

# Licensing Sub-Committee Report

Item No:	
Date:	1 July 2021
Licensing Ref No:	21/01023/LIPN - New Premises Licence
Title of Report:	Park Grand Paddington Hotel Refurbishment Site At 22 Devonshire Terrace, 1-2 Queens Gardens And 57-62 Cleveland Square London W2 6DH
Report of:	Director of Public Protection and Licensing
Wards involved:	Lancaster Gate
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

<b>1-A</b>	<b>Applicant and premises</b>		
<b>Application Type:</b>	New Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	11 February 2021		
<b>Applicant:</b>	Inhabit Hotel Queens Gardens Ltd		
<b>Premises:</b>	Park Grand Paddington Hotel		
<b>Premises address:</b>	Refurbishment Site At 22 Devonshire Terrace, 1-2 Queens Gardens And 57-62 Cleveland Square London W2 6DH	<b>Ward:</b>	Lancaster Gate
		<b>Cumulative Impact Area:</b>	None
		<b>Special Consideration Zone:</b>	None
<b>Premises description:</b>	The premises currently operates as a hotel.		
<b>Premises licence history:</b>	<p>The premises have had the benefit of two premises licences, Licence number 08/07241/LIPDPS which was suspended on 17 February 2009 and Licence number 21/04917/LIPCH which was granted in 2009 and is still currently in place.</p> <p>The existing premises licence 21/04917/LIPCH is attached at <b>Appendix 3</b> of this report along with the full licence history.</p>		
<b>Applicant submissions:</b>	The applicant has provided a brochure which can be found at <b>Appendix 2</b> along with the applicant's mediation email.		
<b>Applicant amendments:</b>	During the consultation period the applicant changed their name from Park Grand Paddington Hotel Ltd to Inhabit Hotel Queens Gardens Ltd.		

<b>1-B</b>	<b>Proposed licensable activities and hours</b>						
<b>Films – Hotel residents and guests</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>	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>			None				

<b>Sale by retail of alcohol</b>				<b>On or off sales or both:</b>			<b>On premises</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	12:00
<b>End:</b>	23:00	23:00	23:00	23:00	23:00	23:00	22:30
<b>Seasonal variations/ Non-standard timings:</b>			For residents and guests the times are 00:00 – 00:00				

Hours premises are open to the public							
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:		None					

## 2. Representations

<b>2-A</b>	<b>Responsible Authorities</b>
<b>Responsible Authority:</b>	Metropolitan Police Service ( <i>Withdrawn 23 March 2021</i> )
<b>Representative:</b>	PC Bryan Lewis
<b>Received:</b>	09 March 2021
<p>Police object to this application, as it does not promote the licensing objectives, namely the prevention of crime and disorder for the following reasons:</p> <ul style="list-style-type: none"> <li>Insufficient licence conditions proposed</li> </ul> <p>I will contact you to discuss further.</p> <p><b>Following agreement of conditions with the applicant, The Metropolitan Police withdrew their representation on 23 March 2021.</b></p>	
<b>Responsible Authority:</b>	Environmental Health Service
<b>Representative:</b>	Ian Watson
<b>Received:</b>	11 March 2021
<p>I refer to the application for a New Premises Licence.</p> <p>The applicant has submitted floor plans of the premises.</p> <p>This representation is based on the plans and operating schedule submitted.</p> <p>The applicant is seeking the following</p> <ol style="list-style-type: none"> <li>To provide for the Supply of Alcohol 'On' the premises Monday to Saturday between 10.00 and 23.00 hours and Sunday between 12.00 to 22.30 hours. Unrestricted for residents and their guests.</li> <li>To provide regulated entertainment 'Indoors' comprising <ul style="list-style-type: none"> <li>Films</li> </ul> Unrestricted for residents and their guests.</li> </ol> <p>I wish to make the following representation</p> <ol style="list-style-type: none"> <li>The hours requested for the Supply of Alcohol will have the likely effect of causing an increase in Public Nuisance within the area.</li> <li>The hours requested to permit the provision of regulated entertainment will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area.</li> </ol>	

The applicant has provided additional information along with conditions which will be addressed and further conditions may be proposed. The premises are already licensed under 09/07369/LIPN.

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

<b>2-B</b>	<b>Other Persons</b>		
<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>	09 March 2021		
people gathering outside to smoke cigarettes on the pavement houses [REDACTED] the hotel are residential noise of cliental noise of deliveries noise of removing bottles			
<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>	08 March 2021		
<p>I strongly object to this application.</p> <p>This will cause a lot of noise , rubbish and nuisance in the neighbourhood which has families. We do not want this to happen.</p> <p><b>Residents' response to the applicant's mediation email received on 02 April 2021:</b></p> <p>Unfortunately, the below note does not address my concerns. [REDACTED].</p> <p>Having a restaurant and bar that's open to the public will naturally attract members of the public (both good and bad).</p> <p>With that comes</p> <p>a) more people, consumption and rubbish in the street</p> <p>b) people taking phone calls outside loudly so they can be heard by families trying to sleep in their homes [REDACTED] the hotel</p> <p>c) people shouting and talking loudly after they've had a few drinks in the bar and restaurant which again can be heard by residents</p> <p>d) additional taxis and traffic going through the road as more people start going to the hotel, attracted by their extended facilities and recreational activities.</p>			



e) cars and taxis leaving their engines on as they wait for the increased numbers of people/ public members that decide to visit the hotel. Additional noise pollution for residents and carbon emissions for us to breathe

Appreciate the hotel owner will try and run a right ship but they can't constantly police the behaviour of individuals and cars outside the entrance and it's not in their interests to do so as this would negatively impact their profitability.

I understand why the hotel owner might want to line his pockets with money with higher room rates as well as making even more money by opening facilities up to the public but with everything there is a compromise. By granting the license, Westminster council will be comprising the its tax paying and law abiding residents. We will undoubtedly suffer from increased noise, nuisance, climb over rubbish and breathe in more pollution.

I would be happy to speak with the license applicant about my concerns and views on rejecting the application. Under no circumstances will I agree to this application.

<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>	10 March 2021		

Hi I am writing on behalf of my husband and myself. [REDACTED] this application and feel me must object to this for the negative impact it will have on us. There will be much more, noise, disturbances, music, chatter until late hours, smoking, littering, drunken behaviour that we will not be able to avoid. It's currently a lovely quiet, friendly, residential area which is rare for this part of London and this will change the face of it all. What sort of a crowd does it intend to attract? This will also change the value and appeal of my property in a negative way should we wish to sell and move on.

Please consider whether this is needed there. There are plenty of places to go to currently in the paddington/Bayswater areas.

<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>	11 March 2021		

Will substantially raise the noise level in the neighborhood after hours

Will impact the residential character of the neighborhood

Will attract unwanted guests

<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>	11 March 2021		
<p>I would like to object this application. Our neighbourhood is a residential area [REDACTED] [REDACTED] a pub where is causing its self a lot of noise. In the past we had many issues with the hotel as there were unable to manage the noise of their clients outside the hotel. That was either by drunk guests fighting or making noise late at night and traffic they created. By adding a restaurant, bar and cafe that will worsen the situation. Apart of the noise there is an element of pollution that you do not need in a residential area. That will be with extra deliveries on supplies and more traffic and noise. In the past there was always a line of private car services parked outside where during the night they leave their engines on which created pollution and noise the hotel never managed and did anything to protect the environment and respect the locals and its community. With regards to the Food and Beverage offering the hotel owns another hotel at the end of the road where they currently use for their guests and they can continuously do so.</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>	09 March 2021		
<p>noise of delivery noise of cliental noise of getting rid of bottles houses around are residential people smoking on pavements loss of value of property</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>	09 March 2021		
<p>I object to the above application on grounds of disruption to the surrounding residents, in particular those on Devonshire Terrace. It threatens the peace and safety of the nearby residents. There will be significant noise disturbance for the surrounding properties. There are already licensed premises in the area which cause quite enough noise disruption. If this licence goes ahead there will be customers smoking in the street, talking on mobile phones and potentially sitting on neighbour's steps. When people consume alcohol their voices become louder. I am concerned about customers talking loudly outside bedroom windows of nearby properties. Most buildings in the area are flats so there are likely to be bedrooms at the front on</p>			

every single floor! There is a risk that this licence leads to sleep disturbances for neighbours, therefore threatening their quality of life. It may be hard to work or study the next day if they have been woken up by or kept up by noisy customers.

Our flat is small with only 2 windows at the front ground floor level. It gets very hot in the summer and therefore the windows need to be open. I am concerned that our flat will not be able to have the windows open due to the smoke and noise from customers. This licence risks significantly impacting local residents' enjoyment of their properties and their quality of life.

How will the hotel control clients leaving the premises? At closing time there will be a huge amount of noise in the street as customers are forced to leave the premises. At the time when numerous residents in the buildings opposite will be trying to sleep.

Neighbours might feel intimidated walking home at night if there are drunk people around. They may feel the need to take an alternative route home in order to avoid walking past the premise.

<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>	10 March 2021		

I wish to object to the application from Park Grand Paddington Hotel Ltd for a Premises Licence for the sale and supply of alcohol from 11:00 - 23:00 on Monday to Saturday and 12:00 - 22:30 on a Sunday.

My objection is based on my concern that this new licence may increase the possibility of public nuisance for the many quiet residential dwellings extremely close by, including my own [REDACTED]  
[REDACTED]

Unfortunately when alcohol is involved, the possibility of inappropriate anti-social behaviour is higher, as well as out of hours noise with increased night time taxis and road traffic.

Many blocks in the area also suffer from unknown people tail-gating residents and causing theft and damage, and endangering the safety of families. I am concerned that this will only increase as a result of drunken guests leaving the premises.

I would be grateful if the Licensing team would consider my objection.

<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>	09 March 2021		
<p>[REDACTED] the hotel will cause a disturbance to residents. We already experience disturbances from the pub around the corner and from the taxis constantly dropping off hotel guests. The addition of a restaurant for guests and for the public will only add to that disturbance and devalue the properties on the street.</p> <p>This particular hotel has 2 other sister hotels on the same street with restaurant facilities. Also, the area has numerous bars and restaurants which the guests can take advantage of. I strongly believe this will seriously impact residents in the area especially the elderly [REDACTED] and already find it tough dealing with the guests from the pub - The Cleveland Arms.</p>			
<b>Name:</b>		[REDACTED] [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>	11 March 2021		
<p>[REDACTED] wish to lodge an objection to this application on the ground of potential nuisance and noise along with potential crime and disorder to residents in this very residential area.</p> <p>We note this is an application is a replacement to the existing Premises Licence.</p> <p>We cannot understand why so many of the current conditions are not on the proposed application and we wish most of the omitted conditions to be reinstated as they were placed on the licence to protect residents living in the surrounding area.</p> <p>We are not happy that alcohol is no longer ancillary to substantial food.</p> <p>If this condition was removed it would be a large seating area of drinkers, who could caused nuisance and noise when leaving into a residential area.</p> <p>Please confirm that food will be available at all times and please supply us with a typical menu.</p> <p>We cannot access ground floor plan but where coloured green we trust does not include entrance to hotel and reception area.</p> <p>We cannot accept hours of deliveries and collections (including refuse and recycling) as hours too long and suggest only to be between 0800 and 1800 every day with Sunday and Bank Holidays 10 to 16.00.</p> <p>Reason is that proposed hours are too long in this residential area and deliveries and collection (especially refuse and recycling collections are very noisy)</p>			



As always we are content for our representation to be forwarded to the applicants solicitor

Also we are happy to discuss the application, over the phone, our concerns with Stephen Thomas, solicitor for the applicant (who we recall was the same solicitor for the existing licence for same client).

**Name:**

[REDACTED]

**Address and/or Residents Association:**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Status:**

Valid

**In support or opposed:**

Opposed

**Received:**

11 March 2021

To whom it may concern, Devonshire Terrace is a predominantly a residential quiet area, comprising privately owned properties, apartments & houses. In recent years the direct area in and surrounding Devonshire Terrace has developed into a STRONG local community comprising families with children age ranging from newborn to early teens. A large number of the directly residing children attending St James & St Johns C of E school in Craven Terrace approx a 2min walk from the address applying for this licence. If this licence application is granted it will bring an increase of human traffic, vehicle traffic, comprising taxis, parked cars dining & socialising within the planned outlets related to the licence application. More of a concern is the noise levels that will increase dramatically related to supply chain deliveries supplying these outlets related to the application. There is the added concern with how the applicant will manage the issue with "smokers" from within the outlets who will be naturally on the str directly [REDACTED]. This will obviously be at all hours & impacting more on the quietness of our neighbourhood in the later part of the evening & into the late night. We already have a public house with a restaurant at our end of Devonshire Terrace attracting a noisy crowd late at night, & with the added impact if the applied licence is granted will add and change the local area with NO RETURN. The licence applicant has a Hotel already with dining facilities at the end of the road & therefore their guests can use this outlet there as they have been up until now. There will no doubtedly be disturbances & altercations that are as a direct result of alcohol consumption. In the past we had many occasions where the management of this hotel were already unable to deal with social issues outside their doorstep with drunk guests, service cars with engines on & fights

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Status:**

Valid

**In support or opposed:**

Opposed

**Received:**

10 March 2021

To whom it may concern, Devonshire Terrace is a predominantly a residential quiet area, comprising privately owned properties, apartments and houses. In recent years the direct area in and surrounding Devonshire Terrace has developed into a STRONG local community comprising families with children age ranging from newborn to early teens. A large number of the directly residing children attending St James & St Johns C of E school in Craven Terrace approx a 2 min walk from the address applying for this licence. If this licence application is granted it will bring an increase of human traffic, vehicle traffic, comprising taxis, parked cars dining & socialising within the planned outlets related to the licence application. More of a concern is the noise levels that will increase dramatically related to supply chain deliveries supplying these outlets related to the application. There is the added concern with how the applicant will manage the issue with "smokers" from within the outlets who will be naturally on the str directly [REDACTED]. This will obviously be at all hours and impacting more on the quietness of our neighbourhood in the later part of the evening & into the late night. We already

have a public house with a restaurant at our end of Devonshire Terrace attracting a noisy crowd late at night, & with the added impact if the applied licence is granted will add and change the local area with NO RETURN. The licence applicant has a Hotel already with dining facilities at the end of the road & therefore their guests can use this outlet there as they have been up until now. There will no doubtedly be disturbances and altercations that are as a direct result of alcohol consumption. In the past we had many occasions where the management of this hotel were already unable to deal with social issues outside their doorstep with drunk guests, service cars with engines on

<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>	10 March 2021		

I wish to place an object to the license application of Park Grand Paddington Hotel reference 21/01023/LIPN.

[REDACTED]

This is a residential street with private homes, flats and houses making it a beautiful family local community where families of all ages reside.

I am concerted that if this application is granted it will result in problems such as noise, late night noise and street issues that happen when people leave after consuming drink, smoking outside and around the streets, people lingering on the streets at all hours.

<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>	09 March 2021		

I object to this licence application on grounds of noise and nuisance to the residents of [REDACTED]. There are many neighbours on this street who will be disturbed by customers entering and leaving the premises, smoking in the street etc. Customers who have consumed alcohol will be noisy when leaving at closing time. This will mean considerable disruption for neighbours. It will be difficult to control customers' noise levels when they leave. They risk hanging about in the street, talking loudly, right outside residents' bedroom windows.

[REDACTED] is a quite street. It will not remain so if this licence is granted.



### 3. Policy & Guidance

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

#### **Policy HRS1 applies**

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.

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:

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

	<p>home safely.</p> <p>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.</p> <p>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.</p> <p>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 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> <ol style="list-style-type: none"> <li>1. <b>Casinos:</b> Up to 24 hours a day whilst casino gaming is permitted by a premises licence under the Gambling Act 2005.</li> <li>2. <b>Cinemas, Cultural Venues and Live Sporting Premises:</b> Monday to Sunday: 9am to 12am</li> <li>3. <b>Hotels:</b> 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. For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours.</li> <li>4. <b>Off licences:</b> Monday to Saturday: 8am to 11pm. Sunday: 9am to 10.30pm.</li> <li>5. <b>Outdoor Spaces:</b> 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.</li> <li>6. <b>Pubs and bars, Fast Food and Music and Dance venues:</b> 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.</li> <li>7. <b>Qualifying Clubs:</b> Monday to Thursday: 9am to 12am.. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.</li> <li>8. <b>Restaurants:</b> 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.</li> </ol>
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	<p><b>9. Sexual Entertainment Venues and Sex Cinemas:</b> 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> <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>
<b>Policy HOT1 (B) applies</b>	<p>A. Applications outside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities being within the council's Core Hours Policy HRS1.</li> <li>3. The sale by retail of alcohol, regulated entertainment and late-night refreshment must be an ancillary function to the primary purpose of the venue as a hotel.</li> <li>4. The applicant has taken account of the Special Consideration Zone Policy SCZ1 if the premises are located within a designated zone.</li> <li>5. The application and operation of the venue meeting the definition of a Hotel as per Clause C.</li> </ol> <p>B. Applications inside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities are within the council's Core Hours Policy HRS1.</li> <li>3. The sale by retail of alcohol, regulated entertainment and late-night refreshment must be an ancillary function to the primary purpose of the venue as a hotel.</li> <li>4. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone.</li> <li>5. The application and operation of the venue meeting the definition of a Hotel as per Clause C.</li> </ol> <p>C. For the purposes of this policy a Hotel is defined as a premises that is primarily used as an establishment providing overnight accommodation for customers.</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.

#### 5. Appendices

<b>Appendix 1</b>	Premises plans
<b>Appendix 2</b>	Applicant supporting documents
<b>Appendix 3</b>	Existing premises licence and premises history
<b>Appendix 4</b>	Proposed conditions
<b>Appendix 5</b>	Residential map and list of premises in the vicinity

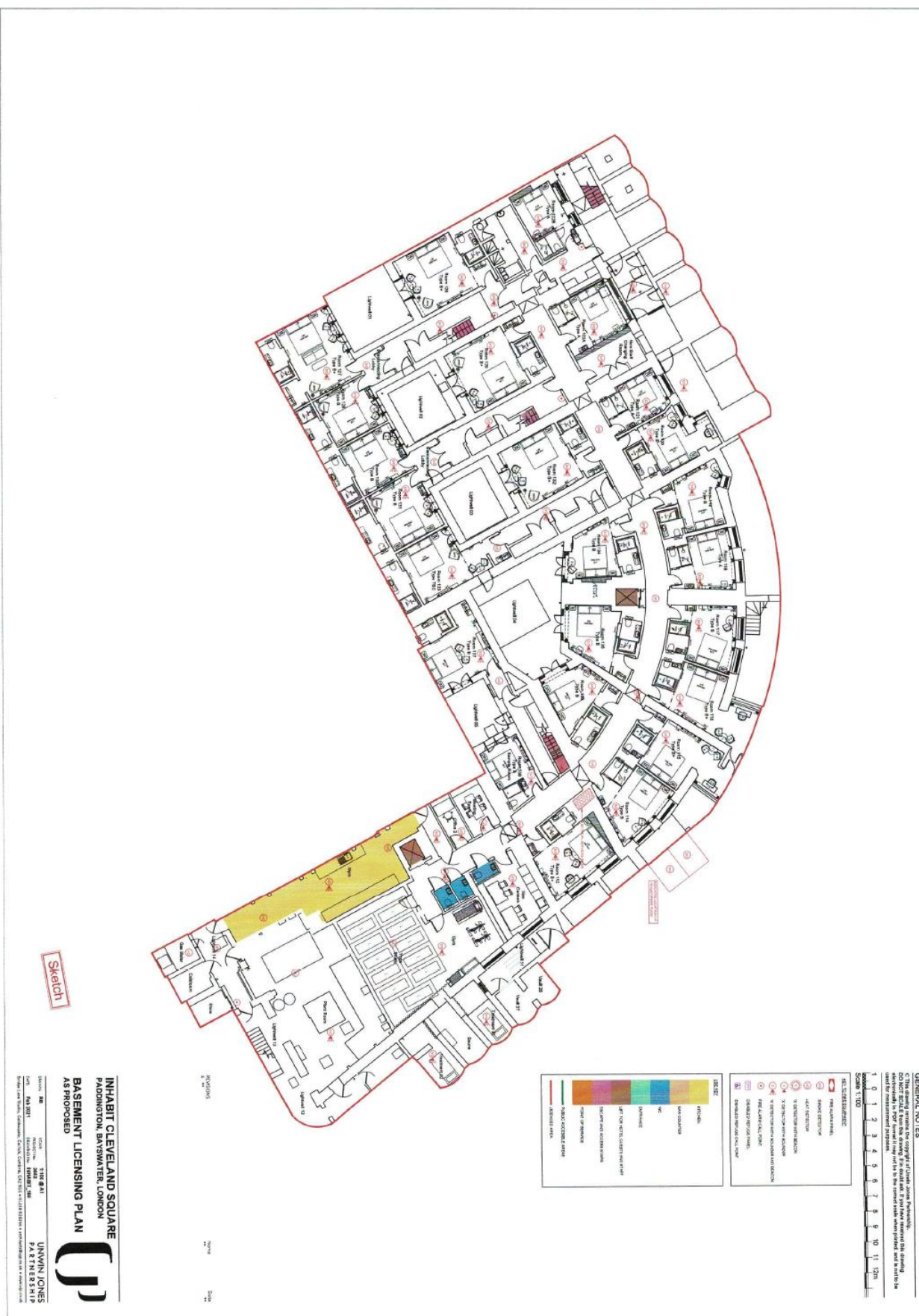
  

<b>Report author:</b>	Jessica Donovan Senior Licensing Officer
<b>Contact:</b>	Telephone: 020 7641 6500 Email: Jdonovan@westminster.gov.uk

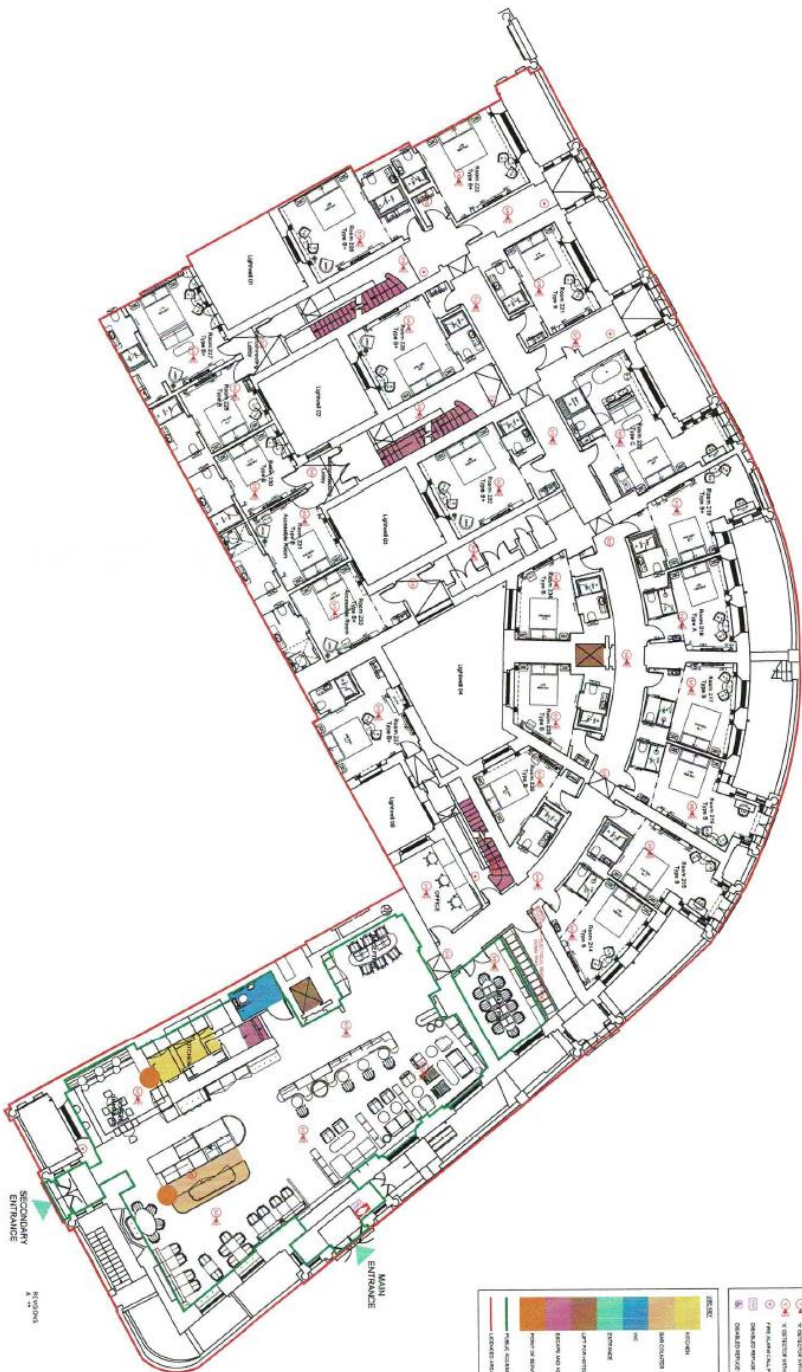
If you have any queries about this report or wish to inspect one of the background papers please contact the report author.

**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 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Metropolitan Police Service ( <i>Withdrawn 23 March 2021</i> )	09 March 2021
5	Environmental Health Service	11 March 2021
6	Interested Party 1	09 March 2021
7	Interested Party 2	08 March 2021
8	Interested Party 3	10 March 2021
9	Interested Party 4	11 March 2021
10	Interested Party 5	11 March 2021
11	Interested Party 6	09 March 2021
12	Interested Party 7	09 March 2021
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14	Interested Party 9	09 March 2021
15	Interested Party 10	11 March 2021
16	Interested Party 11	11 March 2021
17	Interested Party 12	10 March 2021
18	Interested Party 13	10 March 2021
19	Interested Party 14	09 March 2021







**GENERAL NOTES**

1. This drawing is made to the best of our knowledge and belief, and is not to be used for any other purpose without the written consent of the architect.

2. The architect is not responsible for the accuracy of the information provided by others, and is not to be held responsible for any errors or omissions.

3. The architect is not responsible for the accuracy of the information provided by others, and is not to be held responsible for any errors or omissions.

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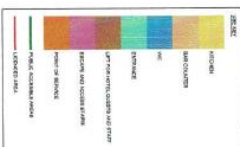
7. The architect is not responsible for the accuracy of the information provided by others, and is not to be held responsible for any errors or omissions.

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10. The architect is not responsible for the accuracy of the information provided by others, and is not to be held responsible for any errors or omissions.

- LEGEND**
- 1. MAIN ENTRANCE
  - 2. SECONDARY ENTRANCE
  - 3. RECEPTION
  - 4. OFFICE
  - 5. MEETING ROOM
  - 6. CONFERENCE ROOM
  - 7. BREAK ROOM
  - 8. STORAGE
  - 9. RESTROOM
  - 10. ELEVATOR
  - 11. STAIRS
  - 12. HALLWAY
  - 13. LOBBY
  - 14. CORRIDOR
  - 15. ENTRANCE
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**INHABIT CLEVELAND SQUARE**  
PADBINGTON, BATHWATER, LONDON

**GROUND FLOOR**  
**LICENSING PLAN**  
AS PROPOSED

**UNWIN JONES**  
PART 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

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PADDINGTON, BAYSWATER, LONDON

AS PROPOSED

AS PROPOSED

AS PROPOSED

Bridge Lane Station, Cambridge, Cambridgeshire, UK. Tel: +44 (0)1223 353446 • [info@cityofcambridge.gov.uk](mailto:info@cityofcambridge.gov.uk) • [www.cityofcambridge.gov.uk](http://www.cityofcambridge.gov.uk)

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Bridge Lane Station, Cambridge, Cambridgeshire, UK. Tel: +44 (0)1223 353446 • [info@cityofcambridge.gov.uk](mailto:info@cityofcambridge.gov.uk) • [www.cityofcambridge.gov.uk](http://www.cityofcambridge.gov.uk)

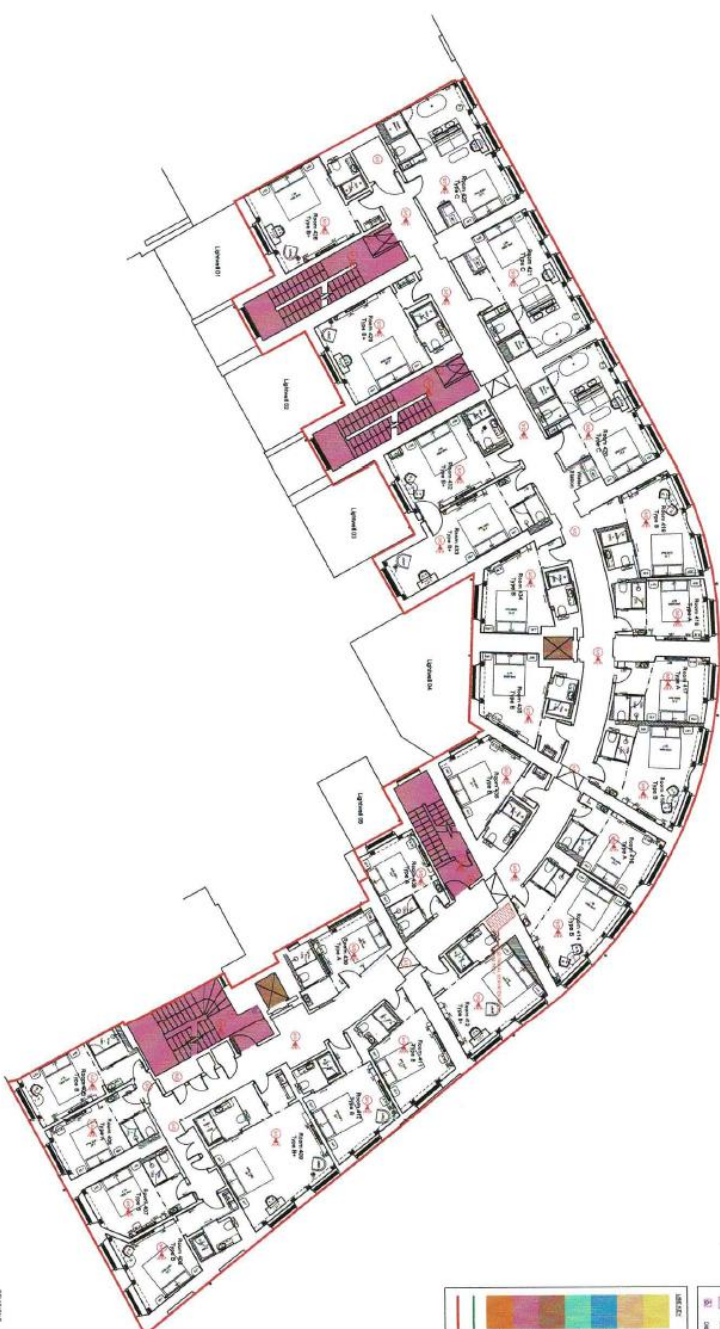
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1865



REVISIONS	DATE	DESCRIPTION
1	01/01/01	Initial release
2	01/01/02	Minor updates
3	01/01/03	Major updates
4	01/01/04	Minor updates
5	01/01/05	Major updates
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**INHABIT CLEVELAND SQUARE**  
PADDINGTON, BAYSWATER, LONDON

**SECOND FLOOR  
LICENSING PLAN**  
AS PROPOSED

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DATE	Feb 2021	INSTRUMENT	400

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PARTNERSHI

Briggs Lane, St Albans, Herts, AL3 5SE • 01763 518100 • [enquiries@unwin-jones.co.uk](mailto:enquiries@unwin-jones.co.uk) • [www.unwin-jones.co.uk](http://www.unwin-jones.co.uk)



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**Applicant's Mediation email**

**From:** Stephen Thomas  
**To:** Jackaman, Kevin: WCC  
**Cc:** Steward, Michelle: WCC  
**Subject:** RE: Park Grand Hotel Devonshire Terrace - 21/01023  
**Date:** 26 March 2021 15:18:19  
**Attachments:** [Conditions to be attached to Park Grand Licence.doc](#)  
**Importance:** High

Dear Mr Jackaman,

Thank you for forwarding the email of objection relating to the application for new premises licence at the Park Grand Hotel, to be known as Inhabit.

My clients have been located at this site for the past 14 years and are extremely concerned at the comments and keen to discuss concerns.

Because the premises have been licensed with a number of conditions it may not be clear that it is our client's intention to continue with the bulk of those conditions. To assist I attach a comprehensive list of the conditions we would ask the licensing authority to attach to this licence if it is granted.

The purpose of the application is to install a spa and gym facility in the area and move the restaurant located in the basement onto the ground floor together with the bar and lounge facility.

It is part of our application to open up facilities so that it can be used by members of the public for strictly limited hours. First and foremost we are a hotel and we are very keen to ensure that the premises continue to be run in a calm and tranquil manner in line with the concept we have introduced at two other of our hotels-The Inhabit at Southwick Street and the Chilworth in Sussex Gardens. Our experience of opening out the premises for use by members of the public has not caused the problems referred to.

The good style provided by management, the condition that alcohol can only be served to persons seated at table except in respect of pre-booked events, for example at a funeral wake, all work. Substantial food is available throughout the trading period at the premises.

The current condition requires that smokers are only allowed out onto the hotel side of Devonshire Terrace. They are not allowed to take their drinks out, which minimises the time spent out on the street. The operation is strictly controlled by our reception staff and concierge. The licensable activities proposed for the sale of alcohol to members of the public is strictly limited to a finish time of 23:00 hours in line with the core hours granted by Westminster City Council to licensed premises. It also fits in nicely with the way clients wish to run the hotel so as not to inconvenience their regular hotel guests. By keeping hotel residents happy it follows that we maintain a well run establishment for the local community as well.

Mr Nitish Bhatt has been the Premises Supervisor since 2009. He prides himself on running a tight ship and being a good neighbour. Many is the time that locals have asked if they can use the Hotel address for deliveries to be made if they will be away. Many is the time locals have requested the opportunity to use the Wifi facility in the Lounge area. Local residents have expressed gratitude for the fact that this business is open, with staff providing an element of security in the area on a 24-hour basis.

It is our client's wish to move the hotel forward into the 2020s, building on the current calm atmosphere it has, the proven track record of management to run the premises well and ensure compliance with the licensing regime.

We are always open to working with our local residents to avoid any problems that they may feel they have.

Please could you kindly forward this email, together with the attached proposed conditions, with an offer that we are prepared to meet by Zoom or if acceptable on site to discuss any issues and try and resolve problems, as requested by the council.



***Best***

***Stephen***

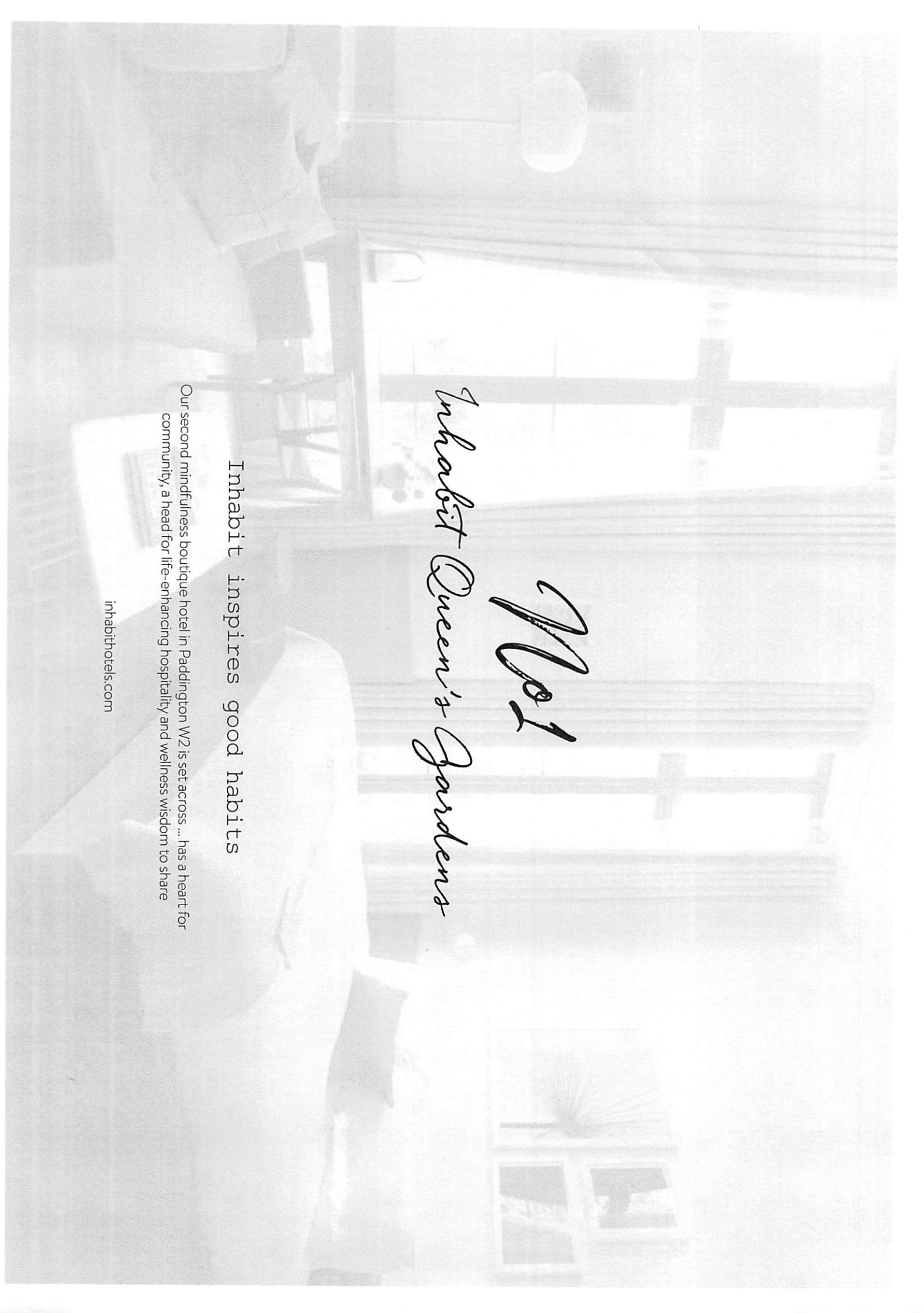
**Stephen Thomas LAW**

**T. 01732 321114 M. 07774 612651 F. 01732 321078**

**e-mail [st@stephenthomaslaw.co.uk](mailto:st@stephenthomaslaw.co.uk)**

**website: [stephenthomaslaw.co.uk](http://stephenthomaslaw.co.uk)**

**Stephen Thomas LAW is a firm authorized and regulated by the Solicitors'  
Regulatory Authority.**



# No1

## *Inhabit Queen's Gardens*

Inhabit inspires good habits

Our second mindfulness boutique hotel in Paddington W2 is set across ... has a heart for community, a head for life-enhancing hospitality and wellness wisdom to share

[inhabithotels.com](http://inhabithotels.com)



*Name of hotel*

No 1 Inhabit Queens Garden's

*Address*

Cleveland Square

*City / region / district / country*

Paddington / London /  
United Kingdom

*Website*

[inhabithotels.com](http://inhabithotels.com)

*Opening date*

Autumn 2021

*Number of rooms*

157

*Number of suites*

9

*Architect*

Holland Harvey Architects

*Interior designer*

Caitlin Henderson Design

*The Original*

Nadira Lalji Verjee  
and Rahim Lalji







## Who we are

Wellness is at the heart of our the Inhabit brand. Inspired to build on our mission at Inhabit Southwick Street and create a restorative experience in a frenetic city, we set out to develop our second boutique mindfulness hotel.

Every aspect of our hotel is aligned with what being well means to us. We conceive of wellness as more than a physical state, but a way of being. Our six brand pillars, which stand for social connectedness, intellectual expansion, environmental responsibility, physical and emotional wellness and occupational enrichment, reinforce this belief.

Set in and iconic Georgian London crescent, our hotel's relaxed style and casual arrangement of furniture make the arrival experience akin to arriving at a host's house. Fusing Skandi and quintessentially British design, with the odd Eastern quirk, Inhabit showcases the ingenuity of craftspeople and makers.

We are opening our doors this Autumn.

From all our team,  
waiting to welcome you,

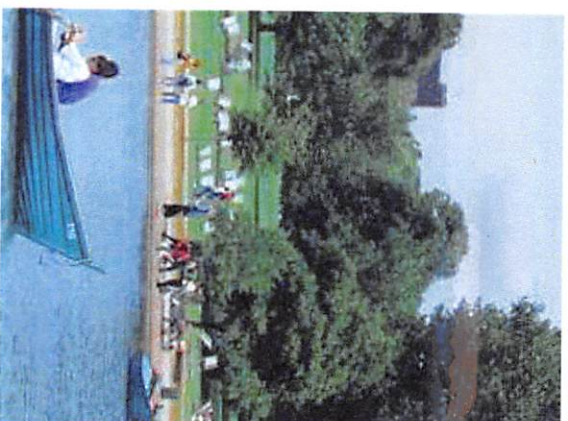
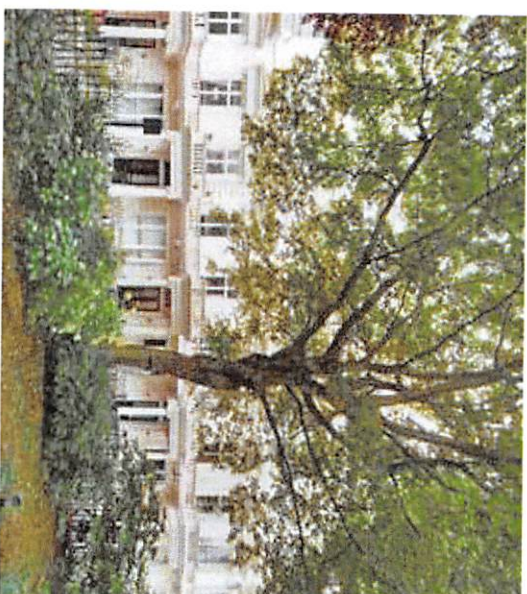
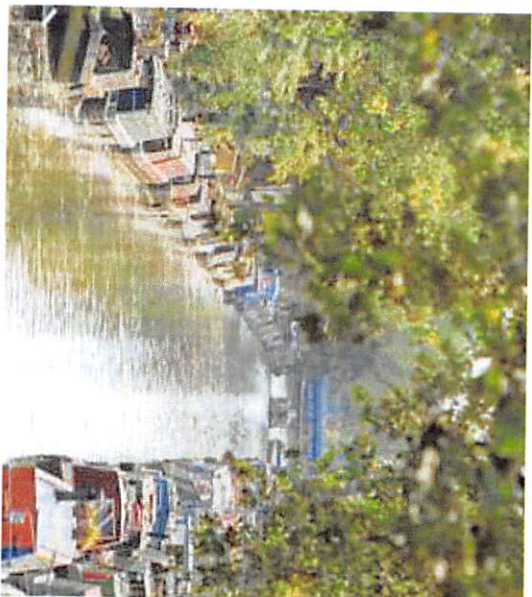
*Nadira & Rahim*

Nadira and Rahim Laji  
The Originals, Cousins & Co-Founders



## Our core concept

We want to bring tranquility to a bustling central London location, creating an urban oasis.



Inhabit benefits from a prime West London locale, perched between two Royal Parks, Notting Hill and the West End. Local highlights include Hyde Park, Paddington Basin, leafy green gardens, parks and squares, cafés, bars and restaurants galore, and Grand Union Canal. Inhabit's area is a hotbed of creativity, with many trendsetting startups and game-changing businesses choosing to be based here. The Grade I-listed London Paddington station, designed by Isambard Kingdom Brunel, is a five-minute walk away, offering unrivalled convenience for commuters. One of London's great travel hubs, the station is open 24 hours a day, seven days a week.

We have built up rewarding relationships with our neighbours, some of whom have become valued partners. Our network includes: Goldfinger Factory, Self Care Co., Globechain (the online reuse and redistribution platform), Women Returners, Studio ND, Belu Water, Kalinko, Studio 306, Aerende, Who Gives a Crap, IQAir and many more.

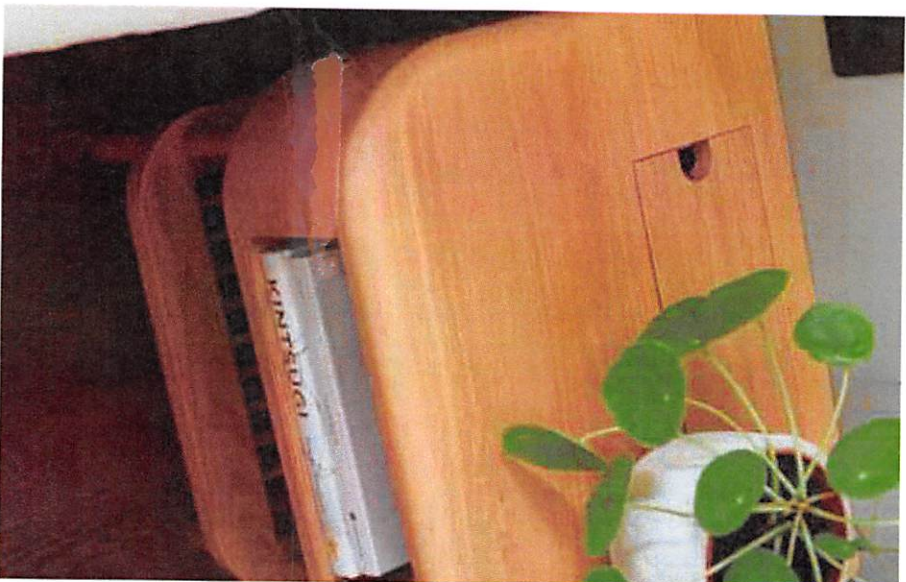
Focused primarily on leisure guests, Inhabit caters equally well to business travellers and families. At heart, we're inspired by the notion of the modern traveller.

Inhabit offers its guests affordable luxury: we offer a premium product, service and experience at friendly prices. Other descriptors that could apply are 'budget boutique' and 'quality products at steep but affordable prices.'



# Sustainability

Sustainability has informed every aspect of the hotel, from its architecture and interiors, to our partners and environmental goals.



Sustainability has informed every corner of the hotel, from its architecture and interiors, which star natural, honest materials throughout, to its F&B offering, guest services, bedding, in-room extras, bathroom amenities, and much, much more. We worked closely with Bouteco, an eco-minded consultancy firm and social enterprise, to perfect our sustainability policy and to communicate our messages with honesty and integrity.

Our goal is to connect brands and rigorously evaluate net-positive brands to build a better local community and world for all. At the same time guests wellbeing and the guest experience is our focus. We set ambitious goals - to help the environment and to be net energy positive adding power to the grid, partnering with 100 social enterprises and impacting 10,000 lives through donations of clean water, employing opportunities at our hotel and actively working with suppliers.

We have a clear vision:

To partner with 100 net-positive brands and social enterprises.

To be carbon positive (neither negative or neutral)

To provide luxury at a friendly price



# What Wellness Means to Us

We have broken down wellness into a series of pillars that we live by.

In the wake of Covid19, wellness has never been more important – but we're proud to say that wellness has always been our main concern. Since we opened our first hotel in 2019, we have prioritised the wellbeing of our guests and the world at large, and Inhabit 2 is an extension of this – from lighter, brighter bedrooms to tranquil treatment rooms, nature-inspired artworks and nourishing food and drink.

Our team includes a dedicated Head of Wellness, and our extensive wellness facilities include an infrared sauna, meditation pod, a programme of daily wellness activities, a gym and in-room meditations. Positioned on the lower ground floor, our yoga studio welcomes guests to pause for thought and stretch with us in our regular schedule of guided meditation and yoga; we also offer nature walks, mindfulness sessions and wellness-focussed events. Our team members have all completed a mindfulness-based stress reduction (MBSR) course in conjunction with the Mindfulness Centre and enjoy sharing their learnings with guests.



## Physical

Inhabit encourages a healthy body through exercise, eating well, getting enough sleep and paying attention to the physical body. All of these are central tenants of ours. Many of our employees have a health and wellness background, in addition to being seasoned hoteliers.



## Emotional

At Inhabit, we seek to create an experience for our guests that is truly balancing. We emphasise the importance of self-care, relaxation and the development of inner resources, especially whilst travelling and on the road, so that our employees and guests can grow from experiences.



## Intellectual

Everything encountered at Inhabit is intended to be mind expanding. From active participation in scholastic, cultural and community activities to our libraries packed with interesting reads.



## Occupational

We work to empower our employees and help them and their vocations (not mere jobs.) This dimension of wellness encourages personal satisfaction and enrichment in one's life through work.



## Social

We have created a support network and are building the Inhabit community. We have embedded ourselves in our local Paddington and London communities. We provide a vibrant, welcoming space and align ourselves with partners that share our values.



## Environmental

For us, environmental wellness inspires us to run a business that is respectful of our surroundings and has minimum impact on the environment. We recognise that everyone can have a strong environmental conscious simply by raising their awareness.



# Inside Inhabit's facilities

A series of serene and home-like spaces

Every aspect of Inhabit's design relates to what being well means to us; this is reflected in the architecture, the interiors, the colour schemes - which draw upon colour psychology, hence the use of sleep-enhancing blue in bedrooms and calming greens in communal areas - the art, our partnerships, our recruitment and training - eg meditation training for staff - basically all that we do and procure at the hotel.



## Kitchen/Dining

Inhabit encourages a healthy body through exercise, eating well, getting enough sleep and paying attention to the physical body. All of these are central tenants of ours. Many of our employees have a health and wellness background, in addition to being seasoned hoteliers.



## Lounge

At Inhabit, we seek to create an experience for our guests that is truly balancing. We emphasise the importance of self-care, relaxation and the development of inner resources, especially whilst travelling and on the road, so that our employees and guests can grow from experiences.



## Yoga Studio

Everything encountered at Inhabit is intended to be mind expanding. From active participation in scholastic, cultural and community activities to our libraries packed with interesting reads.



## Library

We work to empower our employees and help them and their vocations (not mere jobs.) This dimension of wellness encourages personal satisfaction and enrichment in one's life through work.



## Gym

We have created a support network and are building the Inhabit community. We have embedded ourselves in our local Paddington and London communities. We provide a vibrant, welcoming space and align ourselves with partners that share our values.



## Treatment rooms

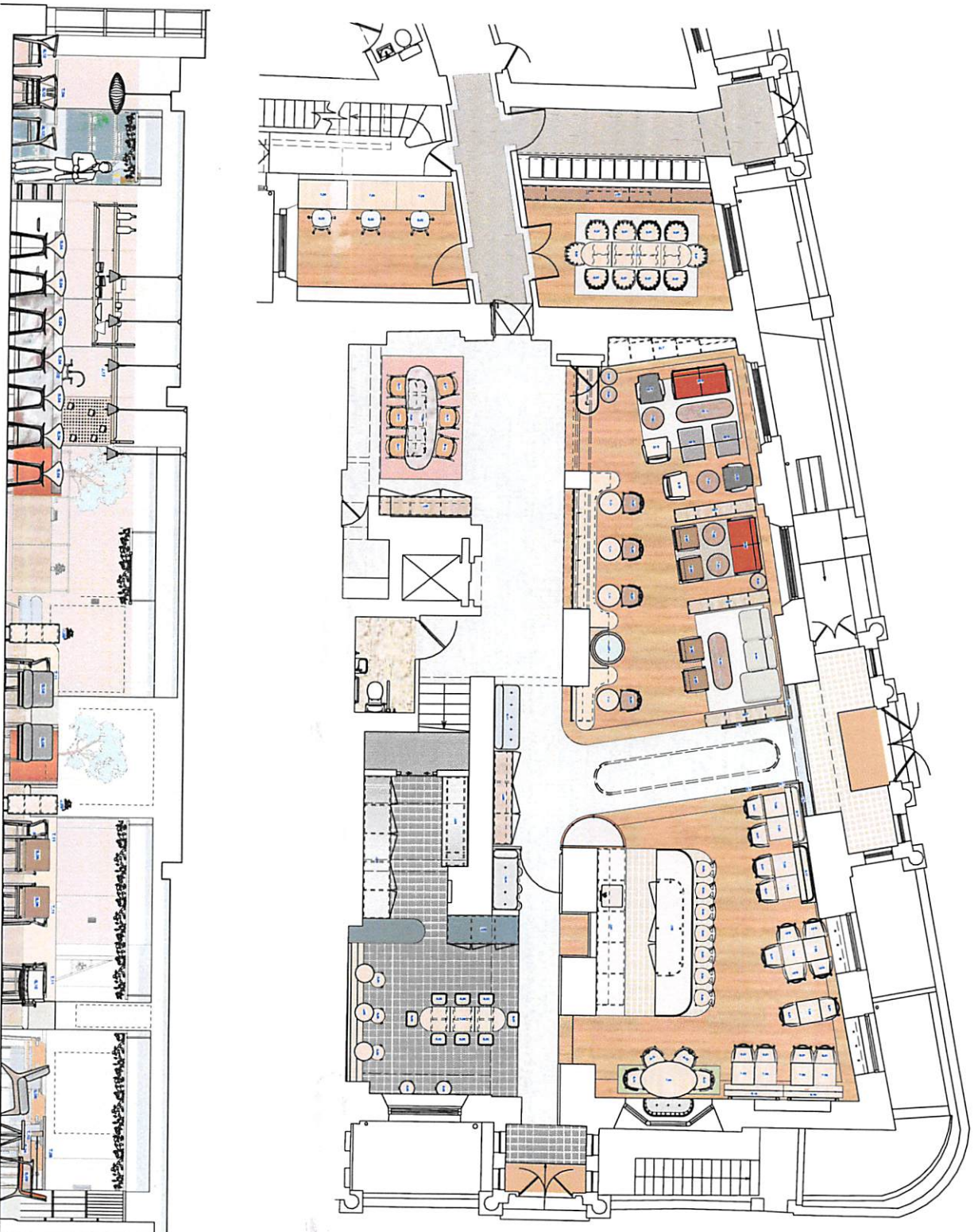
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# Inside Inhabit's facilities

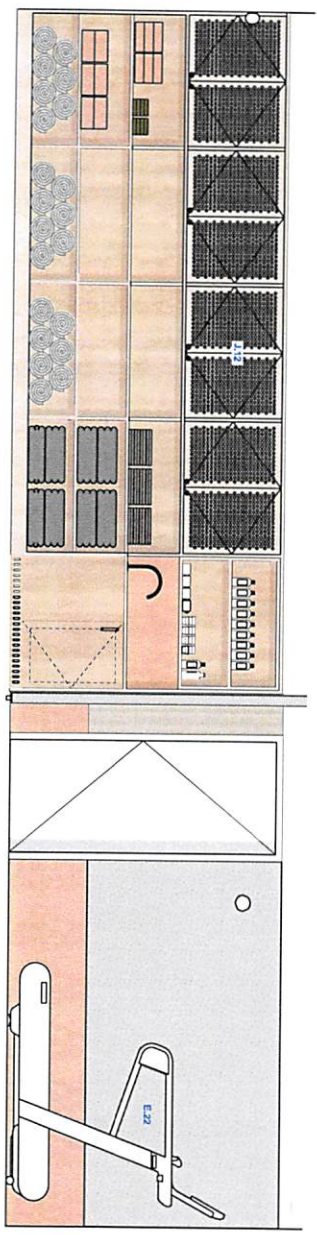
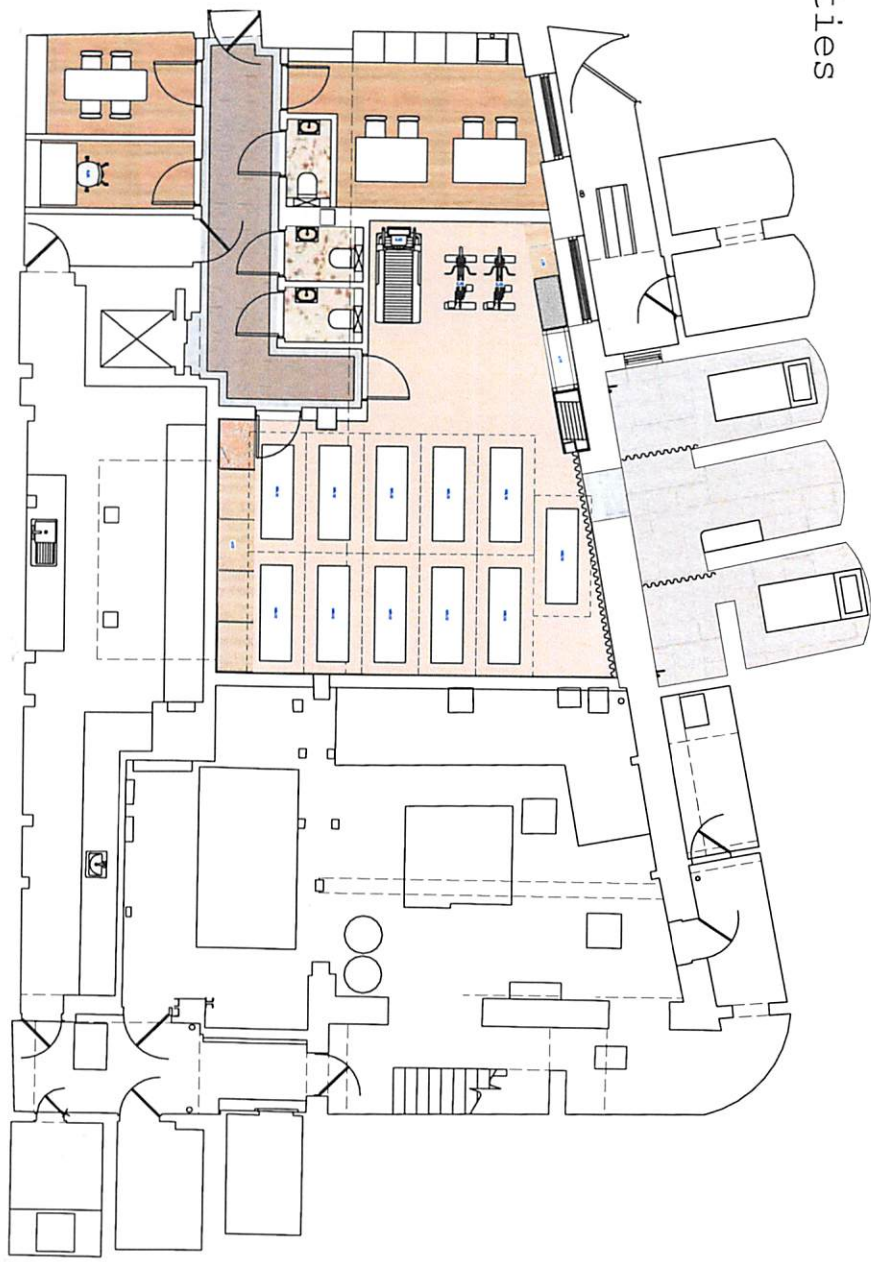
Ground floor



# Inside Inhabit's facilities

## Lower ground floor

The lower ground floor includes a yoga and meditation studio, a gym and tranquil treatment rooms as well as office space.





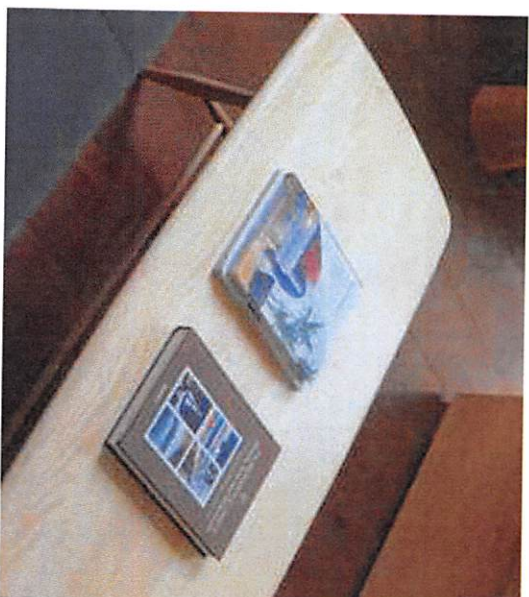
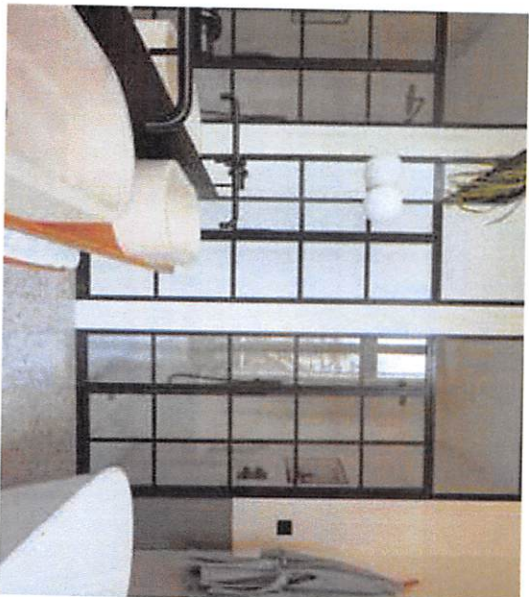






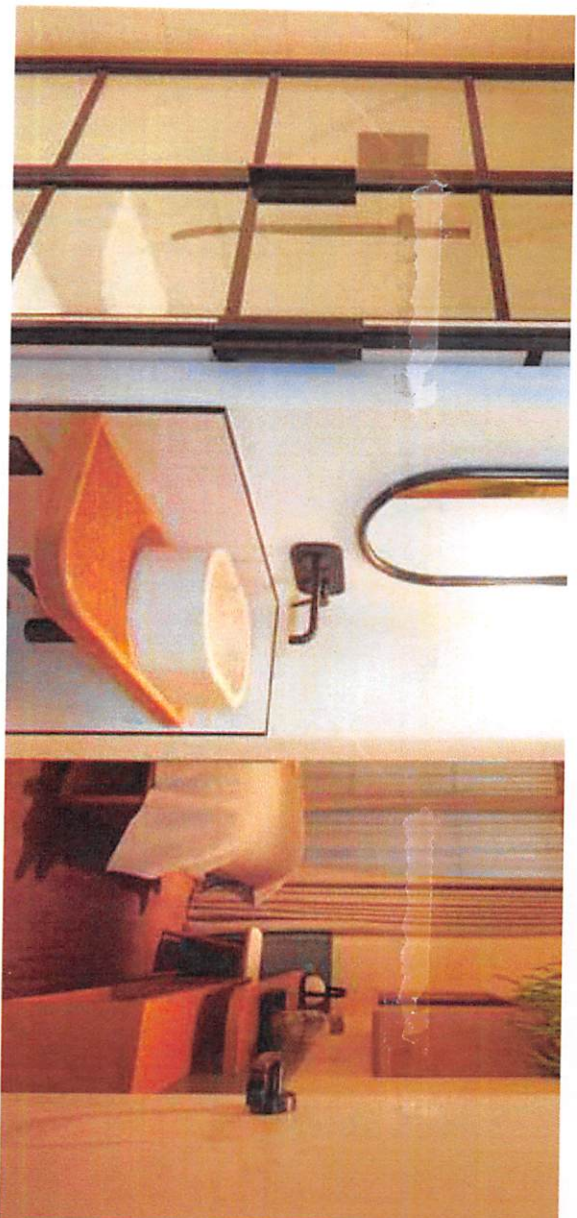


## Rooms



Our soothing rooms were designed with a good night's sleep at the forefront. The rooms are deliberately simple, without excess technology and sleep-threatening distractions.

Our serene colour scheme of grey, green and blue hues is conducive to higher-quality sleep. A digital detox is encouraged, so each room has a phone lock box where guests are encouraged to tuck away their phones for the night. Each room has various books on wellness, meditation, and a Monocle London guide. Additional features include: Wi-Fi, heating/air con, a hairdryer and still or sparkling filtered water.



## Social Media

Our social media is a visual expression of our brand pillars, but also a powerful tool for community engagement, reputation building and even hiring. We are growing a following of wellness ambassadors.



*Hello, Turmeric*

The golden child of the spices is a member of the ginger family, long-championed within Ayurvedic medicine for a variety of health conditions, including chronic pain and inflammation. Western medicine has also started studying turmeric as a pain reliever and healing agent.



Fancy trying its benefits for yourself? Swap your usual coffee for a tasty turmeric latte from our @yeatounkitchen cafe.

Urban retreat  
with 2 nights stay

7th -9th  
February 2020

£780 per person, single  
occupancy or £650 per person,  
sharing room



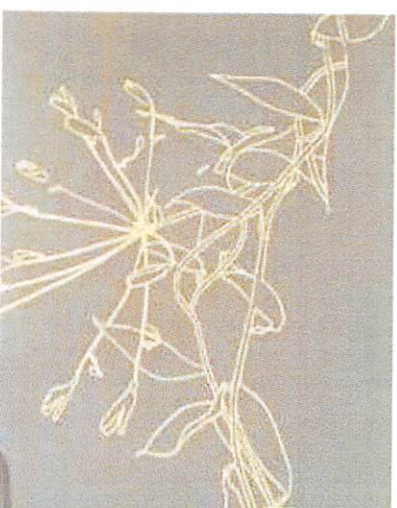


## Art

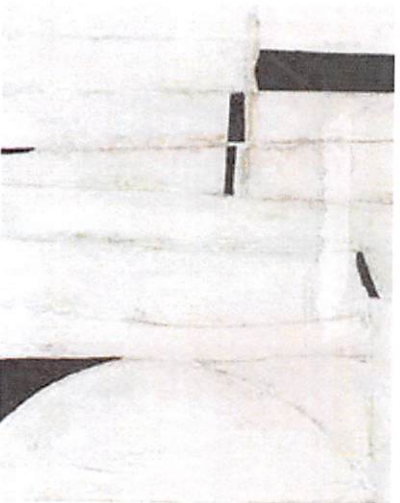
In a continuation of Inhabit Hotel's ethos of mindfulness and wellness, CULTURE A curated a holistic art programme for the guest rooms and public areas to engage guests in a multi-disciplinary art experience that celebrates Inhabit's mission, London sensibility, and Scandinavian style.



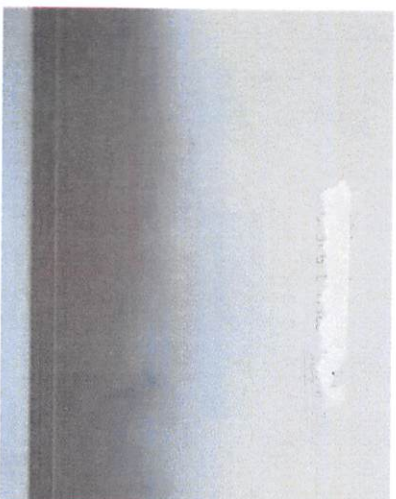
The Great Indoors  
Let Nature In.



Tranquility in Transformation  
Relax, Reflect, Restore.



Away We Go  
Welcome Change.



Keep the Peace  
Enjoy the Ride.

The partnership of CULTURE A and Inhabit highlights our joint commitment to promoting local and international culture. The programme features a mix of emerging and established artists working in a variety of mediums, including textile, metal, ceramic, painting, and photography. Our hope is that the experience inspires guests to reflect on their surroundings in the context of Inhabit's ethos, while also connecting with the works and each other through the inclusive, universal language of art.

The Inhabit art programme showcases the hotel's mission and positive psychology through various moments of visual storytelling. Culture A developed 4 curatorial themes in response to Inhabit's ethos, sourcing artwork accordingly:

The Great Indoors – Let Nature In.  
Tranquility in Transformation – Relax, Reflect, Restore.  
Away We Go – Welcome Change.  
Keep the Peace – Enjoy the Ride.

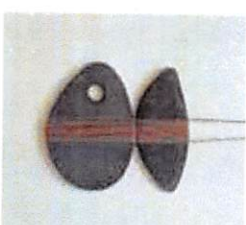
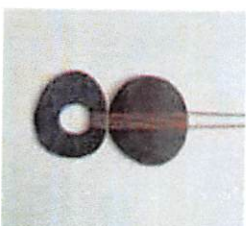
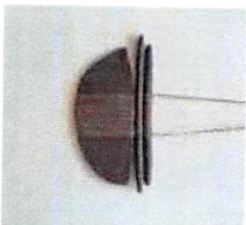
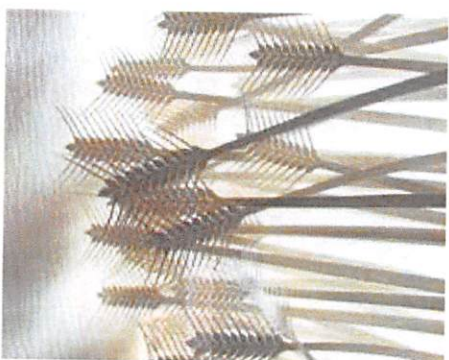
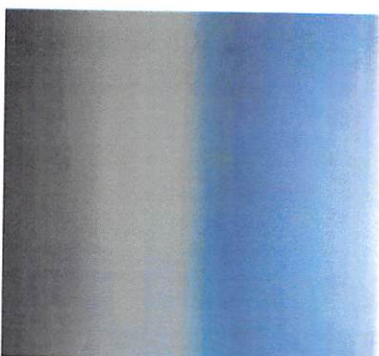
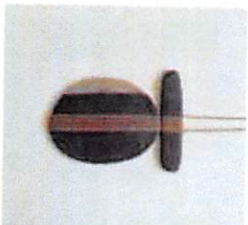
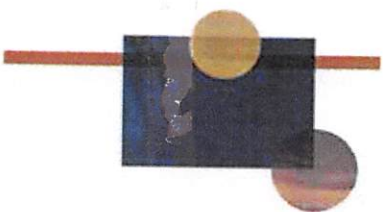
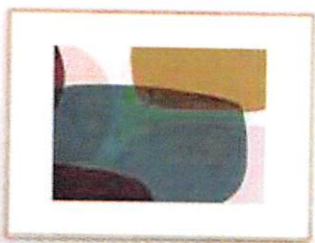
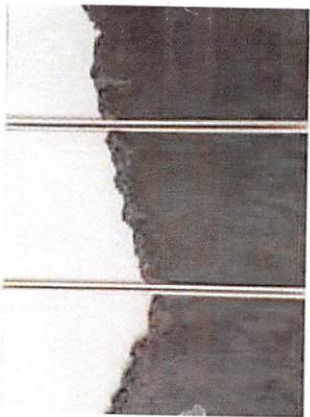
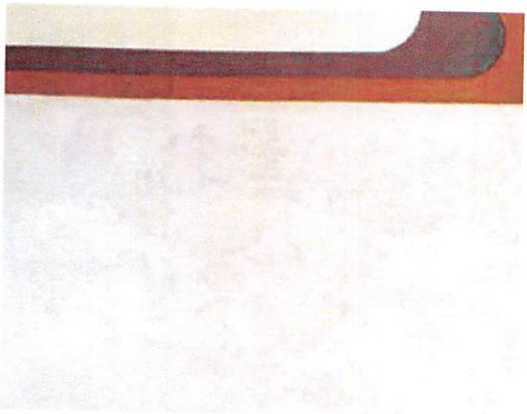
Visitors and guests can enjoy works by artists such as Annemette Beck, whose multi-textural art installation welcomes guests as it plays along the wall at Reception; Hugo Dalton's dynamic light drawings, situated in the main seating room, inspire visitors to consider nature from a different perspective; Freya Bramble Carter's bespoke ceramics are installed throughout the Guest Rooms.

The Inhabit Hotel Library is a curated collection of literature and objects presenting the topics of wellness, meditation, holistic health, style, contemporary art, philosophy, Scandinavian design, travel, London specialties, and nature. The majority of the books were sourced through Hive with proceeds supporting the South Kensington Bookshop, a local retailer in London.



# Art

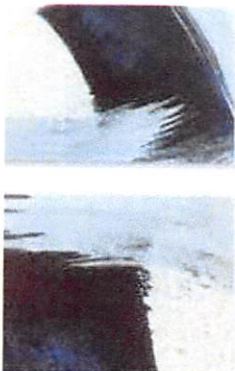
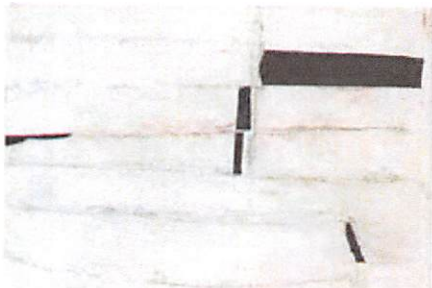
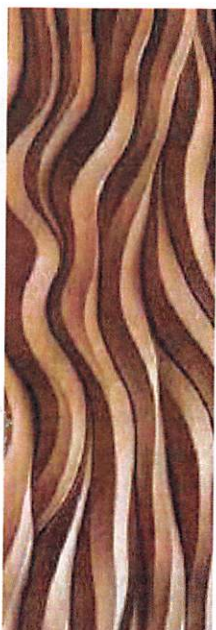
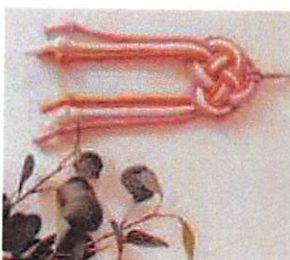
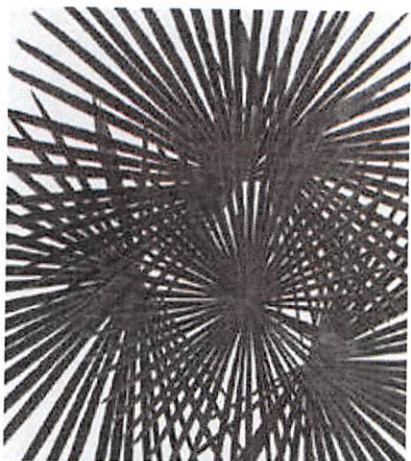
Public space artwork





# Art

Bedroom artwork

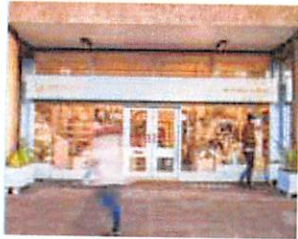




# Partnerships

Partnerships

A strong affiliation with social enterprises and businesses that share our vision.



## Goldfinger Factory

Goldfinger Factory is an award-winning and sustainable design and build social enterprise providing a complete fabrication service, specialising in bespoke pieces and commercial fit-outs.



## Belu

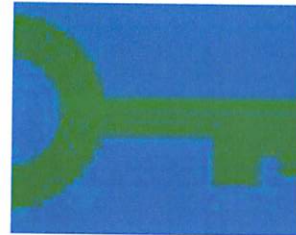
BELU is a UK based bottled water company. The company produces a range of carbon-neutral and ethically-sourced bottled waters, and donates 100% of its profits to WaterAid.

Belu's cobra filled water taps are on each floor of the hotel, as we take a stance on single use plastics.



## Aerende

Aerende is a lovingly sourced collection of handmade items for your home. All of our products are created in the UK by people facing social challenges. Produced in low-volume batches and designed to improve with age, each purchase from our range of ethical homewares directly supports and provides opportunities for our talented makers.



## Green Key

Inhabit is committed to sustainable business. The Green Key award is a leading standard for excellence in the field of environmental responsibility and sustainable operation within the tourism industry. The prestigious eco-label represents the commitment of Inhabit to promise to adhere to the strict criteria set by the Foundation of Environmental Education. A Green Key stands for the promise to our guests that by opting to stay with Inhabit, you are helping to make a difference on an environmental level.



## Women's Returners

A programme launched in January 2018 by women empowerment focussed social enterprise Women in Travel (cic). It identifies, selects and trains marginalised women currently unengaged with the economy and provides them with the opportunities to return to work in positions within the Hospitality, Travel and Tourism sector. So far the programme has helped refugees, formerly homeless and sexually trafficked women to regain their dignity and financial stability through employment.



## B CORP

A Global Community of Leaders Certified B Corporations are a new kind of business that balances purpose and profit. They are legally required to consider the impact of their decisions on their workers, customers, suppliers, community, and the environment.



## Bouteco

Bouteco helps hotel lovers find the best boutique eco hotels and as consultants we work with forward-thinking hoteliers to communicate their sustainability, conservation work and social responsibility in a way that luxury travellers can make better informed decisions.



## Kalinko

Kalinko is an online homeware brand from London, but living in Burma, alongside thousands of incredibly talented artisans who make things which we think you will love. It's still very hard for these crafters to sell direct, so Kalinko collect their beautiful handmade home and lifestyle products, and bring the best of what Burma has to offer.



## Globechain

Globechain is an online reuse platform that connects businesses, charities and people to enable them to reuse unwanted items within a global supply chain network creating a waste audit and social impact value for members.

Globechain's aim is to create a local supply chain within a global community to enable the redistribution of goods to social causes rather than landfill.



## IQAir

A Swiss based company that helps clean air zone in our public areas. The high-performance air filtration system uses leakage-free HEPA filtration to filter unwanted airborne pollution including viruses, bacteria as well as diesel soot and general traffic pollution out of the air. It is IQAir's mission to reduce people's exposure to air pollution by creating clean air zones in cities.



## Social Supermarket

Social Supermarket believe in a world where every business can be a force for good. By connecting you with social enterprises, you can buy from amazing brands that have a positive impact in the world.

We partner with over 80 impact led partners across the UK, featuring over 1,000 products from food, drink, accessories and gifts.



## Who gives a crap

Who Gives A Crap Eco-Friendly 100% Recycled 3-Ply Toilet Paper





# Partnerships

Partnerships

A strong affiliation with social enterprises and businesses that share our vision.



## The Self Space

Understanding that the way we feel fundamentally impacts all areas of life, part of the Self Space offering is partnering with companies, organisations, co-working spaces, universities, schools and other interesting spaces — to facilitate inspiring talks, groups and workshops that focus on specific themes which enhance mental health awareness and wellbeing, explore group dynamics and promote accessible and contemporary education around how to look after and maintain our mental health.



## RenSkincare

REN SKINCARE is built on the pillars of performance and purity. The Ren skin and body collection is formulated with natural plant and mineral derived bio-actives. It's clean beauty that delivers results while remaining patent and paraben-free.



## Self Care Co.

Plant-based candles blended with a mix of essential oils, each one individually crafted for Inhabit. From every purchase that is made, 10 per cent of profits go to 'Don't Just Stare', a charity raising awareness around mental health.



## Goodwash

The Goodwash Company are changing the world one wash at a time. Sign up to our newsletter and receive the very latest news on our products, exclusive offers, events + promotions. More importantly sign up to see how YOU are making a difference with each purchase.



## Studio ND

Designers and makers based in South London with a focus on sustainable craft and local community. Inhabit's rooms feature a hand made lock box for your phone to encourage you to switch off for the night.



## Culture A

Culture A curated a holistic art programme for the guest rooms and public areas to engage guests in a multidisciplinary art experience that celebrates Inhabit's mission, London sensibility, and Scandinavian style. The partnership of Culture A and Inhabit highlights our joint commitment to promoting local and international culture. The programme features a mix of emerging and established artists working in a variety of mediums, including textile, metal, painting, and photography.



## GoBoat London

The self-drive boating experience that allows you to explore London by water. Glide through Little Venice, watch people passing by along Regent's Canal and see Paddington from a new perspective. Afternoons spent on the water make falling in love with London inevitable. Bring your family and friends along - and don't forget a picnic! No boating experience necessary to captain your own ship.



## Granby Works

Granby Workshop is a manufacturer of architectural ceramics, based in Liverpool.

Combining craft techniques with an experimental sensibility to develop new architectural materials and finishes.

Granby works and Holland Harvey have designed and made the bespoke terrazzo reception desk utilising the marble and stone being removed from the existing hotel to create a unique re-imagined desk referencing it's former life.



## Kiosk Cafe

Around the corner from Southwick Street you'll find the Monocle Kiosk Cafe, a concept cafe and publishing shop. An ode to the printed word, Monocle's treasure trove of magazines, newspapers and journals is an institution in the local area. An antidote to the shrinking printed news trade, you can pick up a copy of titles from across the world from Germany's Der Spiegel to Italy's L'Espresso. You'll notice many of their thoughtful and enlightening titles in Inhabit's own library.



**Premises History****Appendix 3****Existing licence- 21/04917/LIPCH**

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

**Schedule 12  
Part A**

**WARD: Lancaster  
Gate  
UPRN: 010033541834**

**Premises licence**

Regulation 33, 34

**Premises licence  
number:**

21/04917/LIPCH

**Original Reference:**

09/07369/LIPN

**Part 1 – Premises details**

**Postal address of premises:**

Park Grand  
1-2 Queen's Gardens  
London  
W2 3BB

**Telephone Number:** Not Supplied

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

Not applicable

**Licensable activities authorised by the licence:**

Exhibition of a Film  
Sale by Retail of Alcohol

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

**Exhibition of a Film**

Monday to Sunday:

00:00 to 00:00 (Residents and Guests)

**Sale by Retail of Alcohol**

Monday to Sunday:

00:00 to 00:00 (Residents and Guests)

**The opening hours of the premises:**

Monday to Sunday:

00:00 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:**

Inhabit Hotel Queens Gardens Limited  
27 Devonshire Terrace  
London  
W2 3DP

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

06971871

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

**Name:** Nitish Bhatt

***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: 21/01041/LIPERH  
Licensing Authority: City Of Westminster Council

**Date:** 8 June 2021

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



## **Annex 1 – Mandatory conditions**

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
  - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
  - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
    - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
      - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
      - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
    - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
    - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
    - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
    - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6.
  - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
  - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

- (a) a holographic mark, or
- (b) an ultraviolet feature.

7. The responsible person must ensure that—

- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
  - (i) beer or cider: ½ pint;
  - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
  - (iii) still wine in a glass: 125 ml;
- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

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

- 8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

8(ii) For the purposes of the condition set out in paragraph 8(i) above -

- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula -

$$P = D + (D \times V)$$

Where -

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
    - (i) the holder of the premises licence,
    - (ii) the designated premises supervisor (if any) in respect of such a licence, or
    - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
  - (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
  - (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- 8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.
- 8(A). 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.



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

None

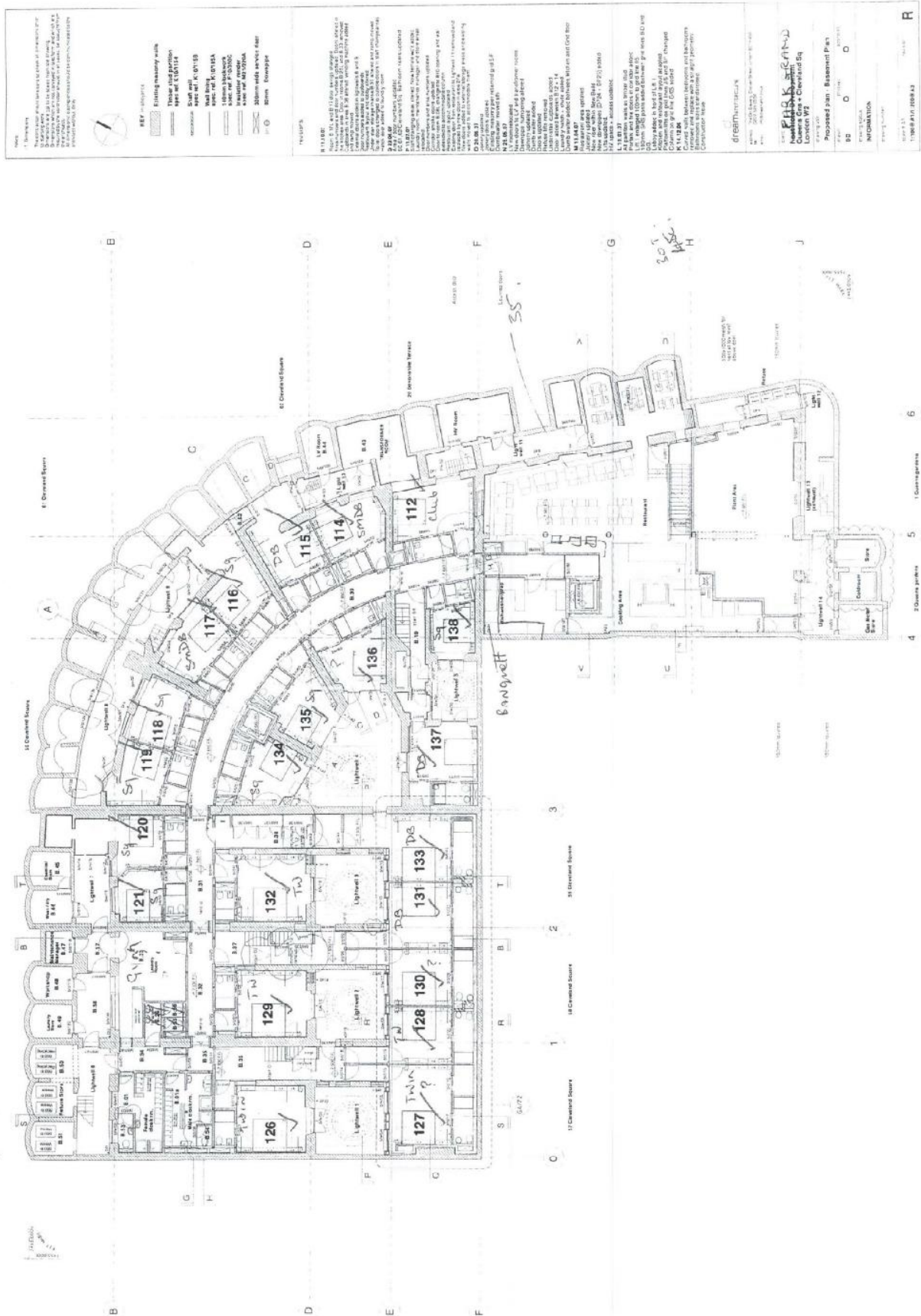
### **Annex 3 – Conditions attached after a hearing by the licensing authority**

9. The provision of licensable activities shall be restricted to the residents and their bona fide guests.
10. The supply of alcohol throughout the premises shall be by waiter or waitress service.
11. The supply of alcohol in the restaurant, lounge and bar area will be to persons who are seated.
12. The restaurant and lounge area will be permanently laid up with tables and chairs.
13. There will be no drinks promotions at the premises.
14. A proof of age scheme, such as Challenge 21, shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport.
15. There is to be no external advertisement on the street of bar facilities/licensable activities.
16. 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 consumption on the premises.
17. Details of all guests including name, address and telephone number will be kept on the premises.
18. Patrons temporarily leaving the premises for the purposes of smoking shall not take any drinks of any kind with them outside the premises.
19. The premises license holder will use its best endeavours to ensure that any patron wishing to smoke does so in Devonshire Terrace.
20. Entry and exit to the premises will be via the main door of the hotel on to Devonshire Terrace only subject the legal requirement to use emergency fire exits.
21. All windows and doors (save for purpose of access and egress) to the lounge and bar area will remain closed at all times.
22. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
23. Clearly legible notices shall be displayed at the exit from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
24. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Metropolitan Police Crime Prevention Officer. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV systems shall continue to record whilst the premises are 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. Recordings shall be made available immediately upon the request of police or authorised officer throughout the proceeding 31 day period.

25. 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 or authorised officer recent data or footage with the absolute minimum delay when requested.
26. The provision of films shall be restricted to the hotel bedrooms and there shall be no cinema style showing of films.
27. All waste to be properly presented and placed out for collection no earlier than 30 minutes before the schedule collection times.
28. On Mondays to Fridays there shall be no collections including refuse collections between 23.00 hours and 08.00 hours and at weekends there shall be no collections including refuse collections between 23.00 hours and 10.00 hours.
29. All deliveries and collections into Queens Gardens and Cleveland Square will not take place between 23.00 and 10.00 at weekends, and there will be no deliveries or collections between 23.00 and 08.00 Monday to Friday. The premises license holder will use its best endeavours to ensure that all vehicles delivering or collecting items from the premises park in Devonshire Terrace.
30. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, is swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
31. The premises license holder will install and maintain blocking film and /or voile curtains to prevent observation to the lounge and bar of the premises.
32. A direct telephone number for the hotel of the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents in the vicinity.
33. The Premises Licence holder shall enter into an agreement with a designated taxi firm which will be advertised within the foyer of the premises.
34. Any hotel resident cannot entertain more than 4 guests at any given time.



# Annex 4 – Plans









Michael Ballis 07879 88 7074











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

Schedule 12  
Part B

Premises licence  
summary

WARD: Lancaster  
Gate  
UPRN: 010033541834

Regulation 33, 34

Premises licence  
number:

21/04917/LIPCH

Part 1 – Premises details

Postal address of premises:

Park Grand  
1-2 Queen's Gardens  
London  
W2 3BB

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Exhibition of a Film  
Sale by Retail of Alcohol

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

Exhibition of a Film

Monday to Sunday: 00:00 to 00:00 (Residents and Guests)

Sale by Retail of Alcohol

Monday to Sunday: 00:00 to 00:00 (Residents and Guests)

The opening hours of the premises:

Monday to Sunday: 00:00 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:**

Inhabit Hotel Queens Gardens Limited  
27 Devonshire Terrace  
London  
W2 3DP

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

06971871

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

Name: Nitish Bhatt

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

Restricted

**Date:** 8 June 2021

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

### Licence & Appeal History

Application	Details of Application	Date Determined	Decision
05/08405/LIPC	Conversion Licence	14.09.2005	Granted Under Delegated Authority
06/06998/LIPT	Transfer application - Startgrange Limited	09.08.2006	Granted Under Delegated Authority
06/07204/WCCMAP	Master Licence	09.08.2006	Granted Under Delegated Authority
08/03853/LIPV	Variation application – To vary the layout of the premises, amend condition 5, remove condition 7, 9 and 11	17.07.2008	Granted Under Delegated Authority
08/07241/LIPDPS	Application to vary the designated premises supervisor	22.11.2008 Suspended 17.02.2009	Granted Under Delegated Authority
09/07369/LIPN	New premises licence	03.12.2009	Granted by Licensing Sub-Committee
21/04917/LIPCH	Change of Details - Inhabit Hotel Queens Gardens Limited	08.06.2021	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.



### **Conditions consistent with the operating schedule**

9. If the Hotel ceases to be used as a Wellness and Sustainable Hotel no alcohol will be sold to members of the public, but only Hotel residents and their Guests. In that event the Premises Licence Holder will notify the Licensing Authority of the change in operation.
10. There is to be no external advertisement on the street of bar facilities/licensable activities.
11. 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 consumption on the premises.
12. Details of all hotel guests including name, address and telephone number will be kept on the premises.
13. Save for the provision of meals via room service the kitchen will close at 23:00 daily and 22.30 Sundays.
14. Meeters and Greeters will man the entrance from Queens Gardens during the opening hours of that entrance and the Main Entrance in Devonshire Terrace will be manned throughout the 24 hour period that that the Hotel is open.
15. The premises licence holder will use its best endeavours to ensure that any patrons wishing to smoke do so on the Hotel side of Devonshire Terrace.
16. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance
17. Clearly legible notices shall be displayed at the exit from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
18. The provision of films shall be restricted to the hotel bedrooms and there shall be no cinema style showing of films.
19. No deliveries and collections (including refuse and recycling collections) will take place between 18: 00 and 08:00 Monday to Friday. 18:00 and 10:00 at weekends and Bank Holiday Fridays and Mondays. The Premises Licence Holder will use its best endeavours to ensure that the recycling and waste collections only take place in Cleveland Square.
20. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the curb edge, is swept and/or washed, and litter and sweeping is collected and stored in accordance with the approved refuse storage arrangements.
21. A direct telephone number for the hotel at the premises shall be publicly available at times the premises is open. This telephone number is to be made available to residents in the vicinity.
22. The Premises Licence holder shall enter into an agreement with a designated taxi firm that can be used by patrons of the premises.
23. The premises licence holder will install and maintain curtains in the windows that overlook Queens Gardens from the Ground Floor of the licensed area.

**Conditions proposed by the Environmental Health and agreed with the applicant so as to form part of the operating schedule.**

24. Staff engaged in the sale or supply of alcohol will receive refresher training at least every three months specific to the Licensing Act 2003 and the mandatory conditions.
25. The supply of alcohol to the ground floor restaurant and lounge area will only be to persons who are seated.
26. No members of the public including guests of residents will be permitted to remain in the premises after 23:30 hours Monday to Saturday and 22:30 hours Sundays
27. After 23:30 hours Monday to Saturday and 22:30 hours on Sundays only hotel residents will be permitted use of the ground floor restaurant and lounge.
28. The Queens Gardens entrance will only be used between 09.00 and 23.00-hours Monday to Saturdays and 12:00 to 22:30 hours on Sundays except for immediate access and egress in an emergency.
29. With the exception of the main external entrance door to the hotel located on Devonshire Terrace and the secondary entrance door located in Queens Gardens all windows and doors to the ground floor public area will remain closed at all times, save for immediate access and egress.
30. No TV screens shall be provided to the ground floor public area save for screens provided for the purpose of providing guest information or used as part of an educational presentation. This condition will cease to apply in the event that the Hotel ceases to be used as a Wellness and Sustainable Hotel.
31. A proof of age scheme, such as Challenge 21 or 25, shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport.
32. No licensable activities shall take place until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.
33. 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.

**Conditions proposed by the Police and agreed with the applicant so as to form part of the operating schedule.**

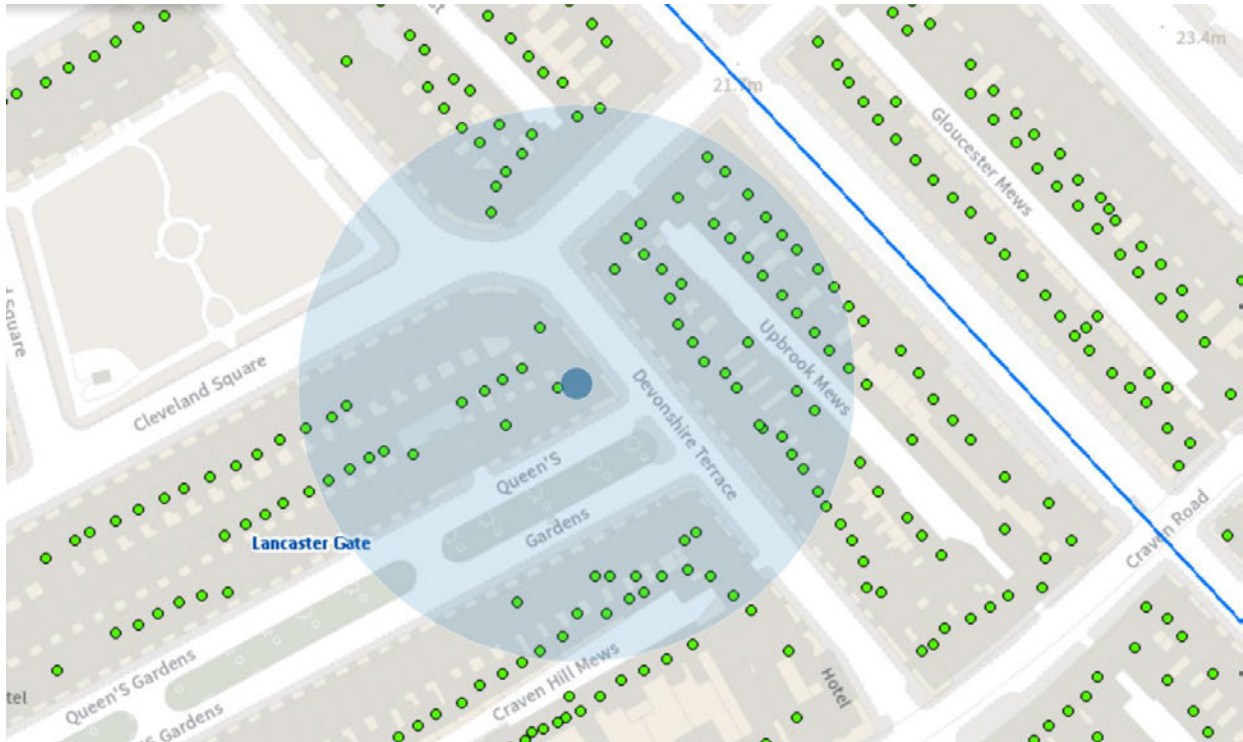
34. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance. 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.

35. 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.
36. 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:
  - i. all crimes reported to the venue
  - ii. all ejections of patrons
  - iii. any complaints received concerning crime and disorder
  - iv. any incidents of disorder
  - v. any seizures of drugs or offensive weapons
  - vi. any faults in the CCTV system
  - vii. any refusal of the sale of alcohol
  - viii. any visit by a relevant authority or emergency service
37. The supply of alcohol throughout the premises shall be by waiter or waitress service except for the use of mini bars in the bedrooms.
38. The restaurant and lounge area will be permanently laid up with tables and chairs.
39. Except for a pre-booked function booked by a resident, or member of the public no residents or members of the public shall entertain more than 4 Adult bona fide guests at any one time. (For the avoidance of doubt this number does not include children of any guests)
40. Patrons permitted to temporarily leave and then re-enter the premises, eg to smoke shall not be permitted to take drinks or glass containers with them.



## Residential Map and List of Premises in the Vicinity

## Appendix 5



Resident Count: 512

Licensed premises with 75 Metres of Refurbishment Site At 22 Devonshire Terrace, 1-2 Queens Gardens And 57-62 Cleveland Square London W2 6DH				
Licence Number	Trading Name	Address	Premises Type	Time Period
21/04917/LIPCH	Park Grand	1-2 Queen's Gardens Bayswater London W2 3BB	Hotel, 4+ star or major chain	Monday to Sunday; 00:00 - 00:00
12/06332/LIPDPS	Chilworth Food Store	Basement And Ground Floor 30 Chilworth Street London W2 6DT	Shop	Sunday; 10:00 - 22:30   Monday to Saturday; 08:00 - 23:00
20/00019/LIPDPS	Cleveland Arms Public House	28 Chilworth Street London W2 6DT	Pub or pub restaurant with lodge	Saturday; 08:00 - 00:00   Sunday; 08:00 - 00:00   Monday to Friday; 08:00 - 23:30   Sundays before Bank Holidays; 12:00 - 00:00