

Licensing Sub-Committee Report

Item No:	
Date:	2 September 2021
Licensing Ref No:	21/03914/LIPN - New Premises Licence
Title of Report:	Oystermen Kiosk At Apple Market North Hall Market Building WC2E 8RD
Report of:	Director of Public Protection and Licensing
Wards involved:	St James's
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Daisy Gadd Senior Practitioner for Licensing
Contact details	Telephone: 0207 641 6500 Email: dgadd@westminster.gov.uk

1.	Application						
1-A	Applicant and premises						
Application Type:	New Premises Licence, Licensing Act 2003						
Application received date:	22 April 2021						
Applicant:	Oystermen Events Ltd						
Premises:	Oystermen						
Premises address:	Kiosk At Apple Market North Hall Market Building WC2E 8RD	Ward:	St James's				
		Cumulative Impact Area:	West End				
		Special Consideration Zone:	None				
Premises description:	According to the application form, this premises intends to operate as a restaurant kiosk within Apple Market, Covent Garden.						
Premises licence history:	This is a new premises licence application and therefore no history exists. A history of the temporary event notices in respect of this premises can be found at appendix 3.						
Applicant submissions:	As part of conversations between the applicant and Environmental Health, photos of the proposed kiosk were provided and can be found at appendix 2.						
Applicant amendments:	<p>On original submission of the application, the applicant applied for late night refreshment Monday to Thursday from 23:00 to 23:30, and Friday and Saturday from 23:00 to 00:00. This has since been withdrawn and does not form part of this application.</p> <p>The applicant also applied for the sale by retail of alcohol (both on and off the premises) Monday to Thursday from 09:00 to 23:30, Friday to Saturday from 09:00 to 00:00 and Sunday from 09:00 to 22:30. These hours have since been amended and are reflected at section 1B of the report.</p> <p>The opening hours have also been amended on Friday and Saturday from 09:00 to 00:00 to 09:00 to 23:30, as reflected below.</p>						

1-B	Proposed licensable activities and hours						
Sale by retail of alcohol				On or off sales or both:			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	23:00	23:00	23:00	23:00	23:00	23:00	22:30
Seasonal variations/ Non-standard timings:			From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				
			On Sundays prior to bank holidays 09:00 to 00:00.				

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	23:30	23:30	23:30	23:30	23:30	23:30	22:30
Seasonal variations/ Non-standard timings:		From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					
		On Sundays prior to bank holidays 09:00 to 00:00.					

2.	Representations
2-A	Responsible Authorities
Responsible Authority:	Licensing Authority
Representative:	Michelle Steward
Received:	10 May 2021
<p>I write in relation to the application submitted for a new premises licence at Oystermen, Kiosk At Apple Market, North Hall, Market Building, Covent Garden, WC2E 8RD.</p> <p>As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011, the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the four Licensing Objectives:</p> <ul style="list-style-type: none"> • Public Nuisance • Prevention of Crime & Disorder • Public Safety • Protection of children from harm <p>The application is described as follows:</p> <p><i>"Restaurant Kiosk within Apple Market"</i></p> <p>And seeks the following licensable activities and hours:</p> <p>Sale by Retail of Alcohol – both on and off sales</p> <p>Monday to Thursday 09:00 to 23:30 Friday to Saturday 09:00 to 00:00 Sunday 09:00 to 22:30</p> <p>Late Night Refreshment – Outdoors</p> <p>Monday to Thursday 23:00 to 23:30 Friday to Saturday 23:00 to 00:00</p> <p>Opening Hours</p> <p>Monday to Thursday 09:00 to 23:30 Friday to Saturday 09:00 to 00:00 Sunday 09:00 to 22:30</p>	

Non standard and Seasonal Variations:

From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

On Sundays prior to bank holidays 09:00 – 00:00

Westminster City Council's core hours are as set out below:

Restaurant Hours:

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.

The premises is located within the West End Cumulative Impact Area and as such various policy points must be considered, namely CIP1 and RTN1.

The applicant has described the application as a restaurant kiosk, it is noted that the plan indicates where the kiosk and concrete umbrella are to be located in the outside area however we seek further clarification of the following:

- Please confirm if the area marked for the kiosk and licensable area is private or public forecourt?
- Please provide the number of tables and chairs in the area?
- Where will these be stored once the kiosk is closed or will these be rendered unusable?
- The plan does not show any safety equipment all the legend indicates symbols.
- The supply of alcohol is for on and off the premises – does the kiosk provide any seating/dining space?

It is noted that the applicant has applied for both on and off sales for the sale by retail of alcohol, the Licensing Authority seeks further information. Will the sale by retail of alcohol be by waiter/waitress service? Please provide further information as to the style and operation of the Oystermen.

The Licensing Service seek the addition of the following conditions to the operating schedule:

- **MC70A** ***The sale and supply of alcohol for consumption off the premises shall be restricted to alcohol consumed at the outside tables and chairs shown on the licence plan, shall be by waiter or waitress service, served only to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal .***
- **MC39** ***The supply of alcohol shall be by waiter or waitress service only.***

In respect of the off sales, the information contained in the application is limited and the Licensing Authority encourages the applicant to provide further submissions as to how this will be controlled and managed.

In addition to providing further information on how off sales will operate at the premises.

Covent Garden is busy thoroughfare and highly saturated with of licensed premises, residents and businesses alike, which brings its own issues of crime and disorder. We would refer you to sections D1 to D7 of the **Policy CIP1 and states:**

Policy CIP1

A. It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone for: pubs and bars, fast food premises, and music and dancing and similar entertainment, other than applications to:

1. Vary the hours within Core Hours under Policy HRS1, and/or
2. Vary the licence to reduce the overall capacity of the premises.

C. Applications for other premises types within the West End Cumulative Impact Zones will be subject to other policies within this statement and must demonstrate that they will not add to cumulative impact.

D. For the purposes of this policy the premises types referred to in Clause A are defined within the relevant.

The applicant will need to satisfy the concerns of the Licensing Authority by demonstrating that the application will not add to cumulative impact if granted.

With this in mind, please provide details of how the outside space will be managed and controlled:

1. Does the applicant have a dispersal and noise policy, please provide a copy of both.

The Licensing Authority encourages the applicant to provide further submissions as how this premises, if the licence is granted, will not add to cumulative impact in the cumulative impact area.

The Licensing Authority's policies, in relation to the Cumulative Impact Areas, are directed at the global and cumulative effects of licences on the area as a whole. The Licensing Authority encourages the applicant to provide further submissions as to how the premises will not add to cumulative impact in the cumulative impact area, as per policy CIP1.

The applicant will need to satisfy the concerns of the Licensing Authority by demonstrating that the application will not add to cumulative impact if granted. It will be for Licensing Sub-Committee Members to determine this application, given its location within the West End Cumulative Impact area and the proposed hours of operation.

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

Please accept this as a formal representation.

Responsible Authority:	Environmental Health (withdrawn on 17 August 2021)
Representative:	Ian Watson
Received:	20 May 2021

I refer to the application for a New Premises Licence.

The premises are located within the West End Cumulative Impact Zone as stated in the City of Westminster's Statement of Licensing Policy.

The applicant has submitted plans of the premises.

This representation is based on the plans and operating schedule submitted.

The applicant is seeking the following

1. To provide for the Supply of Alcohol 'On' and 'Off' the premises Monday to Thursday between 09.00 and 23.30 hours, Friday and Saturday 09.00 to 00.00 hours and Sunday between 09.00 to 22.30 hours. New Year's Eve to New Year's Day and Sunday before a Bank Holiday Monday 09.00 00.00 hours.
2. To provide Late Night Refreshment 'Outdoors' Monday to Thursday between 23.00 and 23.30 hours, Friday and Saturday 23.00 to 00.00 hours. New Year's Eve to New Year's Day and Sunday before a Bank Holiday Monday 23.00 00.00 hours.

I wish to make the following representation

1. The hours requested for the Supply of Alcohol will have the likely effect of causing an increase in Public Nuisance within the West End CIZ.
2. The hours requested to permit the provision of late-night refreshment will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the West End CIZ.

The applicant has provided additional information with the application which is being addressed. Should you wish to discuss the matter further please do not hesitate to contact me.

Following the reduction in hours, withdrawal of late night refreshment and conditions agreed by the applicant, Environmental Health withdrew their representation on 17 August 2021.

Responsible Authority:	Metropolitan Police Service (withdrawn on 27 May 2021)
Representative:	PC Nicole Sondh
Received:	17 May 2021

I am writing with reference to the above application for which I am in receipt of. The premises is located within the Cumulative Impact Area therefore the Metropolitan Police as a responsible authority are making a representation against this application. It is our belief that should the application be granted that this would have a negative impact on crime and disorder in the area.

Further to the telephone conversation I had with you last week I am proposing the following conditions in addition to those listed in the operating schedule;

Condition 19 to be amended to –

19. There shall be no sales of alcohol for consumption off the premises after 21:00hrs

- 1. No drinks shall be served in glass containers for consumption off the premises.**
- 2. The supply of alcohol shall be by waiter or waitress service only.**

Please let me know if the applicant is in agreement to the above proposed conditions.

Following amendments to the application, the Metropolitan Police Service withdrew its representation on 27 May 2021. A full reasoning for the Police's withdrawal can be found below.

I am emailing with reference to the above new premises licence application whereby the applicant had applied for a new premises licence where the licensable activity applied for the supply of alcohol for both on and off the premises between the following hours;

09:00 hours – 23:00 hours Monday to Thursday
09:00 hours – 00:00 hours Friday and Saturday

09:00 hours – 22:30 hours Sunday.

These hours are within the Westminster Licensing Policy core hours for a premises operating as a restaurant and an ancillary condition has been offered within the operating schedule for the supply of alcohol on the premises.

The applicant did not want to apply an ancillary condition to the supply of alcohol for off sales, however has agreed to a conditions where off sales made for immediate consumption will cease at 21:00hrs, off sales of alcohol made after this time and up until 23:00 hours will be in sealed containers only. The hours of sale remain within in the licensing policy and with no alcohol available for immediate consumption after 21:00hrs the concern for the impact that this would have on crime and disorder is reduced.

I am aware of the objections made by local residents with regards to the increase in the anti-social behaviour since the premises has been operating by way of Temporary Event notices, however Police have no evidence to support this in terms of reports being made. It is hard to evaluate whether this premises is the sole cause of the representations made, given that the majority of licensed premises within the vicinity have provided off sales of alcohol for immediate consumption in line with the recent COVID Restrictions lifting. I do not believe it to be fair or proportionate to place the blame on one particular venue without the sufficient evidence to support. In addition to this the applicant has made compromises on his application in order to satisfy the policy and police concerns with regards to the licensing objectives.

Therefore taking into account the points addressed above and given that the applicant has agreed to the police conditions proposed the Metropolitan Police as a responsible authority withdraw their representation against this application.

2-B	Other Persons
Name:	██████████
Address and/or Residents Association:	██████████ ██████████
Received:	6 May 2021
There is no need for any more licensed drinking in this area. The area is extremely well served currently in the respect. Another issue is that the site is blocking access to the apple market where the landlords prohibit the consumption of alcohol. The fact that this will also block access to the apple market will adversely affect the market traders. It is not right nor proper for one business to be granted a license to then negatively impact access to many market traders. Once again there are ample licensed venues in the area. There is no need for yet another.	
Name:	██████████
Address and/or Residents Association:	██████████████████ ██████████████ ██████████
Received:	5 May 2021
I object and don't think you only have to look how things are already to see the y should not be serving alcohol at all – let alone from 9am – midnight!	
They are serving take away pints of beer already and there are groups of young men and not so young congregating and getting drunk in public. They are causing a nuisance with their rowdiness.	
They don't seem to be busy with food – even people in the restaurant are mainly drinking.	

There are no toilet facilities provided for them with the result some choose to go where they can in public.

The area Oystermen are has always been for families and tourists to watch entertainers – lots of drunk rowdy customers of Oystermen will ruin that. Also people are walking around the craft market with pints of lager browsing, some of them drunk and acting inappropriately, not nice for families or people just browsing.

Name:	[REDACTED]
Address and/or Residents Association	[REDACTED] [REDACTED] [REDACTED] [REDACTED]

Received:	11 May 2021
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I am writing to object to the above application for a further licence.

As a trader who's business has been severely affected and virtually wiped out at The Apple Market, the newly added makeshift bar at the end of the market has made things considerably worse and is contributing to the degradation of this once loved iconic tourists attraction.

I object to this licence on the following points:

- Stalls are being used as a toilet or a place to vomit. Traders are coming in to set up their stall with half empty glasses, vomit and urine everywhere. It is a major health risk and disgusting.
- Abusive, drunk clientele, fighting and anti-social behaviour have massively increased since this licence was given.
- Cleaners and security staff are being abused.
- Any sign of this appearing in the media will further attract the wrong clientele and put off decent tourists.
- Families going to theatres should not be subjected to abusive, drunk crowds.
- Theft, pick-pockets and personal assault have been lowered considerably in recent years and this will help to undo that and degrade the area.
- There are no toilet facilities. People have been filmed urinating in the Apple Market in the past week.
- Other than all this, a separate issue is that of the seating area and glass structure blocking the entrance to the Apple Market. From a business perspective this is disastrous but from a health and safety viewpoint, it poses a potential disaster if the building needs to be evacuated quickly.

The entire Apple Market Traders group objects to this.

I hope you will consider our objections and take them as seriously as we mean them.

Name:	[REDACTED]
Address and/or Residents Association	[REDACTED] [REDACTED] [REDACTED] [REDACTED]

Received:	11 May 2021
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We work near the Oystermen kiosk and wish to make a representation about the application for a premises licence by Oystermen, Kiosk at Apple Market, North Hall, Market Building, Covent Garden, WC2E.

We are against this application, in particular, the sale of alcohol.

As they are already selling alcohol we assume that they have a temporary licence?

1. The Oystermen Kiosk is acting like a takeaway bar, for the public consumption of alcohol in the surrounding area, in plastic glasses, with no rules. Covent Garden is a popular destination for families, with many children watching the street performers and especially when shows like The Lion King can open again. Their location is very close to where the street performances take place.
2. There is evidence of vomit and urine each morning. One of their customers urinated in the Apple Market before 6pm.
3. The back of the kiosk has beer barrels and gas cylinders exposed to the public walking by.
4. Busy periods have seen overcrowding and a lack of social distancing occur near the kiosk. The two weeks of trading during December were particularly bad with the police being called. The kiosk only has two staff and no doormen. It is very likely that antisocial behaviour will increase during the summer months.
5. We do not feel safe when groups of young men use empty Apple Market stalls to consume alcohol bought from the Oystermen.

Granting this licence is simply going to continue fuelling antisocial behaviour and the associated risks this bring to public safety.









Name:	██████████
Address and/or Residents Association	██████████ ██████████
Received:	12 May 2021
<p>I wish to make a representation against the Oysterman application to sell alcohol from a kiosk at the famous Covent Garden Apple market.</p> <p>The Apple market in Covent is a place for families with children to come and visit as well as tourists from all over the world.</p> <p>Since the Oysterman has been selling alcohol in front of the market, I have seen many times people behaving anti socially after consuming alcohol at the kiosk.</p> <p>Many times I've seen people urinate next to the market stalls. Every morning you can find signs of vomit. Behind the kiosk you can find beer barrels, gas cylinders and rubbish bags which leaves horrible smells.</p> <p>The Oysterman attracts large groups of youngsters drinking beer, leave empty cups all over the place and because of the alcohol consumption some behaving aggressively, it may make people feel unsafe.</p> <p>The Oysterman do not have customer's toilets and no security personnel. I think it's a wrong place to situate a pub in front of the Apple market in Covent Garden.</p> <p>Please take under consideration before approving the Oysterman a permanent licence to sell alcohol.</p>	



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

Received: 17 May 2021

I am writing this letter to state my disapproval concerning an application to Westminster Licensing Authority for the Oyster Men Events Ltd in Covent Garden for a Premises Licence

As a trader in Covent Garden Apple Market. I am concerned at the amount of alcohol being consumed on the premises of Covent Garden.

As you will be aware there are a number of licensed premises already selling alcohol. Presently we are dealing with a huge number of very drunk and aggressive drinkers, causing a disturbance. Urinating in public and vomiting. The lack of toilet facilities.

The hours they have requested to sell alcohol indicates to me. That they are trying to change the nature of their business. Oysters are seasonal.

Covent Garden is an iconic destination for tourists and families. People visit from all over the world to see the attractions. The stunning architecture, the fabulous crafts and performers. We need to preserve this special place and history. Maintain its dignity for everyone. For London not to be seen as a drinking den.

Please consider this application for a License to sell alcohol and its impact on the working environment.

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

Received: 18 May 2021

The ██████ objects to the provision of this license on the grounds of public safety, the prevention of public nuisance, the protection of children from harm and the prevention of crime and disorder.

From our own observations and feedback from local Apple Market traders, it is clear that the location of this kiosk blocks the entrance to the Apple Market and the flow of people into it from the West Piazza.

The sale of alcohol from this kiosk is also fuelling antisocial behaviour with one customer openly urinating in the Apple Market in the early evening. There is also often evidence of vomit and urine in the market the following morning. On one occasion the police had to be called. This is bound to get worse with the relaxing of Covid-19 restrictions and the summer period. Covent Garden is a popular destination for families, with many children watching the street performers. This kind of behaviour and atmosphere is not welcome and is also wholly inappropriate.

Added to all of this is the overcrowding and lack of social distancing near and around the kiosk (including inside the Apple Market), with no proper management of queues or keeping customers within the specified seating area. Those managing the kiosk and those in charge of market security should make sure that these aspects are properly managed if this stall is to work for all and not just for one particular group.

Name:	██████████ (withdrawn on 2 August 2021)
Address and/or Residents Association:	██
Received:	20 May 2021
<p>The ████████ objects to the grant of a Licence a Kiosk for Oystermen situated at the West End of the Apple Market on the terms applied for. This is because we believe it will harm the Licensing Objectives related to public nuisance and crime and disorder.</p> <p>Our concerns relate to the proposed hours of operation and to the conditions, especially those related to off-sales. We also have concerns about the design and positioning kiosk and its related seating area with its barriers and umbrellas</p> <p>The kiosk is already operating. The operation, and especially off-sales, are already giving rise to public nuisance (see off-sales section below). We are unclear on whether the current operation is appropriately licensed either through a premises licence or a (series of) TEN and whether it is complying with the relevant conditions. We would appreciate understanding this and if it is not appropriately licensed what enforcement action has already been taken by the Licensing Authority.</p> <p>Hours</p> <p>The application is for Core Hours. If these premises were inside a building this might be acceptable but in this case the area in which customers will be seated is outdoors. This means that any noise generated by customers will not be attenuated by a building and will be audible in the surrounding area. In the case of the Piazza there are residential buildings in the surrounding area and there is the risk of noise nuisance being caused. If noise comes from this location may also encourage additional noise from people in the vicinity of the premises.</p> <p>We acknowledge that the licence includes a proposed condition regarding noise emanating from the premises. However we believe that this is not sufficient protection for residents living in the area who may have a problem identifying from where any noise which causes a nuisance is originating.</p> <p>Given the fact that this is operating as an outside terrace we believe that it is appropriate that the hours of operation are restricted to end at 22:30, with the last customers being permitted to be seated at 22:00.</p> <p>We note that the premises do not have a toilet facility. We believe that there should be a condition on the licence that customers should be permitted access to toilet facilities in the immediate vicinity. This could be by an arrangement with another licenced premises in the area such as Vyta or Punch and Judy etc and that this arrangement should be made clear on the menu.</p> <p>Off-Sales</p> <p>The licence applied for is both for on and off sales. On-sales are only to seated customers and are ancillary to a substantial table meal in the same way as they would be made to the outdoor area of a restaurant and we do not have an objection to this (other than our concerns about positioning set out below). However the licence also allows unrestricted off-sales of alcohol in any form.</p> <p>This kiosk is already operating and we have observed that it is making significant quantities of off-sales of alcohol, especially beer. Customers of the premises have been seen walking away from the premises with 2 plastic pint glasses in hand and wandering around the Piazza area. We have had reports that some have vomited in the area and some have urinated on the building itself. Our position is that unrestricted off-sales in such a prominent position in the Market Buildings will give rise to issues of public nuisance and crime and disorder and should not be permitted. We acknowledge that there are other licenced premises with converted licenses which do allow off-</p>	

sales but these are not providing making these sales from a prominent ground floor position giving easy access to the market area.

We believe that off-sales from the premises should **not** be permitted in any form which can be consumed in the vicinity, whether immediately or not. The only off-sales permitted should be opened and resealed bottles of wine after a meal taken at the premises. A sealed containers condition is not sufficient because if the container is unsealed (eg the lid is taken off a plastic glass of beer) it can be immediately consumed.

The applicant may wish to offer a condition permitting the sale of full bottles of wine. We are open to this but also wish to avoid the possibility that customers here buy wine and open it for consumption in the immediate vicinity. An appropriate condition would need to be included on the licence.

Location of the Kiosk

Usually the location of a specific premises is a planning rather than a licencing concern. In this case we do not believe that any Planning Application for the kiosk has been made, and as it is a temporary structure do not know if one will be made. Because of this we are making a comment on the location as part of our Licensing Response.

We have 2 concerns:

The kiosk and its accompanying seating area are at the West End of the Apple Market. This is an area of stalls selling art and souvenirs and is an important aspect of the experience of Covent Garden. The view of the Apple Market from the West Piazza is completely blocked by these premises. This significantly reduces the flow of people to the stalls and hence puts the survival of a market at risk. This would harm the whole area and the atmosphere of the market.

The red line area on the plan goes right up to the area of the stalls for the market. This means that the central aisle of the market becomes a dead end. This obstruction of flow is a public nuisance, in the same way as blocking the pavement outside a licenced premise is a nuisance. The position of the kiosk and the red line area should be adjusted so that there is no actual or apparent restriction to the flow of people into or through the market stalls in this part of the Piazza.

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

Following the amendment of the application and conditions provided by the applicant, this representation was withdrawn on 2 August 2021.

3.	Policy & Guidance
The following policies within the City Of Westminster Statement of Licensing Policy apply:	
Policy HSR1 applies:	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> 1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm. 2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation. 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed. 4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises. 5. The proposed hours when any music, including incidental music, will be played. 6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises. 7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity. 8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night. 9. The capacity of the premises. 10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation. 11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel

	<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 this application for each premises use type as defined within this policy are:</p> <p style="padding-left: 40px;">Pubs and bars, Fast Food and Music and Dance venues Monday to Thursday: 10am to 11.30pm. Friday and Saturday: 10am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 12pm to 12am</p> <p style="padding-left: 40px;">Restaurants Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.</p> <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.</p> <p>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p>
<p>Policy RTN1 applies:</p>	<p>A. Applications outside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities being within the council's Core Hours Policy HRS1. 3. The applicant has taken account of the Special Consideration Zones Policy SCZ1 if the premises are located within a designated zone. 4. The application and operation of the venue meeting the definition of a restaurant as per Clause C.

	<p>B. Applications inside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities are within the council's Core Hours Policy HRS1. 3. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone. 4. The application and operation of the venue meeting the definition of a restaurant as per Clause C. <p>C. For the purposes of this policy a restaurant is defined as:</p> <ol style="list-style-type: none"> 1. A premises in which customers are shown to their table or the customer will select a table themselves to which food is either served to them or they have collected themselves. 2. Which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at a table. 3. Which do not provide any takeaway service of food and/or drink for immediate consumption. 4. Where alcohol shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of alcohol by such persons is ancillary to taking such meals. 5. The sale and consumption of alcohol prior to such meals may be in a bar area but must also be ancillary to the taking of such meal.
<p>Policy CIP1 applies:</p>	<p>A. It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone for: pubs and bars, fast food premises, and music and dancing and similar entertainment, other than applications to:</p> <ol style="list-style-type: none"> 1. Vary the hours within Core Hours under Policy HRS1, and/or 2. Vary the licence to reduce the overall capacity of the premises. <p>C. Applications for other premises types within the West End Cumulative Impact Zones will be subject to other policies within this statement and must demonstrate that they will not add to cumulative impact.</p> <p>D. For the purposes of this policy the premises types referred to in Clause A are defined within the relevant premises use policies within this statement.</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.

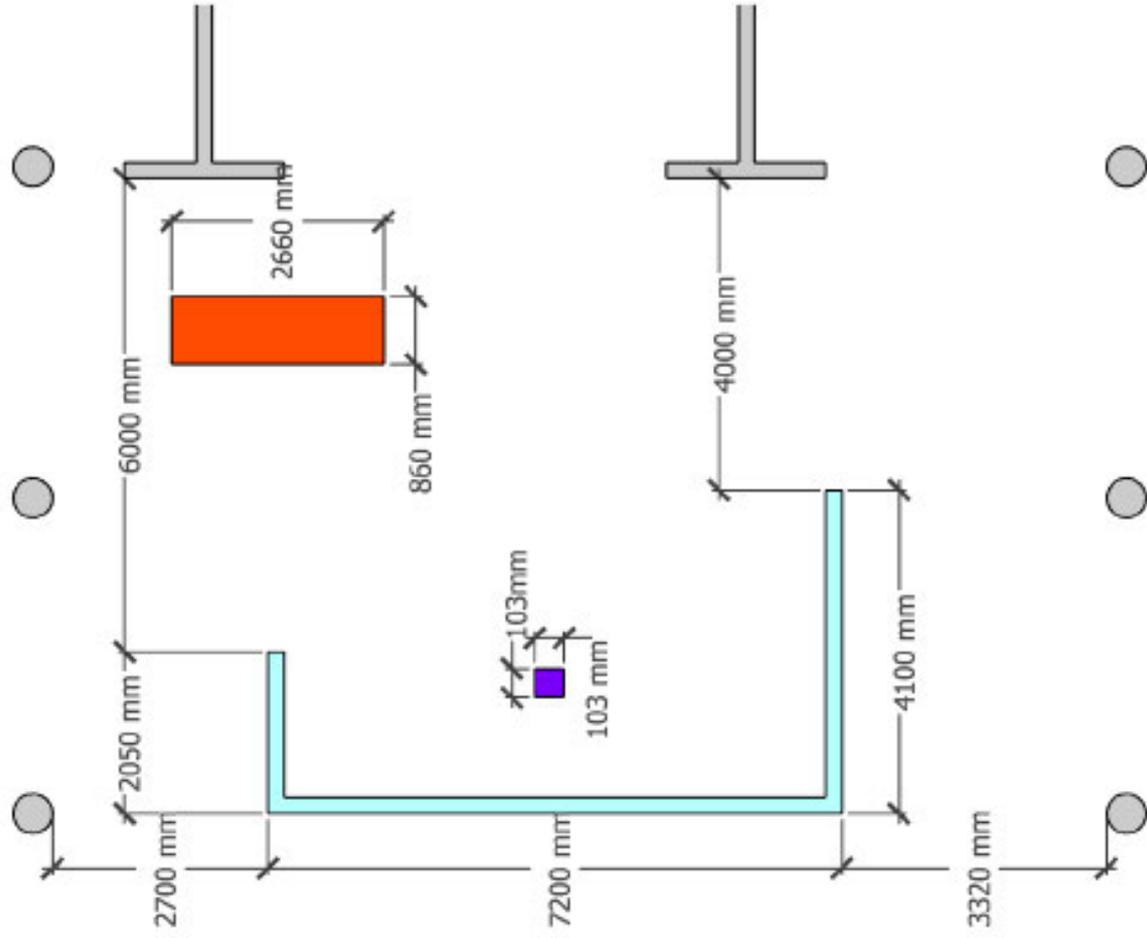
Section 149 (7) of the Equality Act 2010 defines the relevant protected characteristics as age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

5.	Appendices
Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity
Report author:	Daisy Gadd Senior Practitioner for Licensing
Contact:	Telephone: 0207 641 6500 Email: dgadd@westminster.gov.uk

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

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

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Licensing Authority representation	10 May 2021
5	Environmental Health representation (withdrawn)	20 May 2021
6	Metropolitan Police representation (withdrawn)	17 May 2021
7	Representation 1	6 May 2021
8	Representation 2	5 May 2021
9	Representation 3	11 May 2021
10	Representation 4	11 May 2021
11	Representation 5	12 May 2021
12	Representation 6	17 May 2021
13	Representation 7	18 May 2021
14	Representation 8 (withdrawn)	20 May 2021



KIOSK



CONCRETE UMBRELLA BASE



GLASS SCREENS



COLUMNS/STRUCTURE



NOTES

- 1. All work shall conform to the applicable codes and standards.
- 2. The contractor shall be responsible for obtaining all necessary permits and approvals.
- 3. The contractor shall be responsible for coordinating with all other trades.
- 4. The contractor shall be responsible for maintaining access to all existing utilities.
- 5. The contractor shall be responsible for protecting all existing work.
- 6. The contractor shall be responsible for maintaining a clean and safe work site.
- 7. The contractor shall be responsible for providing all necessary safety equipment.
- 8. The contractor shall be responsible for providing all necessary labor and materials.
- 9. The contractor shall be responsible for providing all necessary equipment.
- 10. The contractor shall be responsible for providing all necessary subcontractors.

Rev. Date Description

01/15/2024 Initial

02/15/2024 Revise

03/15/2024 Revise

04/15/2024 Revise

05/15/2024 Revise

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Premises History

Appendix 3

Temporary event notice history

<u>Application reference</u>	<u>Application description</u>	<u>Decision</u>	<u>Date of Event</u>
20/06182/LITENP	Temporary event notice	Event to proceed	30 July 2020 to 4 August 2020
20/07386/LITENP	Temporary event notice	Event to proceed	2 September 2020 to 5 September 2020
20/07387/LITENP	Temporary event notice	Event to proceed	9 September 2020 to 12 September 2020
20/07390/LITENP	Temporary event notice	Event to proceed	16 September 2020 to 19 September 2020
20/07391/LITENP	Temporary event notice	Event to proceed	23 September 2020 to 26 September 2020
21/02927/LITENP	Temporary event notice	Event to proceed	12 April 2021 to 18 April 2021
21/03114/LITENP	Temporary event notice	Event to proceed	20 April 2021 to 25 April 2021
21/03129/LITENP	Temporary event notice	Event to proceed	27 April 2021 to 2 May 2021

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

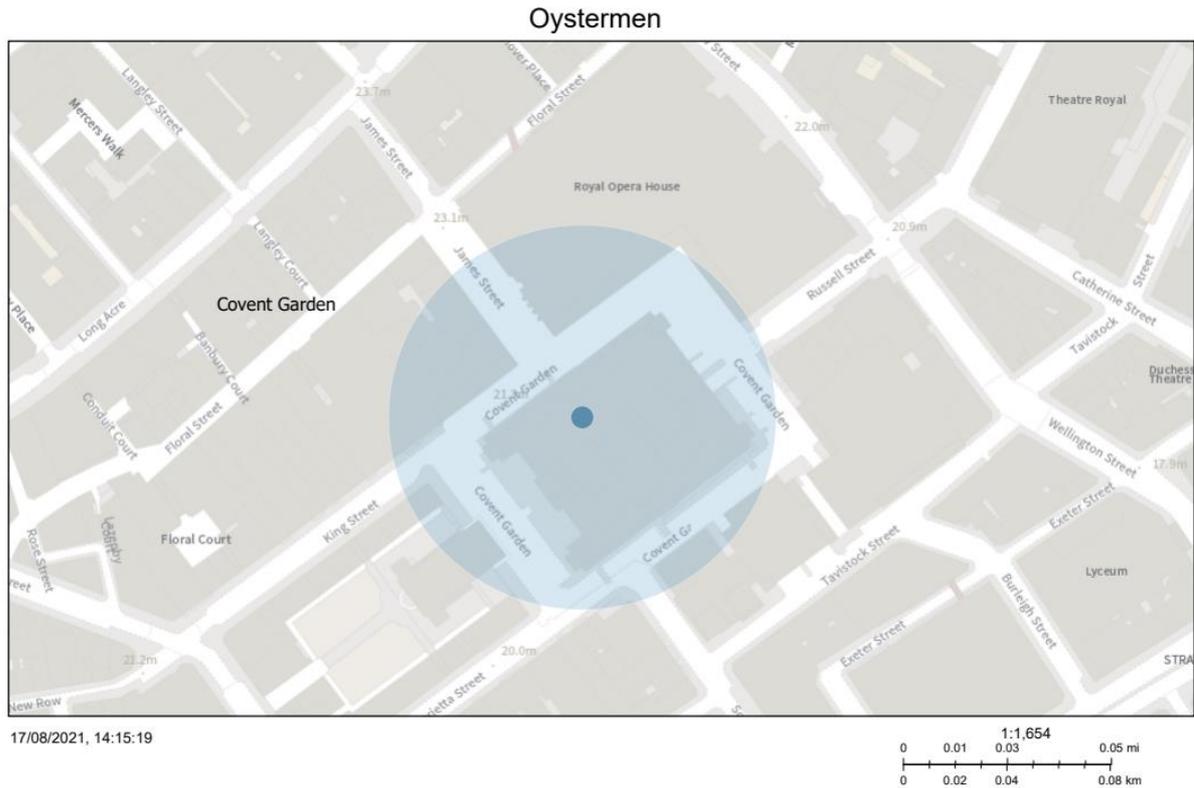
9. The consumption of alcohol on the premises shall only be by a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.

10. 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.
11. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
12. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. 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.
13. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
14. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 07.00 hours on the following day.
16. No collections of waste or recycling materials (including bottles) from the premises shall take place between 23.00 and 07.00 on the following day.
17. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
18. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
19. There shall be no sales of alcohol for consumption off the premises after 23.00 hours.
20. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
21. There shall be no sales of alcohol for consumption off the premises after 21:00 other than in sealed containers, which are not intended to be readily consumed in the immediate vicinity of the premises.

22. No drinks shall be served in glass containers for consumption off the premises unless in sealed containers, which are not intended to be readily consumed in the immediate vicinity of the premises.
23. The supply of alcohol on the premises shall be by waiter or waitress service only.
24. Off-sales in non-sealed containers shall be limited to 30 September 2022 and only until 21:00 on any day.
25. The number of alcohol drinks for consumption off the premises purchased by any person at any one time shall be limited to four.
26. Free toilets are to be made available and the details of such advertised at the premises.
27. No seating shall be placed within the area hatched black on the plan whilst the Apple Market remains open to customers.

Conditions proposed by the Licensing Authority

28. The sale and supply of alcohol for consumption off the premises shall be restricted to alcohol consumed at the outside tables and chairs shown on the licence plan, shall be by waiter or waitress service, served only to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.



Resident count = 18

Licensed premises within 75m of Oystermen, Kiosk at Apple Market, North Hall, Market Building, WC2E 8RD

<u>Licence Number</u>	<u>Trading Name</u>	<u>Address</u>	<u>Premises Type</u>	<u>Time Period</u>
19/07138/LIPDPS	Meatailer	Unit 1a Mezzanine Jubilee Hall Jubilee Market The Piazza Covent Garden London WC2E 8BE	Restaurant	Monday to Sunday; 09:00 - 00:30
09/07681/LIPD	Tutti Frutti	Unit 29 Jubilee Hall Jubilee Market The Piazza Covent Garden London WC2E 8BE	Restaurant	Monday to Sunday; 11:00 - 19:00
19/03565/LIPDPS	The Crusting Pipe	27 The Market Covent Garden London WC2E 8RD	Restaurant	Sunday; 08:00 - 00:00 Monday to Saturday; 08:00 - 00:30 Sundays before Bank Holidays; 10:00 - 00:30

18/15095/LIPT	Vini Italiani Wine Cafe	33 The Market Covent Garden London WC2E 8RE	Restaurant	Sunday; 12:00 - 22:30 Monday to Thursday; 08:00 - 23:30 Friday to Saturday; 08:00 - 00:00
21/04658/LIPDPS	Shake Shack	23 The Market Covent Garden London WC2E 8RD	Restaurant	Monday; 10:00 - 23:00 Tuesday; 10:00 - 23:00 Wednesday; 10:00 - 23:00 Thursday; 10:00 - 23:00 Friday; 10:00 - 23:00 Saturday; 10:00 - 23:00 Sunday; 10:00 - 22:30
21/03477/LIPCH	Hooray's	Unit 18 And Unit 19 Jubilee Hall Jubilee Market The Piazza Covent Garden London WC2E 8BE	Restaurant	Monday; 10:00 - 21:00 Tuesday; 10:00 - 21:00 Wednesday; 10:00 - 21:00 Thursday; 10:00 - 21:00 Friday; 10:00 - 21:00 Saturday; 10:00 - 21:00 Sunday; 10:00 - 21:00
18/12484/LIPDPS	Not Recorded	32 The Market Covent Garden London WC2E 8RE	Restaurant	Sunday; 08:00 - 23:00 Tuesday to Thursday; 08:00 - 00:00 Friday to Saturday; 08:00 - 00:30
12/01629/LIPDPS	Battersea Pie Station	28 The Market Covent Garden London WC2E 8RE	Restaurant	Monday to Sunday; 09:00 - 20:00
21/00174/LIPV	Sushi Samba Covent Garden	35 The Market Covent Garden London WC2E 8RF	Restaurant	Sunday; 07:00 - 23:30 Monday to Thursday; 07:00 - 00:45 Friday to Saturday; 07:00 - 01:00 Sundays before Bank Holidays; 07:00 - 01:15

16/05916/LIPN	Aubaine	22 The Market Covent Garden London WC2E 8RD	Shop	Sunday; 12:00 - 22:30 Monday to Saturday; 10:00 - 23:30
20/07176/LIPDPS	21	21 The Market Covent Garden London	Restaurant	Sunday; 12:00 - 23:00 Monday to Saturday; 09:00 - 02:30
20/04163/LIPN	Not Recorded	26 - 49 The Market Covent Garden London WC2E 8RE	Cafe	Monday to Sunday; 07:00 - 00:00
20/09028/LIPDPS	Le Pain Quotidien (48)	26 - 49 The Market Covent Garden London WC2E 8RE	Cafe	Monday to Sunday; 07:00 - 00:00
19/11133/LIPVM	Buns & Buns	5 The Market Covent Garden London WC2E 8RA	Restaurant	Monday; 07:00 - 01:30 Tuesday; 07:00 - 01:30 Wednesday; 07:00 - 01:30 Thursday; 07:00 - 01:30 Friday; 07:00 - 01:30 Sunday; 07:00 - 00:30
18/08034/LIPVM	Bun Buns	5 The Market Covent Garden London WC2E 8RA	Restaurant	Monday; 08:00 - 00:30 Tuesday; 08:00 - 00:30 Wednesday; 08:00 - 00:30 Thursday; 08:00 - 00:30 Friday; 08:00 - 00:30 Sunday; 08:00 - 00:00
21/04054/LIPDPS	Hotel Chocolat	10 The Market Covent Garden London WC2E 8RA	Shop	Not Recorded; XXXX - XXXX
19/11336/LIPDPS	Whittard Of Chelsea	18 The Market Covent Garden London WC2E 8RB	Restaurant	Monday to Sunday; 09:00 - 22:00

16/06937/LIPCH	Punch And Judy Public House	The Punch And Judy 40 The Market Covent Garden London WC2E 8RF	Public house or pub restaurant	Sunday; 12:00 - 22:30 Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00 Sundays before Bank Holidays; 12:00 - 23:30
20/06670/LIPDPS	Laduree	1 The Market Covent Garden London WC2E 8RA	Restaurant	Sunday; 09:00 - 22:30 Monday to Thursday; 09:00 - 23:30 Friday to Saturday; 09:00 - 00:00 Sundays before Bank Holidays; 09:00 - 00:00
15/07111/LIPN	Morelli's Gelato CG Ltd	20A The Market Covent Garden London WC2E 8RB	Cafe	Monday to Sunday; 07:00 - 23:30
20/07091/LIPT	The Roadhouse	Basement 35 The Piazza Covent Garden London WC2E 8BE	Restaurant	Sunday; 09:00 - 01:00 Monday to Saturday; 09:00 - 03:30
17/06988/LIPV	Chez Antoinette	The Piazza Covent Garden London	Not Recorded	Monday to Sunday; 11:00 - 23:00
17/06018/LIPN	Not Recorded	Basement 35 The Piazza Covent Garden London WC2E 8BE	Restaurant	Sunday; 09:00 - 01:00 Monday to Saturday; 09:00 - 03:30
19/04643/PREAPM	Not Recorded	Basement 35 The Piazza Covent Garden London WC2E 8BE	Not Recorded	
06/07969/WCCMAP	The Rock Garden And Gardening Club	6 - 7 The Piazza Covent Garden London WC2E 8HB	Restaurant	Monday to Sunday; 09:00 - 06:00

10/05496/LIPN	Hola Paella	28B The Piazza Covent Garden London WC2E 8RD	Restaurant	Sunday; 09:00 - 22:30 Monday to Saturday; 09:00 - 23:00
10/05017/LIPV	Andronicas World Of Coffee	28B The Piazza Covent Garden London WC2E 8RD	Restaurant	Monday to Friday; 08:00 - 00:30 Saturday to Sunday; 10:00 - 00:30
21/07218/LIPDPS	Andronicas World Of Coffee (Shadow 27B The Piazza)	27B The Market Covent Garden London WC2E 8RD	Cafe	Monday; 08:00 - 00:30 Tuesday; 08:00 - 00:30 Wednesday; 08:00 - 00:30 Thursday; 08:00 - 00:30 Friday; 08:00 - 00:30 Saturday; 08:00 - 00:30 Sunday; 10:00 - 00:30
16/10733/LIPN	Creme De La Crepe	29 The Market Covent Garden London WC2E 8RE	Not Recorded	Monday to Sunday; 11:00 - 23:00
20/04167/LIPN	Not Recorded	8-9 James Street Covent Garden London WC2E 8BH	Restaurant	Sunday; 08:00 - 01:00 Monday to Saturday; 08:00 - 01:30
20/09391/LIPDPS	Wahlburgers	8-9 James Street Covent Garden London WC2E 8BH	Restaurant	Sunday; 08:00 - 01:00 Monday to Saturday; 08:00 - 01:30