

Licensing Sub-Committee Report

Item No:	
Date:	21 January 2021
Licensing Ref No:	20/08598/LIPN - New Premises Licence
Title of Report:	58 - 60 Lupus Street London SW1V 3EE
Report of:	Director of Public Protection and Licensing
Wards involved:	Warwick
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Michelle Steward Senior Licensing Officer
Contact details	Telephone: 020 7641 1872 Email: msteward1@westminster.gov.uk

1.	Application		
1-A	Applicant and premises		
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	21 September 2020		
Applicant:	Atlantico (Uk) Ltd		
Premises:	Unknown		
Premises address:	58 - 60 Lupus Street London SW1V 3EE	Ward:	Warwick
		Cumulative Impact Area:	None
Premises description:	According to the application form, this is a new Premises Licence application to operate as a Delicatessen. The applicant has applied for off sales for the sale by retail of alcohol.		
Premises licence history:	This is an application for a new Premises Licence and no Premises Licence history exists in this instance.		
Applicant submissions:	<p>During the consultation period the applicant reduced the hours applied for from:</p> <p>Sale by Retail of Alcohol (Off Sales Only)</p> <p>Monday to Sunday 10:00 to 22:00</p> <p>Opening Hours</p> <p>Monday to Sunday 08:00 to 22:00</p> <p>To</p> <p>Sale by Retail of Alcohol (Off Sales Only)</p> <p>Monday to Saturday 10:00 to 20:00</p> <p>Sunday 10:00 to 18:00</p> <p>Opening Hours</p> <p>Monday to Saturday 08:00 to 20:00</p> <p>Sunday 10:00 to 18:00</p> <p>The applicant provided submissions to those that made representations and this can be seen at Appendix 2.</p>		

1-B	Proposed licensable activities and hours						
Sale by retail of alcohol				On or off sales or both:			Off Sales Only
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End:	20:00	20:00	20:00	20:00	20:00	20:00	18:00
Seasonal variations/ Non-standard timings:			None				

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	10:00
End:	20:00	20:00	20:00	20:00	20:00	20:00	18:00
Seasonal variations/ Non-standard timings:			None				

2.	Representations
2-A	Responsible Authorities
Responsible Authority:	Environmental Health Service
Representative:	Ayesha Bolton
Received:	11 November 2020
<p>I refer to the application for a New Premises Licence for the above premises.</p> <p>This representation is based on the application, plans and operating schedule submitted.</p> <p>The applicant is seeking the following:</p> <ol style="list-style-type: none"> To provide for the Supply of Alcohol 'OFF' the premises only Monday to Sunday 10.00 to 22.00 hours <p>I wish to make the following representation:</p> <ol style="list-style-type: none"> Representation raised. The Supply of Alcohol and the hours requested for the Supply of Alcohol will have the likely effect of causing an increase in Public Nuisance within the area and may impact on Public Safety. <p>Environmental Health propose the following conditions to support the Licensing Objectives.</p> <ol style="list-style-type: none"> All sales of alcohol for consumption 'Off' the premises shall be in sealed containers only and shall not be consumed on the premises. All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale. A Challenge 21 or 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.

4. No super-strength beer, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles.
5. No more than 15% of the sales area shall be used at any one time for the sale, exposure for sale, or display of alcohol.
6. There shall be no self-service of spirits on the premises, save for spirit mixtures less than 5.5% ABV.
7. Prominent signage indicating the permitted hours for the sale of alcohol shall be displayed so as to be visible before entering the premises, where alcohol is on public display, and at the point of sale.
8. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
9. 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 licensable activities are provided. 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.
10. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
11. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
12. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
13. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
14. 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.

15. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
16. No waste or recyclable materials shall be moved, removed from or placed outside the premises between 22.00 hours and 08.00 hours on the following day.
17. No collections of waste or recycling materials (including bottles) from the premises shall take place between 22.00 hours and 08.00 hours on the following day.
18. No deliveries to the premises shall take place between 22.00 hours and 08.00 hours on the following day.

Should you wish to discuss the matter further please do not hesitate to contact me.

During the consultation period the applicant agreed with the Environmental Health Service to adopt the above conditions, however Environmental Health has maintained their representation.

Responsible Authority:	Metropolitan Police Service (<i>Withdrawn 6 November 2020</i>)
Representative:	PC Adam Deweltz
Received:	4 November 2020

With reference to the above, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, are making a representation against this application.

It is our belief that if granted, the application would undermine the Licensing Objectives in relation to The Prevention of Crime and Disorder.

I note the steps you intend to take to promote the licensing objectives and I have listed the following conditions below Police would like you to agree to:

- 1) *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.*
- 2) *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.*
- 3) *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.*
- 4) *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
- (g) any refusal of the sale of alcohol
- (h) any visit by a relevant authority or emergency service.

- 5) All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
- 6) A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
- 7) No super-strength beer, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles.
- 8) No single cans or bottles of beer or cider or spirit mixtures shall be sold at the premises.
- 9) There shall be no self-service of spirits on the premises, save for spirit mixtures less than 5.5% ABV.
- 10) No miniature bottles of spirits of 20 cl or below shall be sold from the premises.
- 11) All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale.

I look forward to your prompt response.

On the 6 November the applicant agreed with the Metropolitan Police Service to adopt the above conditions to form part of the Operating Schedule and the Metropolitan Police Service withdrew their representation.

2-B Other Persons	
Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	11 November 2020

[REDACTED] this new delicatessen due to open soon. My husband and my two boys have [REDACTED] We are coming up to our retirement very soon and hoped to enjoy it in peace and quiet and we are now faced with this unexpected Scenario of people going in and out of the Delicatessen premises until 10 pm at night including Sundays. Tables and chairs are intended to be sited on the pavement right opposite our window. We understood the trading hours were 9 am to 6 pm and now a licence to sell alcohol is requested until 10pm. This should not be permitted beyond 9am to 6pm.

This parade of shops has been very quiet in the evening when other premises close at 6pm and if this is allowed residents will be disturbed by noise, lights and people entering and leaving the premises until late at night. The sale of alcohol until 10 pm may encourage street drinking which

is a danger to public safety.

I urge you limit the licencing hours in accordance with the permitted trading hours of 9 am to 6 pm.

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	24 October 2020

[REDACTED] above the premises and the front door to the building is next to the entrance to the deli. We can hear pedestrians conversation clearly let alone to have clients purchasing alcohol for consumption on the premises and take away. It will encourage young persons to purchase drinks and drink on street level. There are no public toilets in the vicinity. There are also schools within 100m

This is concerning for safety and the owners will not interact outside the premises with drunks or yobs and we object

The planning application 19/08973/TCH allowed pavement use for 4 tables and 8 chairs. If alcohol was allowed here at the tables, it would cause noise and substantial nuisance to neighbours & even if alcohol was not allowed at these tables customers purchasing alcohol in store might continue to stay, gather on the pavement area and to drink here and smoke. This could cause significant disruption to us late in the evening and would affect residential amenity. In Spring, Summer & Autumn months the noise from conversations and possible smoking would be a particular problem to anyone living above.

Lights from the shop going into the evening would also affect neighbours opposite and it is possible that drinking outside might cause problems which could cause a public nuisance on the street. It is unlikely that staff inside the store could control customers outside on the street especially late at night. Our entrance door is [REDACTED] Regarding issues of public safety & protection it should be pointed out that there are three schools close by & another licensed premises on the street & the increased accessibility of alcohol could be problematic for school children.

For these reasons I wish to object, and hope that these comments can be taken into consideration.

Further comments received from the objector following mediation on the 17 November 2020:

Thank you for your email.

I most certainly do not wish to withdraw my representation.

The conditions below, do not address my complaint about the opening hours 10am-10pm seven days a week which is inconsistent with those in the planning application (9am-6pm Monday-Saturday) as well as not keeping with other businesses in the parade.

The owner of the deli installed chiller units on the building wall and we understand planning permission was not applied for. We are having sleepless nights since Monday 9 November 2020 due to noise and vibration transmitted to all of our flat.

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	13 November 2020

The Application is incomplete

The drawings submitted by the Applicant are incomplete and do not show 'the use of an area of public highway measuring 11.2 m x 1.93 m for the placing of four tables, eight chairs and associated barriers in connection with the ground floor retail unit.' (19/08973/TCH).

Permission was granted with a condition that these must be removed by 6 pm 'to protect neighbouring residents from noise and disturbance as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and TACE 11 of the Unitary Development Plan adopted in January 2007 (R25BD)'.

This will affect any future application for an on-license.

Public Nuisance

The business is a delicatessen selling food and the trading hours are restricted to 9 am to 6 pm as acknowledged by the Planning Applications Sub-Committee (2) (19/07962/FULL). If permitted to trade as an off-license beyond the permitted hours it will inevitably cause disturbance to residential amenity directly above and opposite where residents are entitled to rest, relaxation and sleep.

The Applicant's Operational Statement confirms the trading hours of 9 am to 6 pm but here a License from 10 am to 10 pm is requested. In the WCC Statement of Licensing Policy 2016 at para. 10.15 it is stated 'Applicants should not apply for later hours than they will in fact operate. In other words they should match the licensing hours to the trading hours.'

There should be a condition that no evening wine-tasting events or similar are permitted outside the normal trading hours of 9 am to 6 pm to 'protect neighbouring residents from noise and disturbance as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and TACE 11 of the Unitary Development Plan adopted in January 2007 (R25BD)'.

The Applicant has transferred his business from the commercial street of Warwick Way but this section of Lupus Street is residential on both sides and windows of the terrace properties opposite at numbers 53 to 59 directly face the commercial properties on the Neate House parade and will be subject to noise, illumination and disturbance from within the unit and from customers entering and leaving the premises up to 10 pm including Sundays. There are also children's bedrooms facing the premises.

The attached photo was taken at 10 pm at night and clearly shows this section of Lupus Street to be extremely quiet. If trading at 10 pm is permitted it will be detrimental to residents' quality of life. It can be seen that bedrooms in the Neate House residential properties above are only a few feet above the entrance to the premises.

Public Safety

Selling alcohol all day could lead to street drinking and endanger public safety as experienced at other licensed premises on Lupus Street. Windows have been smashed by drinkers at Wine Rack, 4 Lupus Street endangering passers-by.

Crime and Disorder

There is a realistic expectation that if this business is operating as an off-license until late at

night then unruly behaviour cannot be ruled out - causing public and private endangerment. Such issues have been reported at other off-licenses on Lupus Street. During the last two and a half years 'Wine Rack' at 4 Lupus Street has had its windows smashed twice within six months. There has also been a problem at the Tesco Express off-license, 89 Lupus Street affecting customers and passers-by. The all-day sale of alcohol invites such behaviour to occur in this location and is unlikely to be within the control of staff.

Protection of Children from Harm

The realistic possibility of street drinking due to the all-day sale of alcohol is a factor to be considered and there should be an informative pointing out that the premises are opposite the Churchill Gardens Primary Academy and they are diagonally situated from Pimlico Academy and Pimlico Primary. Children are regularly passing along the pavement outside the premises.

Conclusion

There is no objection to the retail sale of alcohol during the permitted trading hours of 9 am to 6 pm and a specialist delicatessen is welcomed in this location - but there is a strong objection to the potential problems accompanying the extended hours applied for here.



Further comments received from the objector following mediation dated 18 November 2020:

Thank you for your email of yesterday's date.

I shall definitely not be withdrawing my representation.

I note the standard information from the Metropolitan Police and Environmental Health Service and the conditions to which the applicant has agreed.

Point 11 of the Environmental Health conditions is not being complied with:

'No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.'

There are at least 7 commercial refrigeration condenser units operating 24 hours daily and the noise and vibration is depriving residents above of the quiet enjoyment of their property.

The central matter of my representation refers to the extended licensing hours of 10 am to 10 pm which exceeds the permitted trading hours of 9 am to 6 pm (Planning Applications Sub-Committee (2) (19/07962/FULL). The licensing hours must match the trading hours see WCC Statement of Licensing Policy 2016 at para. 10.15.

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	5 November 2020

I [REDACTED] proposed business and I object on these grounds:

Public nuisance from -
LONG HOURS - 10 am - 10m Monday to Sunday, when the rest of the parade usually closes at 6pm and most of the parade is closed Sundays & certainly by 6pm; the long hours give residents no break on any day during the week
The premises is under a residential block of flats & opposite a residential block & it is usually a quiet area in the evenings.
The late hours for the shop would mean that people would be going in & out of the store to buy alcohol till late & there could be noise from late evening trading and could be light pollution to residents opposite from lighting in the shop & lighting outside

NOISE:
It is not clear whether alcohol would be served at tables & chairs outside but an earlier planning application 19/08973/TCH allowed 4 tables & 8 chairs outside and if alcohol was served & drunk in this area, or if people bought alcohol in the store & then came outside to drink & gather here, it could become noisy and cause a public nuisance to local residents till late in the evening; there could also be noise from clearing up & clearing tables away after 10pm
It is unlikely staff inside the store would be unable to control any disturbances outside if they did occur

SCHOOL CHILDREN
There are also 3 schools nearby & the availability of alcohol from another licensed premises on the street could cause issues of public safety to school children and young adults

Name:	██████████
Address and/or Residents Association:	██████████ ██████████ ██████████ ██████████
Received:	1 November 2020
<p>I support local business and would support a local delicatessen but am concerned about this licensing application, and wish to object. I live in a residential block over the unit. My main concern is the hours and public nuisance. On an earlier planning application this year - 19/08973/TCH - the opening hours were given as 9 am - 6pm & shorter hours on Sunday. This licensing application gives the hours as 10 am - 10 pm Monday through to Sunday included, which gives no break to local residents. The unit is part of a parade where most of the shops are closed by 6pm Monday to Saturday; most units are closed all day on Sunday. A café at the end closes at 6pm. This section of Lupus Street is chiefly residential and is quiet after 6.30 - 7pm. There is a residential block of flats above the premises and a residential block opposite. If the unit is open and potentially selling alcohol to 10 pm every night this would affect local residents substantially in terms of noise and disruption, from customers coming & going from the store late into the evening. Lights from the shop going into the evening would also affect neighbours opposite. The earlier planning application 19/08973/TCH allowed pavement use for 4 tables and 8 chairs. If alcohol was allowed here at the tables, it would cause noise and substantial nuisance to neighbours; even if alcohol was not allowed at these tables customers purchasing alcohol in store might stay outside & drink here till late. This could cause significant disruption to residents, & cause a public nuisance. If there was any disturbance from customers drinking outside, it is unlikely that staff inside the store could control this. It should be stated that there are three schools close by & another licensed premises on the street & the increased accessibility of alcohol could be problematic for school children & young adults.</p> <p><i>Further comments received from the objector 9 November 2020:</i></p> <p>I am very concerned by this application and wish to object on the grounds of the very late hours, compared with the rest of the other units on the parade. I also wish to object on the grounds of the public nuisance it could cause through noise to local residents from trading late at night, and through possible anti-social behaviour. It is not certain how the pavement area outside the shop with 4 tables and 8 chairs would be utilised but there is already permission granted for the use of this, and I am concerned how this area would be used, and by the possibility of late night drinking outside the shop and by noise and disruption, which could not be managed by staff in the shop. This would seriously affect the residential amenity of this street, which is generally quiet at night.</p> <p><i>Further comments received from the objector following mediation on the 18 November 2020:</i></p> <p>Thank you for your email and for advising me of the conditions below.</p> <p>I do not wish to withdraw my comments, and my objection still stands.</p> <p>I remain deeply concerned about the hours running from 10am - 10pm every day, which are not in line with those on the original planning application and are much later, and are also out of step with the hours of the rest of the retail parade.</p> <p>I remain concerned about the possibility of noise and disturbance arising from these late hours and their impact on local residents. I am also unsure how staff inside the store would control any disturbance or problems outside. This area of the street is usually quiet in the evenings.</p>	

I am interested to see condition no 11 directed by the Environmental Health Service on noise and vibration, as this is a condition which is not being followed by the premises at the present: there is noise and vibration from 7 compressor units on the premises which is currently causing disturbance to local residents day and night and which I can hear clearly as I write this now in the evening.

I confirm that I still wish to object and thank you again for your email.

Name:	██████████
Address and/or Residents Association:	██████████ ██████████ ██████████ ██████████

Received:	25 October 2020
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We object to licence being given as reside immediately above . If alcohol is consumed on/off premises for 12 hours per day 7 days a week we will have no quiet enjoyment of our flat. There will be smoking, drinking and loud noise associated with the licence. The operator will never control unseemingly behaviour outside its premises. ██████████ 10 feet away and we feel for our safety. Let alone schools in the vicinity within 100m. As it is we can hear every word passing pedestrians are saying. Over few months now we hear ref drilling especially on Saturdays and Sundays

I am a ██████████ concerned and am very concerned about this off-site licensing application.

I support local business and shops and would support a local delicatessen but am concerned about a number of issues relating to the licensing application, and wish to object.

A key concern relates to the hours. On an earlier planning application this year - 19/08973/TCH - the opening hours were given as 9 am - 6pm with shorter hours on Sunday. This licensing application gives the hours as 10 am - 10 pm Monday through to Sunday included, which gives no respite to local residents.

The unit is part of a retail parade where most of the shops are closed by 6pm Monday to Sunday and where most of the units are closed all day on Sunday. A café at the end closes at 6pm. This section of Lupus Street is chiefly residential and is quiet after 6.30 - 7pm. There is a residential block of flats above the premises and a residential block opposite.

For the unit to be open and potentially selling alcohol up to 10pm every night would affect local residents substantially in terms of noise and disruption where this has not been previously, and would cause a public nuisance. There would be noise from customers coming & going from the store late into the evening. The block above the premises dates from the 1950's and there is no internal sound insulation in the building.

The planning application 19/08973/TCH allowed pavement use for 4 tables and 8 chairs. If alcohol was allowed here at the tables, it would cause noise and substantial nuisance to neighbours & even if alcohol was not allowed at these tables customers purchasing alcohol in store might continue to stay, gather on the pavement area and to drink here and smoke. This could cause significant disruption to us late in the evening and would affect residential amenity. In Spring, Summer & Autumn months the noise from conversations and possible smoking would be a particular problem to anyone living above.

Lights from the shop going into the evening would also affect neighbours opposite and it is possible that drinking outside might cause problems which could cause a public nuisance on the street. It is unlikely that staff inside the store could control customers outside on the street especially late at night. Our entrance door is 10ft away. Regarding issues of public safety & protection it should be pointed out that there are three schools close by & another licensed

premises on the street & the increased accessibility of alcohol could be problematic for school children.

For these reasons I wish to object, and hope that these comments can be taken into consideration.

Correspondence received from the objector following mediation on the 17 November 2020:

Thank you for your email.

I most certainly do not wish to withdraw my representation.

These conditions do not address my complaint about the operating hours 10am to 10pm seven days a week which are not only out of keeping with the other businesses in the parade but are inconsistent with those in the planning application (9am to 6pm Monday to Saturday).

We have had sleepless nights since they switched on their chiller units on 9th November 2020 which are on 24/7 due to transmission of hum noise and vibrations which is contrary to the Environment Health Committee. The new chillers are attached to the building structure below [REDACTED] and we understand that the owners proceeded with such installation without Planning approval. This has been reported to the Planning Enforcement Team who are dealing with the matter.

Is it time that your division communicates with the Planning Enforcement?

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Received:	1 November 2020

[REDACTED] Neate House. The ground floor in Neate House is relatively low and therefore the first floor flats are relatively close to pavement level. The privacy of, and noise levels in, the first floor flats is therefore a matter of unusual sensitivity. As a consequence it is difficult to see how the combination of a license to sell alcohol (irrespective of the fact that it is currently for consumption off the premises) and planning permission to enable tables and chairs to be positioned on the pavement can be anything other than damaging to the ability of residents of first floor flats to enjoy the quiet use of their property. It is therefore my view that the licensing authorities have no option but to reject this application.

This is a serious issue for all residents of Neate House but particularly for the residents of first floor flats.

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	21 October 2020

Noise, smell, rubbish, lack of parking, irritation for residents of Neate House, nearby school

Name:	[REDACTED]
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Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
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Received:	10 November 2020
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This representation is on the grounds of public nuisance.

The property was previous used as a carpet shop . It's operating hours where Monday to Friday between 8am and 5pm and was closed on weekends. During these operating hours the noise pollution was negligible. Outside of these hours there was no noise pollution from the premises at all.

This license application proposes a change in use of the premises and in operating hours from 8am to 10pm with alcohol sales between the hours of 10am and 10pm for 7 days of the week.

My concern is that during these hours there will be nuisance noise at the back of the building that will effect the neighbors above and adjacent to the premises.

A major cause of this noise will be associated with the delivery and disposal of bottles and the clattering of kitchen wear throughout the operating hours and in particular at closing time.

Additionally, the license does not state that the rear doors will be kept closed at all times unless in the event of a fire. For this reason it is likely that there will be noise from work in the basement unit and staff in the rear courtyard during there work breaks.

To add to this, during these hours and throughout the night, there will be a continuous noise from the newly installed refrigeration condensing unit at the rear of the building (see CAS-111350). This ongoing noise will impact the quite enjoyment of neighbors to the rear of the property and in particular will impair their sleep during summer months when windows may be left open at night.

There is also no mention of how waste will be managed and if it is permitted to store waste in the courtyard. If so then this would imply constant access to the courtyard via the rear doors. There is also no mention of how the rear of the building will be maintained so not to cause an eye sore to overlooking neighbors.

Name:	[REDACTED]
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Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
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Received:	1 November 2020
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I welcome the idea of a delicatessen in the area, but as a resident who will be affected by this application, I am very concerned about the extended hours of operation in conjunction with the application for an alcohol licence. I object on the grounds of public nuisance.

I note the discrepancy in operating hours between the planning application (9am to 6pm, Monday to Saturday) and this application (10 am to 10pm, seven days a week). The latter hours are quite out of keeping with the other businesses in the area, including the local Italian deli. In the evening the residents enjoy a relatively quiet environment. Such operating hours below a block of residential flats would expose residents to constant nuisance from noise of passing trade and light pollution and late night disturbance from closing operations (removal of rubbish, chairs and tables etc). The hours have more the character of a public house. Furthermore, it is unclear whether alcohol could and would be served on the outside tables.

I ask therefore that the hours of operations be restricted to those of the rest of the parade (ie no business after 6pm or on Sundays) and that no alcohol be consumed on the premises either at wine tastings inside the delicatessen or outside on the tables. I am also concerned about the permission for outside tables and the disturbance they create for residents (especially in summer months) from noisy conversations and tobacco smoke, which would be redoubled if alcohol were to be served to customers. Having groups of people so close to the main entrance of the flats late of night is bound to have an intimidating effect on residents, especially the elderly.

Further comments received the objector following mediation dated 17 November 2020:

Thank you for your email. While some of the conditions are welcome, I most certainly do not wish to withdraw my representation.

These conditions do not address my complaint about the operating hours 10am to 10pm seven days a week which are not only out of keeping with the other businesses in the parade but are inconsistent with those in the planning application (9am to 6pm Monday to Saturday).

Moreover, the owners of the business are already knowingly in breach of one of the conditions they agreed. I refer to clause 11 of the Environmental Health committee which forbids nuisance to residents on grounds of noise or vibrations. My neighbours have already made representations to this business, to no avail, that they unable to sleep because of a continuous hum and disturbing vibrations day and night, arising from the installation without planning permission of seven chiller units attached to the back of the building.

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	28 October 2020

On the grounds of preventing public nuisance, vandalism and disturbance to me and other local residents, I object to Delicias café being granted a licence to sell alcohol, for consumption either inside or outside their property.

[REDACTED] the proposed outdoor café area and would already be negatively impacted by the noise and cigarette smoke from the proposed outdoor seating area. If, to worsen matters, customers will also be able to drink alcohol there until 10pm daily, then this will significantly decrease my quality of life, due to the increased noise, litter (e.g. cigarette butts) and rowdy behaviour, such as shouting and public urination in nearby streets after closing time.

Even if alcohol was only available to purchase inside the property, some customers would inevitably take their drinks outside to smoke, causing crowding on the pavement. Furthermore, there are 2 schools and nurseries located within a 100m radius of the property, meaning that families would have to walk past those drinking and smoking, on a fairly narrow pavement.

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Received:	26 October 2020
<p>I object to this application if alcohol will be served on the premises.</p> <p>I object on the grounds that residential property is directly above the shop. I understand that if alcohol is allowed to be sold, it will not be difficult to get permission for alcohol to be served to people who can then sit outside.</p> <p>This would cause disturbance and noise to residents.</p>	

3.	Policy & Guidance
The following policies within the City Of Westminster Statement of Licensing Policy apply:	
Policy HRS1 applies	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> 1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm. 2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation. 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed. 4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises. 5. The proposed hours when any music, including incidental music, will be played. 6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises. 7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity. 8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night. 9. The capacity of the premises. 10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation. 11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely. 12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises. 13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives. 14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into

	<p>account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation applications.</p> <p>C. For the purpose of Clauses A and B above, the Core Hours for applications for each premises use type as defined within this policy are:</p> <ul style="list-style-type: none"> • Pubs and bars, Fast Food and Music and Dance venues Monday to Thursday: 10am to 11.30pm. Friday and Saturday: 10am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 12pm to 12am. • Restaurants Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.</p> <p>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p>
<p>Policy OS1 applies:</p>	<p>A. Applications outside the West End Cumulative Zones will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities are within the council's Core Hours Policy HRS1. 3. The applicant has taken account of the Special Consideration Zone Policy SCZ1 if the premises are located within a designated zone. 4. The application and operation of the venue meeting the definition for a premises that provides off sales of alcohol as per Clause C. <p>B. Applications inside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities are within the council's Core Hours Policy HRS1. 3. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone. 4. The application and operation of the venue meeting the definition for a premises that provides off sales of alcohol as per Clause C. <p>C. For the purposes of this policy, a premises that provides off sales of alcohol is defined as a premises where the sale of alcohol is primarily for consumption off the premises (i.e. shops, stores and supermarkets, etc.).</p>

4. Equality Implications

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

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

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

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

Report author:	Michelle Steward Senior Licensing Officer
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If you have any queries about this report or wish to inspect one of the background papers please contact the report author.

Background Documents – Local Government (Access to Information) Act 1972

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2016
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Environmental Health Representation	11 November 2020
5	Metropolitan Police Representation (<i>Withdrawn</i>)	24 October 2020
6	Public Representation 1	11 November 2020
7	Public Representation 2	24 October 2020
8	Public Representation 3	13 November 2020
9	Public Representation 4	5 November 2020
10	Public Representation 5	1 November 2020
11	Public Representation 6	25 October 2020
12	Public Representation 7	1 November 2020
13	Public Representation 8	21 October 2020
14	Public Representation 9	10 November 2020
15	Public Representation 10	1 November 2020
16	Public Representation 11	28 October 2020
17	Public Representation 12	26 October 2020

The below correspondence was sent to all parties on the 24 November 2020 together with the list of agreed conditions with Environmental Health and the Metropolitan Service. However all parties wished to maintain their representations.

Dear Neighbours

Regarding our application for a Premises License (Off License) I read your representation and I understand your concerns. We want to work with the neighbours and the authorities to protect the 4x license objectives

Delicias de Portugal is a part of Atlantico UK Ltd and we have been in the market for more than 20 years. We use to have a shop in Victoria but we close to open a bigger shop with better conditions We represent more than 1000 deli products from Portugal and Brazil. From café, olive oil, sal, sugar, vinegar, cheese, ham, soft drinks, desserts, frozen good, wines, beers and many others. Our shop is up market. We are not a typical off license. We sell groceries, deli products and wine are one of the products. Our product is not cheap. The price of ours wines could go from £10.00 until £200 for a bottle of wine. We will not sell individual bottles of beer or cider. Only in packs. We will not sell miniatures of spirits. Alcohol is a complement or our deli products

Some neighbours mention people drinking inside or outside. But that will not happen, because we only apply for **Sale of Alcohol OFF License**. We apply for tables and chairs outside but for costumers drink a coffee, tea or soft drink. No Alcohol will be sold for costumers to consume on the premises Inside or outside.

Regarding the rubbish collection, that will be daily by the Council Services. We use the Council Bags.

Because we want to have a good relationship with the neighbours, we decide to amend the hours we initially asked for. I just inform the council that we wish to amend the open the Sale of alcohol Hours and Open and closing times to:

Monday to Saturday

Opening at 08:00 closing at 20:00; Sale of Alcohol OFF License from 10:00 am until 20:00 (Instead of 22:00

Sunday

Opening at 09:00 and closing at 18:00; Sale of Alcohol Hours from 10:00 Am until 18:00 (Instead of 22:00

I think the hours we apply for are reasonable and the Conditions we agree with the Police and the Authorities will protect the 4x License Objectives.

I'm sure that 90% of our local residents will be our costumers in a near future when they see the quality of our products.

If any neighbour has any concern regarding our shop, please let the manager know, by visiting the premises, by phone or email.

Premises History**Appendix 3**

No Premises Licence History Exists for this Premises.

Temporary Event Notice History

Application	Details of Application	Details of Event	Decision
20/11069/LITENP	Temporary Event Notice	Sale by Retail of Alcohol – Off Sales 4 to 6 December 2020 from 10:00 to 22:00	Notification
20/10507/LITENP	Temporary Event Notice	Sale by Retail of Alcohol – Off Sales 24 to 29 November 2020 from 10:00 to 22:00	Notification
20/10262/LITENP	Temporary Event Notice	Sale by Retail of Alcohol – Off Sales 17 to 22 November 2020 from 10:00 to 22:00	Notification
20/10012/LITENP	Temporary Event Notice	Sale by Retail of Alcohol – Off Sales 9 to 15 November 2020 from 10:00 to 22:00	Notification

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE AND CONDITIONS PROPOSED BY A PARTY TO THE HEARING

When determining an application for a new premises licence under the provisions of the Licensing Act 2003, the licensing authority must, unless it decides to reject the application, grant the licence subject to the conditions which are indicated as mandatory in this schedule.

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers necessary for the promotion of the licensing objectives.

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

Mandatory Conditions

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

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

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

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

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

Conditions consistent with the operating schedule

None

Conditions proposed by the Environmental Health Service and agreed with the applicant so as to form part of the Operating Schedule:

9. All sales of alcohol for consumption 'Off' the premises shall be in sealed containers only and shall not be consumed on the premises.
10. All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale.
11. 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.
12. No super-strength beer, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles.
13. No more than 15% of the sales area shall be used at any one time for the sale, exposure for sale, or display of alcohol.
14. There shall be no self-service of spirits on the premises, save for spirit mixtures less than 5.5% ABV.
15. Prominent signage indicating the permitted hours for the sale of alcohol shall be displayed so as to be visible before entering the premises, where alcohol is on public display, and at the point of sale.
16. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
17. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when licensable activities are provided. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
18. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
19. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

20. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
21. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
22. 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.
23. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
24. No waste or recyclable materials shall be moved, removed from or placed outside the premises between 22.00 hours and 08.00 hours on the following day.
25. No collections of waste or recycling materials (including bottles) from the premises shall take place between 22.00 hours and 08.00 hours on the following day.
26. No deliveries to the premises shall take place between 22.00 hours and 08.00 hours on the following day.

Conditions proposed by the Metropolitan Police Service and agreed with the applicant so as to form part of the Operating Schedule:

27. 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.
28. 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.
29. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
30. No single cans or bottles of beer or cider or spirit mixtures shall be sold at the premises.
31. There shall be no self-service of spirits on the premises, save for spirit mixtures less than 5.5% ABV.
32. No miniature bottles of spirits of 20 cl or below shall be sold from the premises.



A search of the GIS Mapping System was carried out at a 75 metre radius from the premises and no Licensed Premises were located.