



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	21 October 2021
Licensing Ref No:	21/05224/LIPV - Premises Licence Variation
Title of Report:	Sachi @ The Pantechicon 19 Motcomb Street London SW1X 8LB
Report of:	Director of Public Protection and Licensing
Wards involved:	Knightsbridge And Belgravia
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Karyn Abbott Senior Licensing Officer
Contact details	Telephone: 07866 019698 Email: kabbott@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	27 May 2021		
Applicant:	Pantehnicon (London) Limited		
Premises:	Sachi @ The Pantehnicon		
Premises address:	19 Motcomb Street London SW1X 8LB	Ward:	Knightsbridge and Belgravia
		Cumulative Impact Area:	None
		Special Consideration Zone:	None
Premises description:	The premises is currently operating as a restaurant.		
Variation description:	<p>This variation application seeks to permit the following:</p> <p>To extend the hours for the sale of alcohol and late night refreshment on the lower ground floor only to 02:00 on Thursdays, Fridays and Saturdays with closing 30 minutes later.</p> <p>All other hours to remain the same. No other changes are sought.</p>		
Premises licence history:	<p>The premises has had the benefit of a premises licence since June 2016. The current premises licence (20/10287/LIPCH) can be viewed at Appendix 3 of this report.</p> <p>The applicant has an application pending for the outside area for licensable activities (21/04812/LIPN).</p>		
Applicant submissions:	An Application Summary was provided by the applicant and this can be found at Appendix 2 .		

1-B Current and proposed licensable activities, areas and hours						
Regulated Entertainment						
Recorded Music						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	08:00	23:30	No Change		Ground Floor, Lower Ground Floor and Mezzanine	No Change
Tuesday	08:00	23:30				
Wednesday	08:00	23:30				
Thursday	08:00	23:30				
Friday	08:00	00:00				
Saturday	08:00	00:00				
Sunday	08:00	22:30				
Seasonal variations/ Non-standard	Current:				Proposed:	
	Sundays before Bank Holidays: 08:00 to 00:00				No Change	

timings:	From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day	
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Late night refreshment – Ground Floor and Mezzanine						
Indoors, outdoors or both			Current :		Proposed:	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	23:30	No Change		Ground Floor and Mezzanine	No Change
Tuesday	23:00	23:30				
Wednesday	23:00	23:30				
Thursday	23:00	23:30				
Friday	23:00	00:00				
Saturday	23:00	00:00				
Sunday	N/A	N/A				
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	Sundays before Bank Holidays: 08:00 to 00:00 From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day				No Change	

Late night refreshment - Lower Ground Floor								
Indoors, outdoors or both			Current :		Proposed:			
	Current Hours		Proposed Hours		Licensable Area			
	Start:	End:	Start:	End:	Current:	Proposed:		
Monday	23:00	23:30	No Change		Lower Ground Floor	Lower Ground Floor		
Tuesday	23:00	23:30						
Wednesday	23:00	23:30						
Thursday	23:00	23:30					23:00	02:00
Friday	23:00	00:00					23:00	02:00
Saturday	23:00	00:00					23:00	02:00
Sunday	N/A	N/A					No Change	
Seasonal variations/ Non-standard timings:	Current:				Proposed:			
	Sundays before Bank Holidays: 08:00 to 00:00 From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day				No Change			

Sale by Retail of Alcohol - Ground Floor and Mezzanine						
On or off sales			Current :			Proposed:
			Both			No Change
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	08:00	23:30	No Change		Ground Floor and Mezzanine	No Change
Tuesday	08:00	23:30				
Wednesday	08:00	23:30				
Thursday	08:00	23:30				
Friday	08:00	00:00				
Saturday	08:00	00:00				
Sunday	08:00	22:30				
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	Sundays before Bank Holidays: 08:00 to 00:00 From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day				No Change	

Sale by Retail of Alcohol - Lower Ground Floor								
On or off sales			Current :			Proposed:		
			Both			No Change		
	Current Hours		Proposed Hours		Licensable Area			
	Start:	End:	Start:	End:	Current:	Proposed:		
Monday	08:00	23:30	No Change		Lower Ground Floor	No Change		
Tuesday	08:00	23:30						
Wednesday	08:00	23:30						
Thursday	08:00	23:30					08:00	02:00
Friday	08:00	00:00					08:00	02:00
Saturday	08:00	00:00					08:00	02:00
Sunday	08:00	22:30					No Change	
Seasonal variations/ Non-standard timings:	Current:				Proposed:			
	Sundays before Bank Holidays: 08:00 to 00:00 From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day				No Change			

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	07:30	00:00	No Change		Ground Floor, Lower Ground Floor and Mezzanine	No Change
Tuesday	07:30	00:00				
Wednesday	07:30	00:00				
Thursday	07:30	00:00	07:30	02:30		
Friday	07:30	00:30	07:30	02:30		
Saturday	07:30	00:30	07:30	02:30		
Sunday	07:30	23:00	No Change			

Seasonal variations/ Non-standard timings:	Current:	Proposed:
	Sundays before Bank Holidays: 08:00 to 00:00 From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day	No Change

1-C Layout alteration
No layout changes proposed in this variation application.

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Metropolitan Police Service
Representative:	PC Cheryl Boon
Received:	17 June 2021 (Withdrawn 17 August 2021)
<p>Application to Vary a Premises Licence: Pantehnicon (London) Limited 19 Motcomb Street SW1X 8LB 21/05224/LIPV</p> <p>With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, are making a representation against this application.</p> <p>The venue is situated outside the Cumulative Impact Area and Special Consideration Zones however it is our belief that if granted the application would undermine the Licensing Objectives in relation to The Prevention of Crime and disorder.</p> <p>Firstly, Police would like to propose to replace the current CCTV conditions shown as 22 and 23 on existing licence (20/10287/LIPCH) with:</p> <ol style="list-style-type: none"> 1. (a) The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. (b) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. (c) 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. (d) All recordings shall be stored for a minimum period of 31 days with date and time stamping. (e) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period. <p>2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.</p> <p>The conditions proposed alongside your application are appreciated. However in order to address Police concerns the following conditions are proposed to be added to any future operating schedule:</p> <ol style="list-style-type: none"> 3. After 00:00 the premises shall only operate as a restaurant, <ol style="list-style-type: none"> (i) in which customers are shown to their table or the customer will select a table themselves, (ii) where the supply of alcohol is by waiter or waitress service only, 	

- (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table,
- (iv) which do not provide any takeaway service of food or drink for immediate consumption off the premises,
- (v) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.

4. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.

5. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

6. A copy of the premises' dispersal policy shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of Westminster City Council.

If you could please let me know whether you are willing to agree to these additional conditions proposed by Police as it may enable us to withdraw our representation. If however you wish to discuss these proposals further then please feel free to contact me.

The above conditions proposed by the Metropolitan Police Service have since been amended and agreed. As a result, the Metropolitan Police Service as a responsible authority withdrew their representation on the 17th August 2021. The agreed conditions can be found at Appendix 4.

Responsible Authority:	Environmental Health Service
Representative:	Dave Nevitt
Received:	24 June 2021

I wish to make Representations on the following grounds:
Representation is made in relation to the application, as the proposals are likely to increase the risk of Public Nuisance and may impact upon Public Safety.

2-B Other Persons

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	6 June 2021

It is of paramount importance that this facility does not generate additional noise late at night. The airconditioning units of Motcomb street and Lowndes square restaurants are already generating a disturbing level of noise, and we do not want to be woken up at night by intoxicated patrons of pantechinon continuing their discussions in the courtyard once the club has been closed at 2am! This seems unavoidable to me, music or no music.

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED]
Received:	16 June 2021

Pantehnicon 19 Motcomb Street London SW1X 8LB Ref. No: 21/05224/LIPV | Applicant Name: Pantehnicon (London) Limited

We are writing to Object to the above Application.

Preamble

The Belgravia Society (the Society) is the largest residents' society in Belgravia. We are recognised as an Amenity Society by Westminster City Council (WCC). A fuller description of the Society, which is a charity, will be found in Appendix 2 to this document. The raison d'etre of the Society is "to celebrate the past, improve the present and engage in its future". Protecting the built environment is one of the most important elements of the Society's work and its activities seek to support those aspirations.

While the development of the Pantehnicon is very much welcomed, we observe that this variation is to a licence not yet granted. The licensing objectives are not met by this proposed variation. We have already responded to the application for the licence itself.

Licensing objectives

1.1 Prevention of nuisance is extremely important in a residential area. While it is clear that Motcomb Street itself is a mixed area of commercial premises and residential homes, it is surrounded by residences in the streets and mews.

1.2 Access to Motcomb Street can only be achieved by walking or using private transport for the period outside core hours. Basically, that means that cars and taxis will be collecting 2

and depositing customers to the premises until 2 AM to, and by admission of the Applicant, closing at 2:30 AM the latter meaning at least 3.0am (see the first paragraph of the Applicant's Proposed Variation.) in the morning by the time the premises are finally empty. Despite the Applicant's belief that the maximum of 60 customers will keep down the problems, we are sure it will not. If one can imagine 30 to 60 people leaving the early hours of the morning having consumed a meal and alcohol and expecting it to be quiet, is unrealistic. Not only will the surrounding area be subject to noise of customers leaving, there will also be the noise of the coming and going of vehicles and slamming of doors. We cannot see any method controlling this.

1.3 The Licensing Committee will of course be aware that despite facilities provided by restaurants, some customers may relieve themselves in the area. There is also the likelihood of a number of the customers standing out in Motcomb Street smoking.

1.4 The only way of preventing this nuisance will be to refuse the licence variation.

2 Public safety, prevention of crime and disorder are also issues. Smokers outside the restaurant, could lead to cause obstruction or nuisance to others in Motcomb Street even at the late hour. This will particularly affect residents returning home.

3.1 Licensed hours

3.2 We have carefully read the Applicants proposals. We can find no good reason why hours outside the core hours are being requested. Attracting tourists in the early hours of the morning or business men seems fanciful to say nothing of local residents. Nothing is on offer to attract customers other than a meal accompanied by an alcoholic drink. There are already many outlets offering more away from quiet residential areas. We are told that there will be no live or recorded music and no dancefloor. Will there be other entertainment?

3.3 The conclusion of the Applicant is based on the assumption that the basement restaurant operating, with a low capacity, with the correct management **could** be beneficial to local residents. We cannot honestly find any reason to suppose that the residents of Belgravia, even the low numbers of 60 after midnight will be flocking to the restaurant to eat in the early hours of the morning. Indeed, we find it hard to believe there are many restaurants open these hours which operate as ordinary restaurants. Indeed we can see no benefit. We know of nightclubs

and music venues which are open at those hours in the entertainment area of Westminster where they thrive and have many visitors. This is not the picture which the Applicants seem to project. This does not apply the Pantechnicon.

3.4 We are also deeply concerned about the real motivation behind this application. The conclusion the Applicant reach mentions a "restaurant style operation". Either this is to be operated as a restaurant or it is intended to be used for purposes in addition to serving food and alcohol. This would be exemplified by playing music, live or recorded, having entertainers present or dancers or something of a like nature despite the Applicants assurance to the contrary. We note that the conditions shown on your website suggest that alcohol will only be served between the hours of 8am and 10 pm as ancillary to taking a 3

meal. We believe all sales of alcohol should be ancillary to the taking meal to avoid the expansion of uses. This should not just be a restaurant style operation, but if it is to be given a licence must be a restaurant.

Conclusion

4.1 We cannot believe that a normal restaurant serving food and alcohol into the early hours of the morning, and not providing music and other entertainment, is a realistic proposition. Even if it was, the proposal still fails to meet the licensing objectives.

4.2 Even without the concern about the nature of the Application, it does not achieve the Licensing Objectives for the reasons given above, especially relating to noise and nuisance. If the Licensing Committee is minded to grant this Application, it would create an unwelcome an precedent for the rest of Belgravia and the surrounding residential area. It would encourage those who are already seeking to increase hours, to push forward with applications which also, will not meet the spirit of the licensing objectives. It could also affect and encourage applications in other areas.

4.3 This Application does not meet licensing objectives as we have demonstrated and should be refused. Should the Licensing Committee be minded to grant the variation then we would ask the most stringent conditions to be added to the conditions of the licence as set out in Appendix 1.

Appendix 1

Additional Conditions applicable to the basement restaurant (premises)

- 1 No live music or recorded music played.
- 2 There will be no dance floor.
- 3 There will be no live performances by entertainers of any kind in the premises.
- 4 The sale of alcohol shall only be to persons taking a table meal and by such a person when it is ancillary to their meal.
- 5 The Applicant only, will operate the basement restaurant in the premises.
- 6 The premises must not be hired out to a third party.
- 7 Capacity will be limited to 60 customers (excluding staff).
- 8 There must be a 1 SIA licensed door supervisor on duty who must display their licences and supervise and ensure customers leave quietly.
- 9 When the premises are open customers will only enter or leave by the Motcomb Street entrance.
- 10 A telephone number with direct access to the manager will be available publicly at all times when the premises are open.

Appendix 2

Information on the Belgravia Society

The Society (the Society) is the largest amenity society in Belgravia. No subscription is charged by the Society, which is a charity, in order to ensure that no one is excluded from membership. Our overriding policy for Belgravia is to celebrate its past, improve the present and engage in its future. This guides our views and our consideration of all factors which affect daily life in Belgravia.

We regard ourselves as the 21st century's custodian of Belgravia's heritage, we believe, as residents here and in Westminster, that while engaging in the future we must ensure the

elements of the past are protected and revered. We believe that others, who are also charged with consideration of the future for Belgravia, no longer prioritise the residential nature of it or its heritage. The residents of Belgravia are both privileged and disadvantaged. Residents enjoy residential an area which boasts many restaurants, venues for coffees and light refreshments as well as public houses. Although there is constant change, (these numbers something in the region of 70 establishments) most have licences to sell alcohol. Unlike most suburban residential areas, which Belgravia would be, save for its proximity to 5

central London, much commercial activity takes place as well. However, we seek to ensure that the ethos of residential areas, as in the suburbs, is preserved.

We publish a monthly Magazine which we distribute digitally to our members giving details of local developments, matters of local interest, information from our elected representatives and other matters of general interest. We are totally independent of any other organisation. We pride ourselves as being the only independent voice for the area.

Although we are a Belgravia based society, and the majority of our

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	24 June 2021

I feel this would not be a good idea as the influx of trouble that would return to the area as a result The area already has enough places to buy alcohol while there used to be issues with fighting, street drinking, gangs congregating and litter

I also feel for the safety of the elderly people that live in the immediate area because of the youths that would again flock to the area I entirely object this application

3. Policy & Guidance

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

Policy HRS1 applies	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> 1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm. 2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation. 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed. 4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises. 5. The proposed hours when any music, including incidental music, will be played. 6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises. 7. The existing hours of licensable activities and the past operation
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	<p>of the premises (if any) and hours of licensable premises in the vicinity.</p> <p>8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.</p> <p>9. The capacity of the premises.</p> <p>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.</p> <p>11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.</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> <p>8. 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 RNT1 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 operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The applicant has taken account of the Special Consideration Zones <p>Policy SCZ1 if the premises are located within a designated zone.</p>

	<p>5. The application and operation of the venue meeting the definition of a restaurant as per Clause C.</p> <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 operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone. 5. 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, except if provided via an ancillary delivery service to customers at their residential or workplace address. 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.
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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	Current Premises Licence 20/10287/LIPCH
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:	Karyn Abbott Senior Licensing Officer
Contact:	Telephone: 07866 019698 Email: kabbott@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	Metropolitan Police Service (Withdrawn 17th August 2021)	17 th June 2021
5	Environmental Health Service	24 th June 2021
6	Representation 1	6 th June 2021
7	Representation 2	16 th June 2021
8	Representation 3	24 th June 2021



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

Schedule 12
Part A

WARD: Knightsbridge
And Belgravia
UPRN: 100023347953

Premises licence

Regulation 33, 34

Premises licence number:

20/10287/LIPCH

Original Reference:

16/03361/LIPN

Part 1 – Premises details

Postal address of premises:

Pantechnicon
19 Motcomb Street
London
SW1X 8LB

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Playing of Recorded Music
Late Night Refreshment
Sale by Retail of Alcohol

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

Playing of Recorded Music

Monday to Thursday: 08:00 to 23:30
Friday to Saturday: 08:00 to 00:00
Sunday: 08:00 to 22:30
Sundays before Bank Holidays: 08:00 to 00:00

Non-standard Timings:

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

Late Night Refreshment

Monday to Thursday: 23:00 to 23:30
Friday to Saturday: 23:00 to 00:00
Sundays before Bank Holidays: 23:00 to 00:00

Non-standard Timings: From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day

Sale by Retail of Alcohol

Monday to Thursday: 08:00 to 23:30
Friday to Saturday: 08:00 to 00:00
Sunday: 08:00 to 22:30
Sundays before Bank Holidays: 08:00 to 00:00

Non-standard Timings: From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day

The opening hours of the premises:

Monday to Thursday:	07:30 to 00:00
Friday to Saturday:	07:30 to 00:30
Sunday:	07:30 to 23:00
Sundays before Bank Holidays:	07:30 to 00:30

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

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

Part 2

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

Pantehnicon (London) Limited
64 New Cavendish Street
London
W1G 8TB

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

09448599

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

Name: Mr Richard Clegg

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: PERS-LIC991
Licensing Authority: London Borough Of Camden

Date: 9 November 2020

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.
 - (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.
- (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.
- (iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 – Conditions consistent with the operating Schedule

9. Alcohol consumed on the roof area or at the front of the premises at ground floor level shall only be consumed by patrons seated at tables.
10. No licensable activities shall take place at the premises 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.
11. The number of persons permitted on the top floor external terrace at any one time (including staff) shall not exceed (X) persons.
12. No more than (15)% of the sales area shall be used at any one time for the sale, exposure for sale, or display of alcohol.
13. There shall be no self service of spirits on the premises, save for spirit mixtures less than 5.5% ABV.
14. Loudspeakers shall not be located in the entrance lobby, outside the premises building or the top floor external terrace
15. Alcohol consumed on the roof area or at the front of the premises at ground floor level shall only be consumed by patrons seated at tables.
16. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
17. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.
18. 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.
19. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
20. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0800 hours.
21. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
22. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a 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 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. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
23. 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 are open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.
24. No entertainment, performance, service, or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Greater London Council (General Powers) Act 1998 (whether or not locally adopted), shall be provided.
25. 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.

26. The sale of alcohol between 8.00 and 10.00 hours shall only be to persons taking a table meal there and consumption by such a person as ancillary to their meal.
27. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system or searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.

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

None

Annex 4 – Plans





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

Schedule 12
Part B

Premises licence
summary

WARD: Knightsbridge
And Belgravia
UPRN: 100023347953

Regulation 33, 34

Premises licence number:

20/10287/LIPCH

Part 1 – Premises details

Postal address of premises:

Pantechnicon
19 Motcomb Street
London
SW1X 8LB

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Playing of Recorded Music
Late Night Refreshment
Sale by Retail of Alcohol

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

Playing of Recorded Music

Monday to Thursday: 08:00 to 23:30
Friday to Saturday: 08:00 to 00:00
Sunday: 08:00 to 22:30
Sundays before Bank Holidays: 08:00 to 00:00

Non-standard Timings:

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

Late Night Refreshment

Monday to Thursday: 23:00 to 23:30
Friday to Saturday: 23:00 to 00:00
Sundays before Bank Holidays: 23:00 to 00:00

Non-standard Timings: From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day

Sale by Retail of Alcohol

Monday to Thursday: 08:00 to 23:30
Friday to Saturday: 08:00 to 00:00
Sunday: 08:00 to 22:30
Sundays before Bank Holidays: 08:00 to 00:00

Non-standard Timings: From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day

The opening hours of the premises:

Monday to Thursday:	07:30 to 00:00
Friday to Saturday:	07:30 to 00:30
Sunday:	07:30 to 23:00
Sundays before Bank Holidays:	07:30 to 00:30

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

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

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

Pantechnicon (London) Limited
64 New Cavendish Street
London
W1G 8TB

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

09448599

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

Name: Mr Richard Clegg

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

Restricted

Date: 9 November 2020

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



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Pantehnicon (London) Limited

(the "Applicant")

Application to vary a Premises Licence

Pantehnicon (London) Limited (the "Premises")

Written Submissions

This statement is made in support of an application to vary an existing Premises Licence with the intention of outlining the Applicant's case and seeking to address the concerns of those maintaining representations.

Amplification of the points made below, together with further submissions, will be made orally at the licensing sub-committee hearing - if one is required.

Background

The Premises are a Nordic and Japanese inspired mixed-use venue comprising:

- Sachi (a Japanese restaurant and bar) in the basement;
- retail space; Café Kitsune (a Japanese café); the Kiosk (a takeaway café) and Sakaya (a four cover Japanese bottle shop) on the ground and mezzanine;
- further retail space on the first floor; and
- Eldr (a Nordic restaurant and bar) on the second floor and roof garden.

The application only relates to Sachi to extend its hours for restaurant use only after midnight on a Thursday, Friday and Saturday. The proposal (which has been shared with residents' groups and included with the application) is at **annex 1**. Pictures of Sachi can be found at **annex 2**.

Pre-application Consultation

Prior to lodging the application formal pre-application advice was sought from the Environmental Health team and representatives of the Applicant have met with Mr Dave Nevitt on site multiple times. Approval to lodge the application was given by the Applicant's landlord, The Grosvenor Estate.

The application was also discussed on site with Mr James Wright (Chairman, Belgravia Residents Association) and via a Teams call with Mr Andrew Newton (Committee Member of The Belgravia Society), Ms Mary Regnier-Leigh (Trustee of The Belgravia Society), Ms Helen Oratore (Deputy Chairman of The Belgravia Society) and Mr George Waite (Chairman of The Belgravia Society). Following the call, a written proposal which reiterated what was discussed was circulated on 18 May 2021 (see annex 1 previously referenced) asking for any comments and a further reminder was sent on 25 May 2021. As no responses were received the application was lodged as proposed.

The Representations

Environmental Health & Metropolitan Police

Following a meeting with Mr Dave Nevitt on receipt of his representation no further conditions, nor amendments to the application, have been suggested, albeit the Applicant understands that his representation is going to be maintained (unless all representations are withdrawn) in order to advise the licensing sub-committee.

The representation from the Metropolitan Police has been withdrawn on the following basis.

- The existing CCTV condition being replaced with:

"1. (a) The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team.

(b) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.

(c) 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.

(d) All recordings shall be stored for a minimum period of 31 days with date and time stamping.

(e) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.

2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.

- The following additional conditions being added to the premises licence:

- *After 00:00 the premises shall only operate as a restaurant, (i) in which customers are shown to their table or the customer will select a table themselves, (ii) where the supply of alcohol is by waiter or waitress service only, (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table, (iv) which do not provide any takeaway service of food or drink for immediate consumption off the premises, (v) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.*
- *All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.*
- *Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.*
- *A copy of the premises' dispersal policy shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of Westminster City Council.*

The Belgravia Society (the "Society")

Given the relationship the Applicant has with the Society and the time spent discussing the application it is disappointed that its integrity and motives are being questioned. Nevertheless, the Applicant's comments on the Society's concerns are as follows:

Variation to a licence not yet granted

The premises licence for the Premises was granted in July 2016. Whilst, at the time of the application, there had been no formal sign off from Environmental Health for Sachi, it still had the benefit of a granted premises licence at the time the application was lodged.

Time of Proposed Closing & Patrons Leaving

The closing time sought on Thursday, Friday and Saturday nights is 2.30 a.m. This means that, if granted as sought, all patrons will have left the Premises by then, not by 3 a.m. as the Society believes. Furthermore, whilst the maximum capacity sought is 60 it will not necessarily be the case that there will be 60 covers and, even if there are, it is highly unlikely that all will be occupied at the time of closing. As is the case at most restaurant venues, it is anticipated that patrons will leave in dribs and drabs as opposed to a mass exodus at 2.30 a.m. Annex 1 details the proposed dispersal policy to avoid patrons being disturbed by car doors slamming.

Toilet Provision

During the later hours the Premises will have in the basement four female W.Cs, one W.C. with baby change facilities, two men's cubicles and four urinals. In addition, the entirety of the Premises will still be available for use.

This is a very high number for what is a low capacity and, given the high-end nature of the restaurant offer, it is highly unlikely that public urination will ever occur.

Smoking

Whilst smoking (without taking a drink outside) will be permitted, there are no immediate residents to disturb and, with the full food offer and, at the risk of repetition, the low capacity, there is unlikely to ever be significant numbers of smokers at any one time. Furthermore, Motcomb Street is largely pedestrianised and the Premises have ample room for patrons to stand (namely, the areas occupied earlier in the day by the Applicant's outdoor tables and chairs).

Demand for additional hours and regulated entertainment

Whilst demand is not a relevant licensing concern, the Applicant believes that later hours at a high-quality restaurant in Belgravia will be popular with tourists and business travellers looking for something different from the standard hotel fare and local residents looking to dine later, for example, after a West End show. As has been repeatedly stated both orally, and in writing, no regulated entertainment has been applied for and there is no dancefloor. As the layout, style of operation and conditions all dictate this is an application for a late-night restaurant, not a nightclub. If the Applicant either changes the layout without permission or fails to operate as per the conditions on the premises licence it faces either a criminal prosecution or a licensing review. The senior management team of the Applicant have a long history of operating upmarket food led venues, on the Grosvenor Estate and within the City of Westminster and the Premises have been open over a year, without complaint, with the concept and style of operation firmly established. Given its reputation with the local community and the hospitality industry the suggestion that this application is merely a front to open a nightclub with dancers, entertainment and music is firmly rejected.

Finally, for the avoidance of doubt, the current licence permits the sale of alcohol without food save from between 8 a.m. and 10 a.m., not 8 a.m. and 10 p.m. Therefore, except for early hours there is no requirement for patrons to have a meal anywhere in the premises. If this application is granted with the condition agreed with the Metropolitan Police, the basement of the Premises will have to operate as a restaurant later in the evening.

Suggested conditions if the application is granted

The limited licensable activities applied for and the conditions proffered match, and in some cases exceed, the ten conditions suggested by the Society.

Mrs Lisa George

Patrons that are willing to pay a not inconsiderable sum to frequent a high-end Japanese restaurant in beautiful surroundings are not those usually associated with 'fighting, street drinking, gangs congregating and litter'. In any event, takeaway food and drink will not be offered.

Mr Leopold Arminjon

The air conditioning units at the Premises are new and state of the art. Also, much of the food is cold/raw (i.e. sushi). As per the proffered condition, patrons will not be allowed to exit into the courtyard.

The City of Westminster's Statement of Licensing Policy (the "Policy")

Prior to making this application, the Policy was considered at length. The Premises currently have predominantly a Public House and Bar (PB1) licence (albeit with much of it operating as two restaurants) but, if granted as sought, a restaurant condition will apply for most of the additional hours, thus engaging the Restaurants (RTN1) policy. When the different uses will take place is a recognised consideration of the Combined Use Policy (COMB1). The Premises are not located within the West End Cumulative Impact Zone nor any of the Special Consideration Zones.

Conclusion

The Applicant has taken considerable time and effort to engage with the statutory authorities, local residents' groups and its landlord. Hopefully the quality of the existing offer speaks for itself. This application merely seeks to extend this offer so a limited number of patrons can enjoy it later at night. In return, if the additional hours are granted, there will be a significant number of additional conditions all intended to further uphold the four licensing objectives. Regardless of how this application is determined, the Applicant will of course continue to engage with all local stakeholders.

Niall McCann
KEYSTONE LAW

Pantechnicon

Proposed Variation of Premises Licence

The Proposal

To extend the hours for the sale of alcohol and late night refreshment in the basement to 2.00 a.m. on Thursdays, Fridays and Saturdays with closing 30 minutes later. This is to attract tourists/business people staying at local hotels and local residents.

Suggested Operation

Once the rest of Pantechnicon has closed the only entrance/exit will be through the main entrance on the left side of the building as you face it. Inside the entrance, at ground floor level, will be a reception desk permanently staffed by a senior Pantechnicon employee and a door supervisor (who will be appropriately dressed – not a typical ‘bouncer’). Their role will be to:

- meet and greet, guiding people towards the lift and stairs; and
- to ensure that patrons leaving do so quietly and to ask that they remain inside if waiting for a taxi.

The basement’s style of operation will not change later at night. There will be no live or recorded music and no dance floor. The atmosphere will be relaxed and calming in keeping with the Japanese theme – a world away from the high energy bars and restaurant of Mayfair which would appeal to a younger clientele. Sample menus/drinks lists are attached at annex 1. There will be no hiring of the basement to third parties and capacity will be limited to 60 plus staff. It is not a large space.

Proposed Conditions

Whilst, we believe, there is an excellent relationship between Pantechnicon, Grosvenor and local residents, to ensure that the basement is always operated as per the above, the following conditions will be proffered with the application, above and beyond those currently on the premises licence:

- There shall be at least 1 SIA licensed door supervisors on duty at the entrance of the premises at all times whilst only the basement is open for business and they must correctly display their SIA licence(s) when on duty so as to be visible.
- When only the basement is open customers shall only enter or leave the premises from Motcomb Street.
- The number of persons permitted in the basement from midnight on Thursday to Saturday at any one-time (excluding staff) shall not exceed 60 persons.
- The basement will not be hired to any third party.
- A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity.

Conclusion

With no windows, loud music, a restaurant style operation and a low capacity we believe that, with the correct management, later hours in the basement could be beneficial to local residents. We urge you to look at this proposed operation on its own merits. In no way would support of this proposal be seen as setting a precedent for other operators to simply extend their hours or to look to become nightclubs later in the evening.

Annex 1a

SNACKS

- Okaki 5
- Almonds 4
- Beer Pickles 5
- Shishitou, miso 6



SUSHI MAKI

- Kanpyo, takuwan, tamago 14.5
- Shiitake, enoki, black garlic, mizuna 12.5
- Trout, wasabi, vendace roe 15.5
- Toro, spring onion, buckwheat 19.5



SASHIMI (3 pieces)

- Tuna; Akami 9, Chu Toro 12, O toro 14
- Trout 7
- Kombu cured Turbot 7
- Dover sole, Sakura leaves 9
- Ikura 7
- Scallop 8

3 set 19 | 5 set 25



NIGIRI (per piece)

- Tuna; Akami 9, Chu Toro 12,
- O toro 14
- Trout 7
- Kombu cured Turbot 7
- Dover sole, Sakura leaves 9
- Ikura 7
- Scallop 8

5pc set vegan 19

5pc set 23 | 9pc set 36



TATAKI

- Toro tatakai, sea laver, dashi ponzu 25
- Venison tatakai, birch soy 18
- Seabass usuzukuri 14



sachi

TEMPURA

- Alexanders 9
- Monkfish 18
- Courgette Flowers 9



SALADS

- Sea lettuce, scallop, tomato, tosazu 18
- Tofu, seabuckthorn, greens, yuzu 11
- Nama Harumaki 15



SOUP

- Inaka Miso, chrysanthemum 7
- Suilmono, mushroom, ground elder, bonito 7



TOBANYAKI

- Clams, sake, yuzu, ground elder 15
- 36 day aged beef, black garlic butter 19
- Pork Belly, barley miso, mustard leaf 15
- Trout, smoked sweet soy 14
- Mushrooms, yuzu, soy 12



SACHI SIGNATURES FROM THE FIRE

- Wagyu sirloin, grilled eryngii, kabu (roog) 50
- Chicken, whey, miso, buckwheat 21
- Scallops, liver butter, sake, wrack, shimeji 24
- Nasu miso 12
- Agedashi Tofu, barley, mushrooms 9



Please inform us if you have any dietary or allergen requirements.
An optional 12.5% service charge will be added to your bill.



SPRITZ 13

Honey & Lavender

Angelica Gin, lavender honey water, gooseberry, birch sap

Crowberry & Red currant

Hven Summer Spirit, Crowberry, red currant, birch sap

Seaweed & Snaps

dill akvavit, seaweed infused vermouth, sugar snaps, fennel seeds, birch sap



JAPANESE WHISKY 25ml

Akashi White Wine Cask 6 yo 16

Akashi Red wine cask 5 yo 18

Chichibu London Edition 2019 18

Chichibu On The Way 22

Ichiro's Malt Wine Wood Reserve 12

Mars Komagatake Tsunuki Aging 18

Nikka From the Barrel 6

Nikka Tailored 12

Nikka Yoichi 8

Nikka Taketsuru 8.5

Nikka Miyagikyo 8.5

Suntory Hibiki Harmony 8

Suntory Yamazaki 12yo 10.5

Suntory Hakushu 18yo 39

Suntory Yamazaki 18yo 40

Suntory Hibiki 21yo 50



MOCKTAILS 7

Peach & Gooseberry (long)

peach, thyme, carrot, gooseberry, lavender honey water

Rhubarb & Dill Spritz (flute)

fresh rhubarb juice, dill, sparkling tea



COCKTAILS 15

White Blossom (Milk Punch)

Haku Vodka, Kamo Kinshu Sake, rhubarb, cherry & oat

Sakura

Roku Gin, Sakura vermouth & peach

Ginko

Brown Butter, Nikka From the barrel & bitters

Marimo

Snap pea Awamori, Vermouth & amaro

Awamori & Tonic

Harusame Kari Awamori, Yuzu & shizo tonic



MIZUWARI & HIGH BALLS 15

Yamazaki 12yr

with yuzu wedge

Mars Kasei

with shiso leaf

Nikka Taketsuru

with pandan leaf

Ichiro's White Malt & Grain

with red shiso leaf

Please inform us if you have any dietary or allergen requirements. An optional 12.5% service charge will be added to your bill.

sachi

AT PANTECHNICON

DRINKS MENU

SAKE

100/300/750ml

Waiting Love, Sparkling, Atago No Matsu, Niizawa Refreshing sake, beautiful mousse, delicate sweetness & citrus	8.5 / 19 (360ml)
Kamo Kinshu, Tokubetsu, Junmai Genshu Transparent, herbaceous, lemongrass & elderflower	9 / 25 / 66
Tatenokawa Phoenix Rainbow, Junmai Daiginjo Lychees & honeydew melon, silky texture with juicy acidity	11 / 35 / 82
Tetote, Kimoto, Junmai Muroka Deep in Umami, coffee bean, hazelnut & hibiscus	12 / 36 / 87
Daruma Masamune, 5 Years, Shiraki Brewery Amber colour, mellow & rich aged, sweet spices & a hint of cedar wood	16 / 48 / 120
Waiting Love, Sparkling, Atago No Matsu, Niizawa Refreshing sake, beautiful mousse, delicate sweetness & citrus	8.5 / 19 (360ml)
Kamo Kinshu, Tokubetsu, Junmai Genshu Transparent, herbaceous, lemongrass & elderflower	9 / 25 / 66
Waiting Love, Sparkling, Atago No Matsu, Niizawa Refreshing sake, beautiful mousse, delicate sweetness & citrus	8.5 / 19 (360ml)
Kamo Kinshu, Tokubetsu, Junmai Genshu Transparent, herbaceous, lemongrass & elderflower	9 / 25 / 66
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Tetote, Kimoto, Junmai Muroka Deep in Umami, coffee bean, hazelnut & hibiscus	12 / 36 / 87
Daruma Masamune, 5 Years, Shiraki Brewery Amber colour, mellow & rich aged, sweet spices & a hint of cedar wood	16 / 48 / 120
Daruma Masamune, 5 Years, Shiraki Brewery Amber colour, mellow & rich aged, sweet spices & a hint of cedar wood	16 / 48 / 120

SPARKLING

Crémant de Loire, Domaine de Veilloux, Loire, France NV	49
Pet Nat, 'Definitely Cider', Fruktstereo, Malmö, Sweden 2018	30
Limney, 'Davenport Vineyard', Organic Sparkling, Kent, England 2014	65

CHAMPAGNE

Billecart-Salmon, Brut Reserve NV	15 / 75
Pierre Montcuit, 'Grand Cru Le Mesnil', Blanc de Blancs NV	90
Egly Ouriet, 'Vignes de Vrigny', 1er Cru NV	105
Billecart-Salmon, Blanc de Blancs NV	135
Ulysse Collin, 'Perrieres', Blanc de Blancs, Extra Brut NV	145
Krug 'Grande Cuvée' NV	280
Billecart-Salmon, Vintage 2009	150
Philipponnat, 'Clos des Goisses' 2008	200
Francis Boulard, 'Petraea', Extra Brut 2007	150
Jacquesson, Grand Cru Avize, 'Champ Cain' 2004	240

ROSÉ

Billecart-Salmon, Brut Rosé NV	19 / 100
Franck Pascal, 'Tolérance' Extra Brut Rosé NV	120
Billecart-Salmon, 'Cuvée Elisabeth', Brut Rosé 2007	260
Dom Ruinart, Brut Rosé 1996	350

MAGNUM

Francis Boulard, 'Les Murgiers', Extra Brut NV	200
Moët et Chandon, Dom Pérignon 2008	600

ROSÉ WINE

Côtes de Provence, 'Arcades', Château Fontainebleau, Provence, France 2019	9.5 / 37
Bandol, Domaine de Terrebrune, Provence, France 2019	58
Ajaccio, 'Faustine', Comte Abbattucci, Corsica, France 2019	65
Weinland 'Maskerade', Gut Oggau, Burgenland, Austria 2020 (1 litre)	15 / 68

MAGNUM

Côtes de Provence, 'Inspiration', Château de Berne, Provence, France 2018	98
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ORANGE WINE

Listan Bianco, 'Artifice', Borja Perez, Tenerife, Spain 2017	11 / 40
Chinuri, Skin contact 'Qvevri No. 5', Kartli, Georgia 2018	55
Sylvaner, D.B. Schmitt Zold, Rheinhessen, Germany 2018	60
Slatnik, Radikon, Friuli Venezia, Italy 2018	16 / 65
IGP Pella 'Roditis Maceration', Ktima Ligas, Pella, Greece 2018	70
Cartoixa 'Sons', Sicus, Catalunya, Spain 2015	80
IGT Venezia Giulia 'Ribolla Gialla', Radikon, Friuli Venezia, Italy 2010 (100cl)	90
VDT, Els Jelpins, 'Orange', Penedes, Spain 2019	110

WHITE WINE

Sauvignon Blanc Touraine, 'Flint', C. & D. Delecheneau, Loire Valley, France 2018	9.5 / 37
Weissburgunder, Trocken, Schwarzauber, Pfalz, Germany 2019	39
Chenin Blanc, 'Keep on Punching', Craig Hawkins, Swartland, South Africa 2020	42
Grüner Veltliner, 'Nussberg', Weingut Hajszan Neumann, Österreich, Austria 2019	45
Albariño, 'Leirana', Forjes del Salnes, Rias Baixas, Spain 2019	46
Sauvignon Blanc, Semillon, 'Nobody's Perfect', Ch. Montfaucon, Bordeaux, France 2018	48
Bouzeron, Aligoté, A&P de Villaine, Burgundy, France 2016	58
Chablis, 'Terroir de Beru', Château de Beru, Burgundy, France 2018	19 / 78
Sancerre, 'Petit Chemarin', Vincent Pinard, Loire Valley, France 2017	100
Riesling Grand Cru 'Brand', Domaine Josp Meyer, Alsace, France 2017	140

Riesling QbA, Schloss Lieser, Mosel-Saar-Ruwer, Germany 2015	38
Furmint, Tokaji dry, 'Vision', Holdvolgy, Hungary 2016	11 / 43
Gruner Veltiner & Welschriesling, 'Theodora', Gut Oggau, Burgenland, Austria 2019	14 / 55
Vouvray Sec, Le Clos de la Meslerie, Loire, France 2017	60
Riesling, Spätlese, 'Saarburger Rausch', Zilliken, Saar, Germany 2016	70
Riesling & Sylvaner, Domaine de Beudon, Valais, Switzerland 2011	75
Pinot Gris Grand Cru 'Brand', Domaine Josp Meyer, Alsace, France 2014	110

Rebula, Edi Simčič, Goriska Brda, Slovenia 2017	50
Roussette 'Autrement', Jacques Maillet, Savoie, France 2015	54
Riesling, Marto, Rheinhessen, Germany 2018	56
Nosiola, Vigneti Dolomiti, 'Fontanasanta', Elisabetha Foradori, Trentino, Italy 2018	62
VDF 'le Grand Blanc', Domaine Milan, Provence, France 2015	64
Sauvignon Blanc, 'Blue Dragon', Weingut Andreas Tscheppe, Styria, Austria 2018	72
VDF, 'Originel', Julien Courtois, Loire, France 2018	74
Arbois, 'Fleur de Savagnin', Domaine de la Tournelle, Jura, France 2018	18 / 76
Savennières, Clos de la Coulée de Serrant, Nicolas Joly, Loire Valley, France 2011	94
Saint-Aubin, 1er Cru, 'Les Frionnes', Hubert Lamy, Burgundy, France 2018	24 / 100
Meursault, 'Les Chevalières', Xavier Monot, Burgundy, France 2017	120
VDF, 'La Carrée', Henri Milan, Provence, France 2015	130
Puligny Montrachet, Bachelet Monnot, Burgundy, France 2017	145
Chassagne Montrachet, 1er Cru, 'La Romanée', Vincent Dancer, Burgundy, France 2015	190
Corton Charlemagne, Grand Cru, Domaine de Montille, Burgundy, France 2017	210

MAGNUM

Pinot Auxerrois, 'H', Domaine Josp Meyer, Alsace, France 2015	20 / 160
Rully 1er Cru 'La Pucelle', Emmanuel Giboulot, Burgundy France 2015	250

RED WINE

LIGHT

Touraine-Amboise 'Ad Libitum', La Grange Tiphaine, Loire valley, France 2017	38
Morgon, Cuvée Classique, Jean Foillard, Beaujolais, France 2018	45
Pinot Noir 'N', Spatburgunder, Trocken, August Kessler, Rheingau, Germany 2015	13 / 52
Zweigelt & Blaufrankish, 'Atanasius', Gut Oggau, Burgenland, Austria 2018	56
'Il Frappato', Arianna Occhipinti, Sicily, Italy 2018	74
Mondeuse, 'Tradition', Prieuré Saint Christophe, Savoie, France 2015	90
Volnay, Domaine Fanny Sabre, Burgundy, France 2017	24 / 100
Morey St Denis, Clos Solon, J.M. Fourrier, Burgundy, France 2008	155
Els Jelepins, Penedes, Spain 2007	180
Gevrey Chambertin, 1er Cru, Clos du Fonteny, Bruno Clair, Burgundy France 2008	210
Clos des Lambrays, Grand Cru, Burgundy, France 1998	280

EARTHY

Côtes du Rhône-Villages "Le Cros", Domaine les Aphillanthes, Rhône, France 2015	55
Chinon, 'Marie', Pascal Lambert, Loire, France 2015	65
Crozes-Hermitage, 'Georges', Domaine les Bruyeres, Rhône, France 2017	16 / 66
Montagne Saint Emilion, 'Les Piliers Maison Blanche', Bordeaux, France 2015	68
VDF, 'Emilien' Château Le Puy, Bordeaux, France 2017	18 / 72
Teroldego, 'Sgarzon', Foradori, Trentino, Italy 2018	75
Saint-Emilion, 1er Grand Cru Classé, Château Bélair, Bordeaux, France 2006	135
Cornas, 'Chaillots', Thierry Allemand, Rhône, France 2014	200
Margaux, Château Bel Air Marquis d'Aligre, Bordeaux, France 2000	220
Montepulciano d'Abruzzo, Emidio Pepe, Abruzzo, Italy 2001	300
Pessac-Leognan, Château la Mission Haut Brion, Bordeaux, France 1999	500
Côte Rôtie, 'La Landonne', Guigal, Rhône, France 1989	1000

FULL

Cahors, 'Le Combal', Domaine Cosse Maisonneuve, South West, France 2014	9.5 / 37
'Valiente' Valdaya, Ribera del Duero, Spain 2018	12 / 48
Faugères, 'Tradition', Leon Barral, Languedoc, France 2016	60
Rioja 'Ganko', Olivier Riviere, Rioja, Spain 2014	68
Cahors, 'Les Laquet', Domaine Cosse Maisonneuve, South West, France 2015	80
'Pezerolles', Mas Martinet, Priorat, Spain 2013	96
Blaufrankish, 'Joschuari', Gut Oggau, Burgenland, Austria 2014	110
Barolo, 'Brunate', Marco Marengo, Piedmont, Italy 2014	125
Amarone della Valpolicella, 'Stropa', Monte dall' Ora, Veneto, Italy 2011	150
Saint-Julien, 'Clos du Marquis', Château Léoville-Las Cases, Bordeaux, France 2006	155
Brunello di Montalcino, Fonterenza, Tuscany, Italy 2014	190
Pessac-Léognan, Château Haut Bailly, Cru Classe, Bordeaux, France 1983	195
Flor de Pingus, Ribera del Duero, Spain 2010	280
Valbuena, Vega Sicilia, Ribera del Duero, Spain 2004	450

MAGNUM & JEROBOAM

Château Le Puy 'Barthelemy', Bordeaux, France 2014	360
Pommard 'Vieilles Vignes', Fanny Sabre, Burgundy, France 2015 (Jeroboam)	450
Hermitage Domaine du Colombier, Rhône, France 2005	180
Vdp d'Oc, 'Le Merle aux Alouettes', Alain Chabanon, Languedoc, France 2005	300
Brunello di Montalcino, Fonterenza, Tuscany, Italy 2012	380

SWEET WINES

Ice Cider, 'Claim', Brännland, Sweden 2018	9 / 35
Ice Cider, 'Iscider', Brännland, Sweden 2018	50
Tokaji, 'Culture', Holdvölgy, Tokaj, Hungary 2009 37.5cl	55
Riesling, Auslese, 'Lieser Niederberg Helden', Schloss Lieser, Mosel, Germany 2016	12 / 75
Jurançon, 'Marie Kattalin', Domaine de Souch, South West, France 2015 50cl	15 / 75
Riesling, Vendanges Tardives, Domaine Josp Meyer, Alsace, France 1995	150
Jurançon, Clos Joliette, South West, France 2010	350

FORTIFIED WINE

Manzanilla, Gabriela Bodegas Sanchez Ayala, Sanlucar de Barrameda, Spain NV 37.5cl	6 / 18
Pedro Ximenez, Gutierrez Colosia, El Puerto de Santa Maria, Spain NV 37.5cl	11 / 40
Quinta do Noval, LBV Unfiltered, Douro, Portugal 2012	10 / 65
Banyuls, Grand Cru, Domaine Traminer, Roussillon, France 2010	14 / 95

BEER & CIDER

DRAUGHT	420ml
Mikkeller, 'Heated Seats', Pale Ale, 4.9%	6.5
Mikkeller, Japanese Rice Lager, 5%	6.5
Lervig, 'House Party' IPA, 4%	5.5
Kirin, 'Ichiban', Lager, 5%	5.5

BOTTLES

Mikkeller, 'Bean Geek Session Porter' 5.5%	9
Mikkeller, 'Drink In The Sun', lager, 0.3%	6
Fruktstereo, 'Stardust', Cider, 5%	8.5

GIN

East London Distillery Gin, England	4.5
Kyrö Gin, Finland	5
Spirit of Hven Organic Gin, Sweden	5
Stockholms Bränneri Dry Gin, Sweden	5.5
Reykjavik Angelica Gin Iceland	6
VIDDA Tørr Gin, Norway	6

VODKA

East London Vodka, England	5
Spirit of Hven Organic Vodka, Sweden	6

NON-ALCOHOLIC

COLD-PRESSED JUICES

Orange & sea buckthorn	6
Cucumber, celery, spinach, lemon, ginger, kale & spirulina	6
Beetroot, carrots, lemon, apple & ginger	6

SOFT DRINKS

ChariTea Yerba Mate Sparkling	4.5
Nordaq Fresh Still / Sparkling water	3.5











Licence & Appeal History

Application	Details of Application	Date Determined	Decision
16/03361/LIPN	Application for a New Premises Licence Recorded Music and Sale be Retail of Alcohol Monday to Thursday: 08:00 to 23:30 Friday to Saturday: 08:00 to 00:00 Sunday: 08:00 to 22:30 Sundays before Bank Holidays: 08:00 to 00:00 Late Night refreshment Monday to Thursday: 23:00 to 23:30 Friday to Saturday: 23:00 to 00:00 Sundays before Bank Holidays: 23:00 to 00:00	2 nd June 2016	Granted under Delegated Authority
20/10287/LIPCH	Premises Licence – Change of Details	9 th November 2021	Granted under Delegated Authority

Temporary Event Notice History

Application	Details of Application	Date Determined	Decision
20/05869/LITENP	Temporary Event Notice	22 nd July 2020	Notice Granted
20/05870/LITENP	Temporary Event Notice	23 rd July 2020	Notice Granted
20/05872/LITENP	Temporary Event Notice	22 nd July 2020	Notice Granted
20/05876/LITENP	Temporary Event Notice	23 rd July 2020	Notice Granted
20/05878/LITENP	Temporary Event Notice	23 rd July 2020	Notice Granted
20/05879/LITENP	Temporary Event Notice	23 rd July 2020	Notice Granted
20/05880/LITENP	Temporary Event Notice	23 rd July 2020	Notice Granted
21/10090/LITENP	Temporary Event Notice	12 th October 2021	Notice Granted

There is no appeal history

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

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

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

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

Conditions: On Current Licence -

Mandatory:

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

or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

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

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

premises in a capacity that which enables him to prevent the supply of alcohol.

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

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

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula -

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

Where -

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 – Conditions consistent with the operating Schedule

9. Alcohol consumed on the roof area or at the front of the premises at ground floor level shall only be consumed by patrons seated at tables.

10. No licensable activities shall take place at the premises 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.
11. The number of persons permitted on the top floor external terrace at any one time (including staff) shall not exceed (X) persons.
12. No more than (15)% of the sales area shall be used at any one time for the sale, exposure for sale, or display of alcohol.
13. There shall be no self service of spirits on the premises, save for spirit mixtures less than 5.5% ABV.
14. Loudspeakers shall not be located in the entrance lobby, outside the premises building or the top floor external terrace.
15. Alcohol consumed on the roof area or at the front of the premises at ground floor level shall only be consumed by patrons seated at tables.
16. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
17. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.
18. 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.
19. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
20. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0800 hours.
21. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
22. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a 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 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. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
23. 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 are open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.

Condition 22 and 23 have been proposed to be replaced by the Police and agreed with the applicant as follows:

- (a) The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team.

- (b) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.
- (c) 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.
- (d) All recordings shall be stored for a minimum period of 31 days with date and time stamping.
- (e) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.

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.

- 24. No entertainment, performance, service, or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Greater London Council (General Powers) Act 1986 (whether or not locally adopted), shall be provided.
- 25. 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.
- 26. The sale of alcohol between 8.00 and 10.00 hours shall only be to persons taking a table meal there and consumption by such a person as ancillary to their meal.
- 27. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system or searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.

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

None

Conditions proposed by the applicant so as to be incorporated within the operating schedule

- 28. There shall be at least 1 SIA licensed door supervisors on duty at the entrance of the premises at all times whilst only the basement is open for business and they must correctly display their SIA licence(s) when on duty so as to be visible.
- 29. When only the basement is open customers shall only enter or leave the premises from Motcomb Street.
- 30. The number of persons permitted in the basement from midnight on Thursday to Saturday at any one-time (excluding staff) shall not exceed 60 persons.

31. The basement will not be hired to any third party.
32. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity.

Conditions proposed by the Police and agreed with the applicant so as to be incorporated within the operating schedule

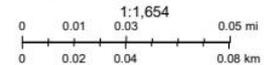
33. After 00:00 the premises shall only operate as a restaurant,
 - (i) in which customers are shown to their table or the customer will select a table themselves,
 - (ii) where the supply of alcohol is by waiter or waitress service only,
 - (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table,
 - (iv) which do not provide any takeaway service of food or drink for immediate consumption off the premises,
 - (v) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.
34. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
35. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
36. A copy of the premises' dispersal policy shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of Westminster City Council.

19 Motcomb Street, London



06/10/2021, 08:49:50

- Property Mailing List
- Ward Labels
- Stress Areas
- Borough Boundary - Mask
- Borough Boundary - Detailed
- Ward Boundaries
- Special Consideration Zones



Resident Count = 100

Licensed premises within 75 metres of 19 Motcomb Street				
Licence Number	Trading Name	Address	Premises Type	Time Period
16/13730/LIPCH	Amaya	14-15 Halkin Arcade London SW1X 8JT	Restaurant	Sunday; 12:00 - 23:30 Monday to Saturday; 10:00 - 00:30
20/10287/LIPCH	Pantehnicon	19 Motcomb Street London SW1X 8LB	Cafe	Sunday; 07:30 - 23:00 Monday to Thursday; 07:30 - 00:00 Friday to Saturday; 07:30 - 00:30 Sundays before Bank Holidays; 07:30 - 00:30
21/04665/LIPDPS	Waitrose	Ground 27 Motcomb Street London SW1X 8GG	Food store (large)	Monday to Sunday; 07:30 - 23:00
20/01841/LIPDPS	Zafferano Restaurant	15-16 Lowndes Street London SW1X 9EY	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 00:30
20/00761/LIPT	Motcombs	Ground 26	Restaurant	Sunday; 12:00 -

		Motcomb Street London SW1X 8JU		00:00 Monday to Saturday; 10:00 - 00:30
17/13835/LIPT	Belgravia Caffè Ltd T/a L'eto Caffè	Basement And Ground Floor 10 West Halkin Street London SW1X 8JL	Cafe	Sunday; 08:00 - 19:00 Monday to Saturday; 08:00 - 22:00
19/09330/LIPDPS	The Lowndes Hotel	Jumeirah Lowndes Hotel 21 Lowndes Street London SW1X 9ES	Hotel, 4+ star or major chain	Sunday; 12:00 - 23:00 Monday to Saturday; 10:00 - 01:00
20/10198/LIPDPS	The Fine Cheese Co.	17 Motcomb Street London SW1X 8LB	Shop	Monday to Sunday; 09:00 - 23:00
19/02804/LIPT	Grace Belgravia	11A West Halkin Street London SW1X 8JL	Hairdresser or beauty salon	Monday to Friday; 06:00 - 22:00 Saturday to Sunday; 06:00 - 20:00
21/06960/LIPDPS	Petrus	1 Kinnerton Street London SW1X 8EA	Restaurant	Monday to Sunday; 10:00 - 00:30
17/00319/LIPDPS	Mosimann's	11B West Halkin Street London SW1X 8JL	Club or institution	Sunday; 12:00 - 00:00 Monday to Saturday; 09:00 - 01:30
20/04756/LIPN	Rococo Chocolates Belgravia	Basement And Ground Floor 5 Motcomb Street London SW1X 8JU	Shop	Sunday; 11:00 - 17:00 Monday to Saturday; 10:00 - 18:00