booked function and booked at least 24 hours in advance, a register of such events to be kept for 31 days and made available for inspection by the responsible authorities on request; or
  - (c) Residents and up to 4 of their bona fide guests;
53. The number of persons permitted in the Ground Floor Event Space excluding staff shall not exceed 170 persons at any one time (to be determined by Environmental Health Service).

### **Ground Floor exterior terrace area on Broad Court**

54. There shall be no Regulated Entertainment provided to the exterior terrace area
55. The exterior terrace area shall be rendered unusable after 21:00
56. All tables and chairs shall be removed from the outside area by 21.30 each day.
57. There shall be no loudspeakers permitted in the exterior terrace area
58. The number of persons permitted in the external terrace area excluding staff shall not exceed [30] persons (subject to the issue of a tables and chairs licence) at any one time.
59. The sale and supply of alcohol for consumption shall be restricted to alcohol consumed at the outside tables and chairs shown on the licence plan, shall be by waiter or waitress service, served only to a person seated.

### **Ground Floor Library**

60. The provision of licensable activities shall be restricted to:
  - (a) Persons taking a table meal; or
  - (b) Persons attending a private or pre-booked function and booked at least 24 hours in advance, a register of such events to be kept for 31 days and made available for inspection by the responsible authorities on request; or
  - (c) Residents and up to 4 of their bona fide guests;
61. The supply of alcohol shall only be by waiter/waitress service or bar counter service
62. The number of persons permitted in the Ground Floor Library excluding staff shall not exceed [40] persons at any one time (to be determined by Environmental Health Service).

### **Police Museum and Event Cells**

63. The provision of licensable activities shall be restricted to:
  - (a) Visitors of the museum holding a valid ticket for the day and time of visit, up to 17:00
  - (b) Persons attending a private or pre-booked function and booked at least 24 hours in advance, a register of such events to be kept for 31 days and made available for inspection by the responsible authorities on request; or
  - (c) Residents and up to 4 of their bona fide guests;
  - (d) No more than 10 non residents by invitation of management who have dined on the same day at the Hotel and whose names are recorded on a register to be kept for 31 days and made available for inspection by the responsible authorities on request;
64. The number of persons permitted in the Police Museum and Event Cells excluding staff shall not exceed [60] persons at any one time (to be determined by Environmental Health Service).
65. The Museum shall be closed to all patrons when the retail sale of alcohol for non residents ends

### **Ground Floor Side Hustle**

66. The number of persons permitted in the Ground Floor Side Hustle excluding staff shall not exceed [75] persons at any one time (to be determined by Environmental Health Service).
67. The supply of alcohol shall only be by waiter/waitress service or bar counter service
68. No new entry/re-entry of patrons (excluding persons exiting to smoke) after 00:00 hours Fridays and Saturdays
69. The Ground Floor Side Hustle shall be closed to residents and their guests when the retail sale of alcohol for non residents ends

### **NoMad Restaurant and Fireplace Room**

70. The provision of licensable activities shall be restricted to:
  - (a) Persons taking a seated table meal; or
  - (b) Persons waiting to be seated for their booking or for their party to assemble
  - (c) Persons attending a private or pre-booked function organised and booked at least 24 hours in advance, a register of such events and persons attending to be kept for 31 days and made available for inspection by the responsible authorities on request; or
  - (d) Residents and up to 4 of their bona fide guests; or
  - (e) Persons served by waiter/waitress service whilst seated up to the hours of 01:00

**The Licensing Authority proposes to replace (a) and (e) of condition 70 with the following condition:**

The premises shall only operate as a restaurant

- (i) in which customers are shown to their table,
- (ii) where the supply of alcohol is by waiter or waitress service only,
- (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery,
- (iv) which do not provide any take away service of food or drink for immediate consumption
- (v) which do not provide any take away service of food or drink after 23.00, and
- (vi) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.

71. The consumption of alcohol shall only be to persons seated with the exception of [70 b) and c).
72. The number of persons permitted in the Atrium Restaurant excluding staff shall not exceed [350] persons at any one time (to be determined by Environmental Health Service).
73. The Atrium Restaurant shall be closed to residents and their guests when the retail sale of alcohol for non residents ends

### **Basement NoMad Lounge (also known as Common Decency)**

74. Any patrons entering the Basement NoMad Lounge (also known as Common Decency) shall be greeted by a member of staff at a reception desk.
75. The supply of alcohol shall only be by waiter/waitress service or bar counter service
76. With the exception of private or prebooked functions (a register of such events and persons attending to be kept for 31 days and made available for inspection by the responsible authorities on request), the retail sale of alcohol in the area hatched grey in the NoMad Lounge (also known as Common Decency) shall be to seated patrons
77. The number of persons permitted in the basement NoMad Lounge (also known as Common Decency) excluding staff shall not exceed [150] persons at any one time (to be determined by Environmental Health Service).
78. No new entry/re-entry of patrons (excluding persons exiting to smoke) to the NoMad Lounge after 01:00 hours Sunday-Thursday trading days.
79. No new entry/re-entry of patrons (excluding persons exiting to smoke) to the NoMad Lounge after 02:00 hours Friday-Saturday trading days
80. The Basement NoMad Lounge (also known as Common Decency) shall not be sublet and will be operated by the premises licence holder.

### **Conditions proposed by the Licensing Authority**

81. No licensable activities shall take place at the premises until premises licence 14/11325/LIPN and 14/11334/LIPN (or such other number subsequently issued for the premises) has been surrendered [and is incapable of resurrection].

### **Conditions proposed by CGCA**

82. The events entrance (at the corner of Bow Street and Broad Court) shall not be used after 22:00 except in the case of emergency.

### **The interested party has provided a second choice alternative to condition 82:**

When the events entrance (at the corner of Bow Street and Broad Court) is used after 22:00 it will be manned by 2 SIA door supervisors who will use their best endeavours to ensure that customers leave via Bow Street and not via Broad Court in order to prevent a nuisance by way of noise.

83. The Museum entrance (on Martlett Court) shall not be used after 22:00 except in the case of emergency.

### **The interested party has provided a second choice alternative to condition 83:**

When the Museum entrance (on Martlett Court) is required to be used after 22:00 it will be manned by a minimum of 1 SIA door supervisor who will use their best endeavours to ensure that customers leave onto Bow Street and do not give rise to a nuisance on Martlett Court.

84. Except for as listed below, non-hotel residents shall not be permitted to enter the premises outside the times in the Council's Core Hours policy, which are:  
Friday and Saturdays: 10:00 to midnight

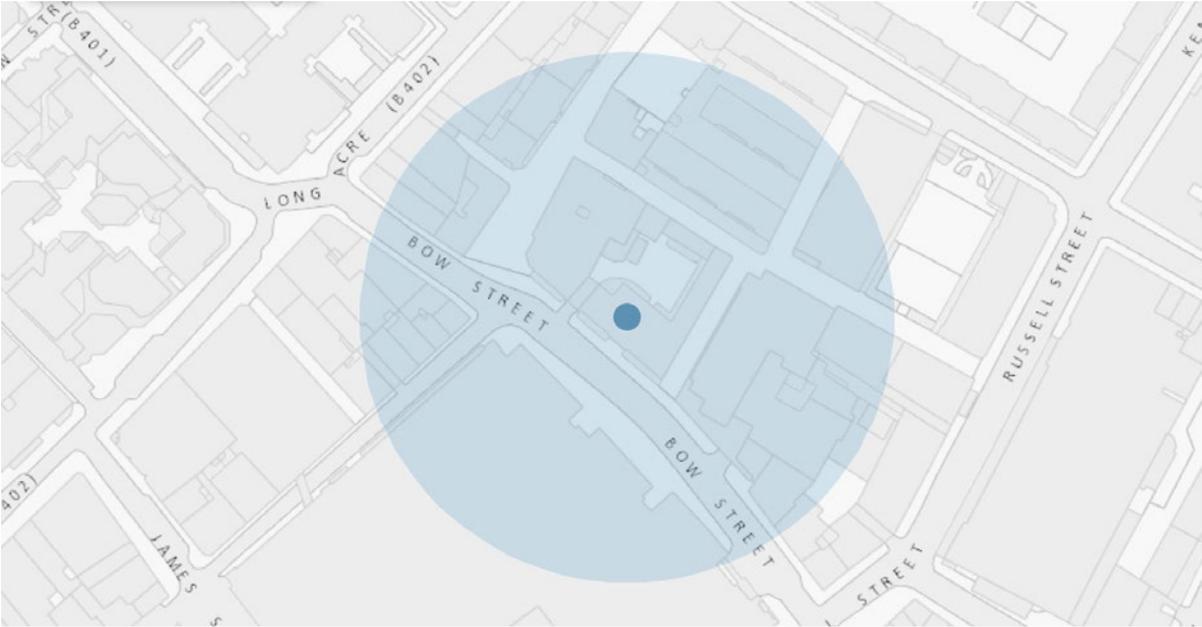
Sundays immediately prior to Bank Holidays: midday to midnight

Other Sundays: midday to 22:30

Monday to Thursday: 10:00 to 23:30.

The exceptions are up to 4 bona-fide guests of a resident at the hotel or non-residents who will be taking a table meal at the hotel.

85. Hotel staff taking a break for smoking or other reasons in the vicinity of the premises will be restricted to the smoking areas used by customers or to another area on Bow Street defined as (yyyy) shown on plan (xxxxx).
86. No waste or recyclable materials, shall be moved, removed from or placed in outside areas between 23:00 hours and 08:00 hours on the following day. Where this waste includes glass these times become 21:00 hours and 08:00 hours.
87. The premises will implement a dispersal policy and all relevant staff will be trained in its implementation. The Policy will be reviewed regularly and whenever the Licensee becomes aware of issues associated with dispersal. It will, at a minimum, require the Licensee to use their best endeavours to ensure that customers do not use Broad Court or Martlett Court after 22:00 and that customers waiting for taxis or PHVs do so inside the hotel.



**Resident Count: 172**

**Licensed premises within 75 Metres of 28 Bow Street, London, WC2E 7AW**

<b>Licence Number</b>	<b>Trading Name</b>	<b>Address</b>	<b>Premises Type</b>	<b>Time Period</b>
19/10652/PREAPM	Not Recorded	Development Site At Former Police Station And Magistrate's Court Bow Street London	Not Recorded	
14/11325/LIPN	Bow Street Hotel	Bow Street Magistrate's Court 28 Bow Street London WC2E 7AW	Hotel, 3 star or under	Monday to Sunday; 00:01 - 00:00
14/11334/LIPN	The Signature Restaurant And Basement Bar	Bow Street Magistrate's Court 28 Bow Street London WC2E 7AW	Restaurant	Monday to Sunday; 00:01 - 00:00
06/04389/WCCMAP	La Ballerina	7-8 Bow Street London WC2E 7AH	Restaurant	Monday to Sunday; 10:00 - 00:30
20/06494/LIPT	Zizzi Restaurant	Basement And Ground Floor 19-20 Bow Street London WC2E 7AW	Restaurant	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
18/11514/LIPDPS	Wildwood	35 - 36 Bow Street London WC2E 7AU	Restaurant	Monday to Sunday; 12:00 - 00:30
18/09580/LIPV	Royal Opera House	Royal Opera House Covent Garden London WC2E 9DD	Theatre	Monday to Saturday; 09:00 - 00:30   Sunday; 09:00 - 00:00
20/07512/LIPT	Pizza Express	Basement And Ground Floor 9 - 12 Bow Street London WC2E 7AH	Restaurant	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
20/06957/LIPDPS	Sun Tavern	66 Long Acre London WC2E 9JD	Public house or pub restaurant	Monday to Thursday; 10:00 - 23:30   Friday to Saturday; 10:00 - 00:00   Sunday; 12:00 - 22:30   Sundays before Bank Holidays; 12:00 - 00:00