



Licensing Sub-Committee Report

Item No:

Date:

Licensing Ref No:

Title of Report:

Report of:

Wards involved:

Policy context:

Financial summary:

Report Author:

Contact details

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	14 March 2022		
Applicant:	Diageo Great Britain Limited		
Premises:	N/A		
Premises address:	15 Neal Street London WC2H 9PU	Ward:	St James's
		Cumulative Impact Area:	West End
		Special Consideration Zone:	None
Premises description:	The premises intends to operate as a retail/souvenir shop with the ancillary retail sale of alcohol for consumption off the premises.		
Premises licence history:	This is a new premises licence therefore there is no premises licence history.		
Applicant submissions:	There are no supporting documents from the applicant.		
Applicant amendments:	None		

1-B Proposed licensable activities and hours							
Sale by retail of alcohol				On or off sales or both:			Off sales
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	21:00	21:00	21:00	21:00	21:00	21:00	21:00
Seasonal variations/ Non-standard timings:	N/A						

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:	21:00	21:00	21:00	21:00	21:00	21:00	21:00
Seasonal variations/ Non-standard timings:	N/A						

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health Service
Representative:	Ian Watson
Received:	11 April 2022

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 floor 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 'Off' the premises Monday to Sunday between 09.00 to 21.00 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.

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.

Responsible Authority:	The Licensing Authority
Representative:	Kevin Jackaman
Received:	04 April 2022

I write in relation to the application submitted for a new premises licence for 15 Neal Street, London, WC2H 9PU.

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:

- Public Nuisance
- Prevention of Crime & Disorder

- Public Safety
- Protection of children from harm

The application seeks the following:

- **Supply of Alcohol – Off the Premises**
09:00 to 21:00 Monday to Sunday

- **Opening Hours to Public**
09:00 to 21:00 Monday to Thursday

The premises are located within the West End Cumulative Impact Area and as such various policy points must be considered, namely CIP1 and SHP1.

Policy CIP1 states:

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.

Policy SHP1(B) states:

Applications inside the West End Cumulative Impact Zone will generally be granted subject to:
Applications for a shop inside the West End Cumulative Impact Zone will be considered on their own merits and subject to:

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 meeting the council's Ancillary Alcohol and/or Late night Refreshment Delivery Service Policy DEL1.
4. The applicant having 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 shop in Clause C.

Policy SHP1(C) states:

1. A shop is defined as a stall, vehicle, vessel, temporary structure, building or part of a stall, vehicle, vessel, temporary structure or building where the primary activity is the sale of goods or services to customers upon payment.
2. The licensable activities for the sale of alcohol for consumption on the premises, regulated entertainment and/or late night refreshment must be ancillary to the primary use of the premises as a shop.
3. The licensable activity of the sale of alcohol for consumption off the premises must be an ancillary function to the primary use of the premises unless that primary use is to sell alcohol for consumption off the premises, e.g. a traditional off licence.

The Licensing Authority note that the premises intend to trade predominantly as a shop and have proposed Westminster's model condition MC86 which states "The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a retail/souvenir shop"

In order to fully assess the application, the Licensing Authority would seek further submissions from the applicant on the following:

1. What other products that will be sold at the premises and how will the sale of alcohol accompany these products?

2. How will alcohol be displayed at the premises?

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 applicant is required to provide further submissions on how the premises will ensure that there is no adverse impact within the West End Cumulative Impact Areas per policy CIP1.

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

Please accept this as a formal representation.

Responsible Authority:	Metropolitan Police Service
Representative:	PC Reaz Guerra
Received:	30 March 2022

With reference to the above applications, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, are objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives. The premises are situated within the West End Cumulative Impact Area.

There is insufficient detail contained within the operating schedule to promote the licensing objectives.

It is for these reasons that we object to this application.

2-B Other Persons

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	11 April 2022		

This application is one of a group of applications by Diageo for a significant new development in the area between Longacre and Shelton Street. Apart from the basement area of one of the premises (5 Langley Street) none of the remaining areas are currently licensed and so the development as a whole represents a very significant increase in licensable activities within the West End CIA. The full list of applications is as follows.

Brewery building	1 Mercer Walk London WC2H 9FA	22/02732/LIPN
Retail shop	15 Neal Street London WC2H 9PU	22/02731/LIPN
Restaurant building	28 - 32 Shelton Street London WC2H 9JE	22/02733/LIPN
Langley St space + yard	5 Langley Street London WC2H 9JA	22/02734/LIPN

The applicant has undertaken pre-application discussions with the [REDACTED] and local residents at the same time as publicising the Planning Application for the development.

We attach a map which shows the applications in the context of residential accommodation in the vicinity of the site.

Impact on the Licensing Objectives

These applications, taken together and individually, will fail to promote the Licensing Objectives of the Prevention of Public Nuisance if granted as applied for. This is because of the impact of the operation of the individual premises **and** the process of arrival and dispersal of customers towards the end of the hours applied for, which are in all cases WCC's Core Hours. The proposed process of dispersal will also harm the Public Safety Licensing Objective for the reasons set out in the dispersal section.

This particular application is for a retail shop. The unit is currently in use as a shop selling tea and will, if the Planning Application is approved, become an additional passage between Neal Street and Neal's Yard as well as a retail space for Guinness related items, including beer.

The hours proposed for the sale of alcohol and opening are 09:00-21:00.

The [REDACTED] believes that the grant of the licence as applied for will not support the Public Nuisance Licensing Objective, for 2 reasons

The supply of alcohol for sale off the premises, if it is then consumed in the immediate area, will add to the nuisance already being experienced.

The use of the space also as an exit from Brewers Yard (which would become a bar under 22/02734/LIPN if granted) will result in people exiting the bar directly onto Neal Street opposite residents living in Odhams Walk.

In order to reduce the risk the [REDACTED] therefore asks for the following additional conditions to be imposed.

1. No alcohol drinks will be offered for sale in a way which suggests that they are intended for immediate consumption, for example being stored in a chiller.
2. Notices will be displayed asking that customers do not consume their purchases in the vicinity of the premises.
3. That the use of the retail shop as a through route between Neal Street and Brewers Yard ends at 20:00.

Note that this condition does not require the premises to close earlier, but that the door to Neal Street is closed at 20:00 and then is used only in case of an emergency.

We are also concerned about the risk of noise from deliveries and collections at the shop. We assume that these will be made as part of the overall Operational Management Plan for the whole development. We would therefore ask that our comments (below) on deliveries and servicing for the whole development are considered in determining the Application.

Servicing

We had originally understood that all servicing of the development apart from 1 Mercer Walk (the Brewery Building) would be managed from within Brewers Yard. This is appropriate because there is no space available on the surrounding streets from which the buildings can be serviced. In order to prevent a nuisance being caused by vehicles delivering to the site and by the delivery activity itself we would ask that all deliveries and collections (including waste) are made between 08:00 and 11:00 on all days of the week. This will need to be managed by Diageo to ensure that no queue for vehicles to enter the Yard forms in Shelton Street and also that no vehicles wait in streets in the surrounding area. This may also be covered by the Delivery & Servicing Plan for the development which is likely to be required by Planning.

We have now seen the Transport Statement and Draft Operational Management Plan. These propose that Langley Street will carry a significant portion of the servicing activity and that the hours in which servicing will take place in Old Brewers Yard would be 07:00-10:00. This gives rise to 2 concerns

Servicing activity in Old Brewers Yard will start early (07:00) rather than 08:00 very close to residents on Neal Street and Shelton Street. we have previous experience of noise from vehicles entering the yard in the early morning causing noise as they manoeuvre around the space.

Increased use of Langley Street for deliveries will result in the street being blocked, reducing access for vehicles wishing to carry out deliveries to other premises, including those on Langley Street and in Mercers Walk.

Whilst a full discussion of the plans for servicing are more appropriately part of the planning process we believe that it is important that the parameters for this plan are reflected in the Licence Application to support the Licensing Objectives, particularly that related to Public Nuisance.

The applications all contain proposed conditions that:

No deliveries to the premises shall take place between 23.00 and 07.00 hours on the following day.

All refuse shall be stored internally prior to collection

We ask that these conditions are replaced with the following condition for all of the premises around
Brewer's Yard.

All deliveries to and collections from the premises shall be carried out in accordance with the Delivery & Servicing Plan for the development as agreed with the Council. This plan will not be varied without the agreement of the Council. At a minimum this plan will include the following restrictions:

- a. *All deliveries to the buildings around Brewers Yard will be restricted so that they take place between 08:00 and 11:00 on all days of the week*
- b. *All waste will be stored internally within the development and collections will only take place between 08:00 and 11:00 on all days of the week*
- c. *The Licence Holder will ensure that no vehicle queues form to enter the site and that vehicles are not required to wait to gain access to the site on any roads within the area of the Covent Garden Neighbourhood Traffic Management scheme*
- d. *All deliveries to the site will comply with TfL's Code of Practice for Quieter Deliveries*

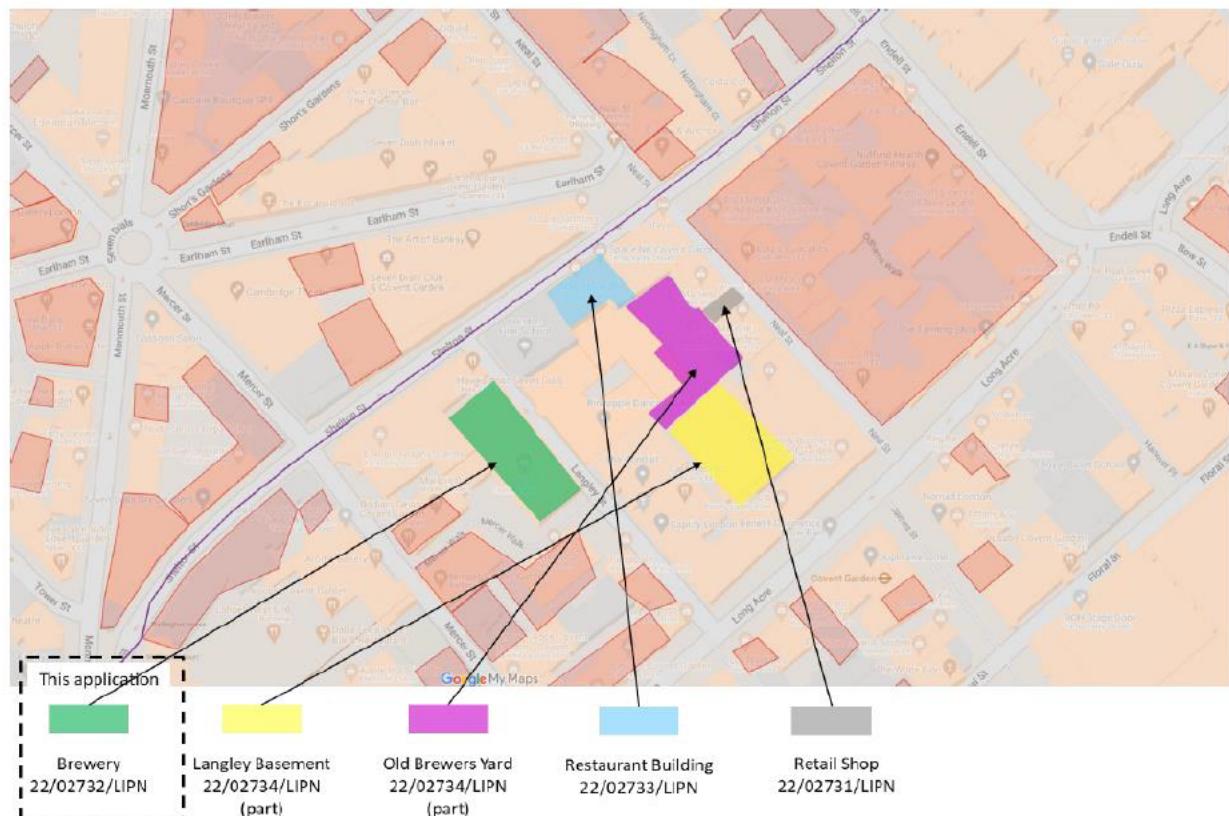
In summary therefore the [REDACTED] believes that to support the Licensing Objectives the following amendments should be made to the application.

- Conditions should be added to reduce the risk that alcohol bought at the shop is consumed in the immediate vicinity

- The use of the shop as an entrance/exit from Brewer's Yard should cease at 20:00.
- Servicing of the premises should be restricted by Licensing to ensure that the hours are limited and that this is carried out from within Old Brewer's Yard and not from the surrounding streets, including Langley Street.

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.

Residential Property in Vicinity of Premises



Name:			
Address and/or Residents Association:			
Status:	Valid	In support or opposed:	Opposed
Received:	05 April 2022		
<p>The Guinness Experience shop gives out onto Neal Street where there are several residences. It is important in my view that the shop door should not be used as an exit for people who have been attending events or drinking in the Old Brewers Yard. I am concerned that if this restriction is not made then there will be serious noise disturbance to residents in Neal Street.</p>			

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	11 April 2022		

I would like to agree with the [REDACTED] on a number of issues's .The proposed retail shop on Neal St is in a residential area , a large number of flats in Odhams Walk are situated on Neal St which is a very narrow street and large numbers of potentially inebriated people exciting the premises onto Neal St would be very messy and disruptive . Please restrict all exit areas to the Old Brewers Yard side and restrict late drinking hours to suit a highly populated residential area.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support of opposed:	Opposed
Received:	11 April 2022		

I object on grounds of public nuisance. This shop will be in a part of the West End where residents suffer from the anti-social impact of the night time economy. Off-license sales of alcohol are likely to contribute to street drinking, especially at night. Other shops on Neal Street are generally closed by 19.00. A limit on off-license sales of 19.00 could be acceptable but 21.00 is too late and will contribute to noise and disorder on Neal Street which is very narrow and highly residential.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	11 April 2022		

I object to these applications for a licence.

22/02734/LIPN

22/02733/LIPN

22/02732/LIPN

22/02731/LIPN

Residents and surrounding businesses already greatly suffer from alcohol related anti-social activities from numerous venues and we have no desire for a new venue.

We already suffer excess noise as guests queue to access nearby clubs, and when leaving they are so, so drunk, they shout, scream, fight, and almost every weekend vomit and/or urinate on the surrounding streets. We are so constantly disturbed, that we can set my watch from the noise at the time their clients leave.

The numbers being asked for (800 seated / 1,000 standing) are clearly going to be of massive detriment to the area, and could turn it from a relatively calm quarter to one of chaos. At moment a few small premises create disproportionate problems but such a huge one does not even bear thinking about.

The site is close to several residential developments and as a result residents will be adversely affected.

I can see nothing but disturbance and very few, if any, positives from siting such a large event space in Covent Garden.

The application should be firmly dismissed as it does not guarantee clear access routes for pedestrians, it would create more unnecessary noise on what has become a much quieter spot due to traffic changes, and would potentially increase exposure of loud and dangerous clientele out on the street.

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	11 April 2022		

There should be no bar exit onto Neal Street after 20.00!

This is important for those of us who live in [REDACTED].

Access to the shop should be via Old Brewers Yard only.

We do not want night-time drinkers pouring out onto our residential streets. Limit the exit options - to only one!

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	07 April 2022		

I wish to concur and submit my representation in support of the proposals of modification made by the [REDACTED].

I am a longstanding resident of the local area now in excess of thirty years. I have seen many changes over time, much of which impact on the residential community.

My main concern and in co-operation with the above relate to noise and public nuisance including anti social behaviour. Litter and service delivery issues are also prominent concerns, including pollution, traffic congestion and uncontrolled times of service delivery vehicles often within the early hours of the morning.

Thank you for your consideration of the points in question.

Name:	[REDACTED]		
Address and/or Residents Association	[REDACTED] [REDACTED]		
Status:	Valid	In support of opposed:	Opposed
Received:	07 April 2022		

Surprised historical shop is being allowed to be knocked through given Neal Streets Conservation status. Given its proximity to a densely populated residential block the sale of alcohol is very concerning and opening hours should be restricted to close at 20hr not allow footfall through into Neal St after this time from Brewers Yard Langly St.

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	07 April 2022		

[REDACTED] I am very concerned by the prospect of hundreds of drinkers and diners leaving Old Brewers Yard and the related premises via the Shelton St exit in the late evening, then using [REDACTED] (and Neal St) to find their way out of the neighbourhood. I strongly support [REDACTED] proposal that the exit from Old Brewers Yard onto Shelton Street is closed at 22:30 (22:00 on Sunday), and that after this time only the exit onto Langley Street is used by customers from the Yard and the Langley Street basement.

This development threatens to make a huge impact on the lives of residents of [REDACTED]. As far as possible, late night leavers should be directed by the shortest and quietest routes to Longacre as the nearest main commercial thoroughfare — which leads direct to Covent Gdn and Leicester Sq tube stations.

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	11 April 2022		

I object to these applications for a licence.

22/02734/LIPN
22/02733/LIPN
22/02732/LIPN
22/02731/LIPN

Residents and surrounding businesses already greatly suffer from alcohol related anti-social activities from numerous venues and we have no desire for a new venue.

We already suffer excess noise as guests queue to access nearby clubs, and when leaving they are so, so drunk, they shout, scream, fight, and almost every weekend vomit and/or urinate on the surrounding streets. We are so constantly disturbed, that we can set my watch from the noise at the time their clients leave.

The numbers being asked for (800 seated / 1,000 standing) are clearly going to be of massive detriment to the area, and could turn it from a relatively calm quarter to one of chaos. At

moment a few small premises create disproportionate problems but such a huge one does not even bear thinking about.

The site is close to several residential developments and as a result residents will be adversely affected.

I can see nothing but disturbance and very few if any positives from siting such a large event space in covent garden.

The application should be firmly dismissed as it does not guarantee clear access routes for pedestrians, it would create more unnecessary noise on what has become a much quieter road due to traffic changes, and would potentially increase exposure of loud and dangerous clientele out on the street.

Name:			
Address and/or Residents Association			
Status:	Valid	In support of opposed:	Opposed
Received:	11 April 2022		

I am concerned about the licence applications in relation to the Guiness development. It appears to me that this represents an overuse of the building and will impose great stresses on the neighbourhood, which has a considerable residential element, which will be caused by late-night drinking and large volumes of intoxicatedrevellers being disgorged onto the streets late in the evening. In order to mitigate this problem I would ask that you consider the following restrictions on the licences applied for:

Old Brewers Yard

22/02734/LIPN

There should be reduced hours, with no vertical drinking permitted after 21:00. Restricts should be imposed on late exit,so that egress from the venue is via Langley St. only. Servicing should take place only within the Yard.

Langley St basement

Again, to minimise the disruption to residents I would ask that the council restricts late exit, to Langley St. only.

Restaurant building

22/02733/LIPN

The closing time of the open terrace, which is likely to cause a great deal of disruption and noise nuisance to residents, should be reduced to 21:00 and the applicant should be required to add planting or other methods to absorb sound.

Brewery building

22/02732/LIPN

The licensed hours for sale of alcohol to general public should be reduced to mitigate harm to the local residents.

Retail shop

22/02731/LIPN

This area should not be used as a bar exit onto Neal St. after 20:00.

I should be grateful if you would record my objections to each of these applications.

Name:			
Address and/or Residents Association			
Status:	Valid	In support or opposed:	Opposed
Received:	11 April 2022		

Further to the proposals raised on these numbers, we would like to endorse the comments of the [REDACTED] and add our concerns that it is excessive to have five Guinness buildings so close together in an already densely populated area with residents, businesses, and tourists. This amount of drinking all day and evening being served from five sources will only lead to an overwhelming amount of people drinking on our streets, so please could you look at the requested restrictions that have been put forward. This also impacts the security of many young people and children who come from all over the world to classes and workshops at Pineapple throughout the week, weekends & holidays, as well as the usual influx of our regular loyal customers of all ages.

Name:			
Address and/or Residents Association:			
Status:	Valid	In support or opposed:	Opposed
Received:	11 April 2022		

Re the following proposals:

I support the [REDACTED] representations which I have read in draft.

Old Brewers Yard 22/02734/LIPN Langley St basement
Restaurant building 22/02733/LIPN Brewery building 22/02732/LIPN Retail shop
22/02731/LIPN

Name:			
Address and/or Residents Association:			
Status:	Valid	In support or opposed:	Opposed
Received:	11 April 2022		

[REDACTED] from the proposed Guinness development, [REDACTED]
[REDACTED] I am writing to express my concerns mostly regarding the noise and public nuisance/disorder that turning over so much leisure space to the primary purpose of drinking will trigger. From what I can see, almost all these venues were retail and only one involved eating or drinking.

I have no overall objection to the development but I am concerned about the impact of so many people in a small area, dedicated to drinking, and the effect this will have on our narrow streets.

One word - rickshaws - should send a shiver down our spines. Can you imagine how many will gather on [REDACTED] at closing time? [REDACTED] already has the burden of carrying Covent Garden's westbound vehicular traffic. Can you imagine the street being backed up by clusters of rickshaws? The cacophony of car and taxi drivers leaning on their horns mixing with the din from rickshaws? And they will. It will be horrendous.

Please, please, stagger the closing times and the exit routes.

Name:	[REDACTED]		
Address and/or Residents Association	[REDACTED] [REDACTED]		
Status:	Valid	In support of opposed:	Opposed
Received:	11 April 2022		

Please may i make the following comments in regards the proposed Guinness development. [REDACTED]

In general, I am supportive of the proposal and think it will benefit the area. Given the nature of the proposed occupancy and long opening hours into the evening there is the potential for a significant negative impact on local residents. As such i think certain easy measures can be introduced which give a very fair balance to the ability, on the one hand, to run a successful business. While on the other hand, for local residents not to be negatively affected. I summarise these below.

Thank you for your consideration

Part of development Link & Licence application no. [REDACTED] proposal for modifications
Old Brewers Yard 22/02734/LIPN

Reduce hours. No vertical drinking after 21:00. Restrict late exit, to Langley St. only. Servicing only within Yard.

Langley St basement Restrict late exit, to Langley St. only.

Restaurant building 22/02733/LIPN

Reduce closing time of open terrace to 21:00 and add planting to absorb sound.

Brewery building 22/02732/LIPN

Reduce hours for sale of alcohol to general public.

Retail shop 22/02731/LIPN

No use as bar exit onto Neal St. after 20:00.

My objections are all concerned with prevention of public nuisance.

Name:	[REDACTED]		
Address and/or Residents Association	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	11 April 2022		

I am writing with reference to the following applications:

22/02734/LIPN
22/02733/LIPN
22/02732/LIPN
22/02731/LIPN

As a local resident and business owner I do not believe that enough attention has been paid to the impact on the community around these developments.

We already have a plethora of licensed premises and associated noise and anti-social behaviour. There is no need for more.

I believe all the licensing hours should be restricted and staggered so that we do not end up with a large number of people on the streets at the same time.

Delivery times need to be agreed so as to cause the least disruption to residents.

Any external seating needs to have restricted hours and rules around the consumption of alcohol.

Exits and entrances and the opening times of these also need to be considered more carefully than currently appears to be the case.

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	11 April 2022		

[REDACTED] I would like to object to all of the below applications for 'The Guinness Experience' and the detrimental effect they would have on the local residential community in terms of Prevention of Public Nuisance (ie: noise and disturbance). The area is highly residential throughout the proposed area of Covent Garden and the licensing hours requested would very much affect residents' lives.

Part of development Link & Licence application [REDACTED] proposal for modifications
Old Brewers Yard 22/02734/LIPN

Reduce hours. No vertical drinking after 21:00. Restrict late exit, to Langley St. only. Servicing only within Yard.

Langley St basement Restrict late exit, to Langley St. only.

Restaurant building 22/02733/LIPN

Reduce closing time of open terrace to 21:00 and add planting to absorb sound.

Brewery building 22/02732/LIPN

Reduce hours for sale of alcohol to general public.

Retail shop 22/02731/LIPN

No use as bar exit onto Neal St. after 20:00.

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	11 April 2022		

[REDACTED] wishes to make objections to four current licensing applications, which all form part of the proposed Brewers Yard development. The application numbers are listed below –

22/02734/LIPN
22/02733/LIPN
22/02732/LIPN
22/02731/LIPN

The [REDACTED] is concerned about the prematurity of the applications that have been put forward, which were submitted before the validation of the applications for Planning Permission and Listed Building Consent relating to the specific areas to which these license applications relate. How can such significant and impactful licensing applications (with a combined 1000+ capacity) be determined when the form and function of their premises is yet to be fully decided? The submission of these applications at such an early stage when plans for the development as a whole have only just been validated is highly concerning. Key aspects of these licensing applications, for example venue capacities, are entirely dependent on the outcome and detail of the submitted designs which are yet to be approved, so how can any licensing applications be determined at this stage? The capacity of certain parts of the wider development may decrease as a result of planning/LBC outcomes and design changes.

Dispersal routes are also of concern with all four licensing applications. The operational management plan, which was not submitted with these applications, illustrates their preferred use of Shelton Street as the exit for all operations within the development. The [REDACTED] believes that this will lead to large numbers of customers leaving the area via Neal Street, which has a high number of residents within the [REDACTED] and elsewhere. The [REDACTED] therefore suggests that the Shelton Street exit be closed at 22:30, and that after this time the Langley Street exit should be used by all customers exiting the Yard and the Langley Street basement. This approach is likely to reduce the number of people who leave via routes with a higher number of residential properties.

A new outdoor bar in within Old Brewers Yard (22/02734/LIPN) will inevitably also add to issues caused by other licensed premises in the Shelton Street area. The [REDACTED] believes that at a capacity of 200 people standing, this echoey space will become extremely loud and will inevitably disturb nearby residents. To counter this, its hours of operation should be staggered with other premises in the area with sales of alcohol ending at 22:30, and to be clear of customers by 23:00

Name:	[REDACTED]		
Address and/or Residents Association	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support of opposed:	Opposed
Received:	11 April 2022		

With reference to the 4 applications stated below

22/02731/02723/02733/02734/LIPN

I fully support all the recommendations that the [REDACTED], have put forward on these developments.

Name:	[REDACTED]		
Address and/or Residents Association			
Status:	Valid	In support or opposed:	Opposed
Received:	11 April 2022		

I am writing with regards to License Applications: -

22/02734/LIPN, 22/02733/LIPN, 22/02732/LIPN and 22/02731/LIPN. The following are my comments: -

22/02734/LIPN – 5 Langley Street, London WC2H 9JA
Seated drinking after 21:00. To restrict late exit to Langley Street only for minimal disruption to residents. Servicing only within the yard.

22/02733/LIPN – 28 - 32 Shelton Street, London WC2H 9JE
As this is a new venture with an open terrace to close at 21:00 and adding accessories, i.e., planting to absorb sound.

22/02732/LIPN – 1 Mercer Walk, London WC2H 9FA
Reduced hours for sale of alcohol, other than for those attending a private event or a pre-booked tour due to resident dwellings to its west and south.

22/02731/LIPN – 15 Neal Street, London WC2H 9PU
The use of the retail shop as a through route between Neal Street and Brewers Yard ends at 20:00 to avoid large numbers of people leaving straight out into Neal Street underneath Odhams Walk, a residential dwelling with children, elderly and working families.

A suggestion to review the entire operation after one year from commencing to see what impact, if any, on residents and businesses. This way the residents and businesses in the area can monitor the impact on their lives.

I would conclude and thank you for working with our local community and listening to our concerns.

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	In support
Received:	31 March 2022		

[REDACTED] having been a landowner and stakeholder in Covent Garden since the 16th century. [REDACTED] make this representation in support of Diageo's application.

[REDACTED] is a livery company focused on being a philanthropic force for good, acquiring a Royal charter in 1374. With a rich history dating back over 700 years with philanthropy as the common thread between our past, present and future, each year our aim is to distribute £15 million to charitable causes. We benefit from the breadth of professions, expertise and experience represented in our Membership; every year [REDACTED] invest thousands of voluntary hours to help actively manage the heritage assets, commercial property

and bequests entrusted to the Company's care.

The Development

The Brewery Yard itself dates back to 1722 when it was in fact a brewery and we have been extremely fortunate to partner with Diageo to recreate this historic use some 300 years later. Diageo also intend to take over the whole corner site as a visitor and retail attraction and we are thrilled with the proposals they have come up with and the way they intend to execute them, as part of a £73m investment. The new 50,000 sq ft venue will create up to 150 jobs and provide a community space within Covent Garden. We understand Diago intend that the site will become the Southern UK hub of their award-winning Learning for Life Bartending and Hospitality Programme, with an ambition for over 100 London based students annually to graduate from the "Guinness at Old Brewer's Yard" programme.

Through the planning process, there has been an extensive and comprehensive stakeholder engagement programme and much has been learnt from this.

One of the key benefits of the grant of this licence would be the surrender of the existing licence (21/09021/LIPT) at 5 Langley Street which currently allows the sale of alcohol without food as a vertical drinking establishment until 1.00 am with a capacity of 500 persons. We believe that the Diageo development will be a far better use, and the swap therefore promotes all four licensable and does not add to cumulative impact.

Diageo have proposed a suite of conditions for each application which protect local amenity and promote the licensing objectives particularly those of crime and disorder and public nuisance. To have a long-term and well-known tenant in this location is without doubt a unique and rare benefit.

Following a visit to the site in January, Chancellor of the Exchequer Rishi Sunak said "*This multi-million-pound investment is a crucial vote of confidence in our capital. Three hundred years after brewing the first beer in Old Brewers Yard, it's fantastic to see Guinness breathing life into our hospitality and tourism industries and creating more jobs and training opportunities in central London.*"

As a microbrewery and "culture hub", this development will also help the area recover from the devastating events of the pandemic and enhance its retail offering, providing a one-of-a-kind immersive experience and shining the spotlight on Covent Garden as a global visitor destination.

We have spent a long time with Diageo to ensure that the applications are appropriately balanced and drafted so that they do not add to cumulative impact, are within Core Hours and subject to appropriate model conditions. If granted, "Guinness at Old Brewer' Yard" is scheduled to open in Autumn 2023.

Our Lease agreement with Diageo is also subject to comprehensive and stringent terms which we will have no hesitation in enforcing.

The Mercers' commend the application to you we hope for your approval.

3. Policy & Guidance

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

Policy CIP1 applies	<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>
Policy HRS1 applies	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> 1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm. 2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation. 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed. 4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises. 5. The proposed hours when any music, including incidental music, will be played. 6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises. 7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity. 8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night. 9. The capacity of the premises. 10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs

	<p>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>1. Casinos: Up to 24 hours a day whilst casino gaming is permitted by a premises licence under the Gambling Act 2005.</p> <p>2. Cinemas, Cultural Venues and Live Sporting Premises: Monday to Sunday: 9am to 12am</p> <p>3. Hotels: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours.</p> <p>4. Off licences: Monday to Saturday: 8am to 11pm. Sunday: 9am to 10.30pm.</p> <p>5. Outdoor Spaces: 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>6. 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>7. Qualifying Clubs: Monday to Thursday: 9am to 12am.. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.</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>9. Sexual Entertainment Venues and Sex Cinemas: 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>
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	<p>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p>
Policy SHP1 applies	<p>A. Applications for a shop 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 are within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol meeting the council's Ancillary Alcohol and/or Latenight Refreshment Delivery Service Policy DEL1. 4. The applicant having taken account of the Special Consideration Zone Policy SCZ1 if the premises are located within a designated zone. 5. The application and operation of the venue meeting the definition of a shop in Clause C. <p>B. Applications for a shop inside the West End Cumulative Impact Zone will be considered on their own merits and 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 meeting the council's Ancillary Alcohol and/or Latenight Refreshment Delivery Service Policy DEL1. 4. The applicant having 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 shop in Clause C. <p>C. For the purposes of this policy:</p> <ol style="list-style-type: none"> 1. A shop is defined as a stall, vehicle, vessel, temporary structure, building or part of a stall, vehicle, vessel, temporary structure or building where the primary activity is the sale of goods or services to customers upon payment. 2. The licensable activities for the sale of alcohol for consumption on the premises, regulated entertainment and/or late night refreshment must be ancillary to the primary use of the premises as a shop. 3. The licensable activity of the sale of alcohol for consumption off the premises must be an ancillary function to the primary use of the premises unless that primary use is to sell alcohol for consumption off the premises, e.g. a traditional off licence.

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

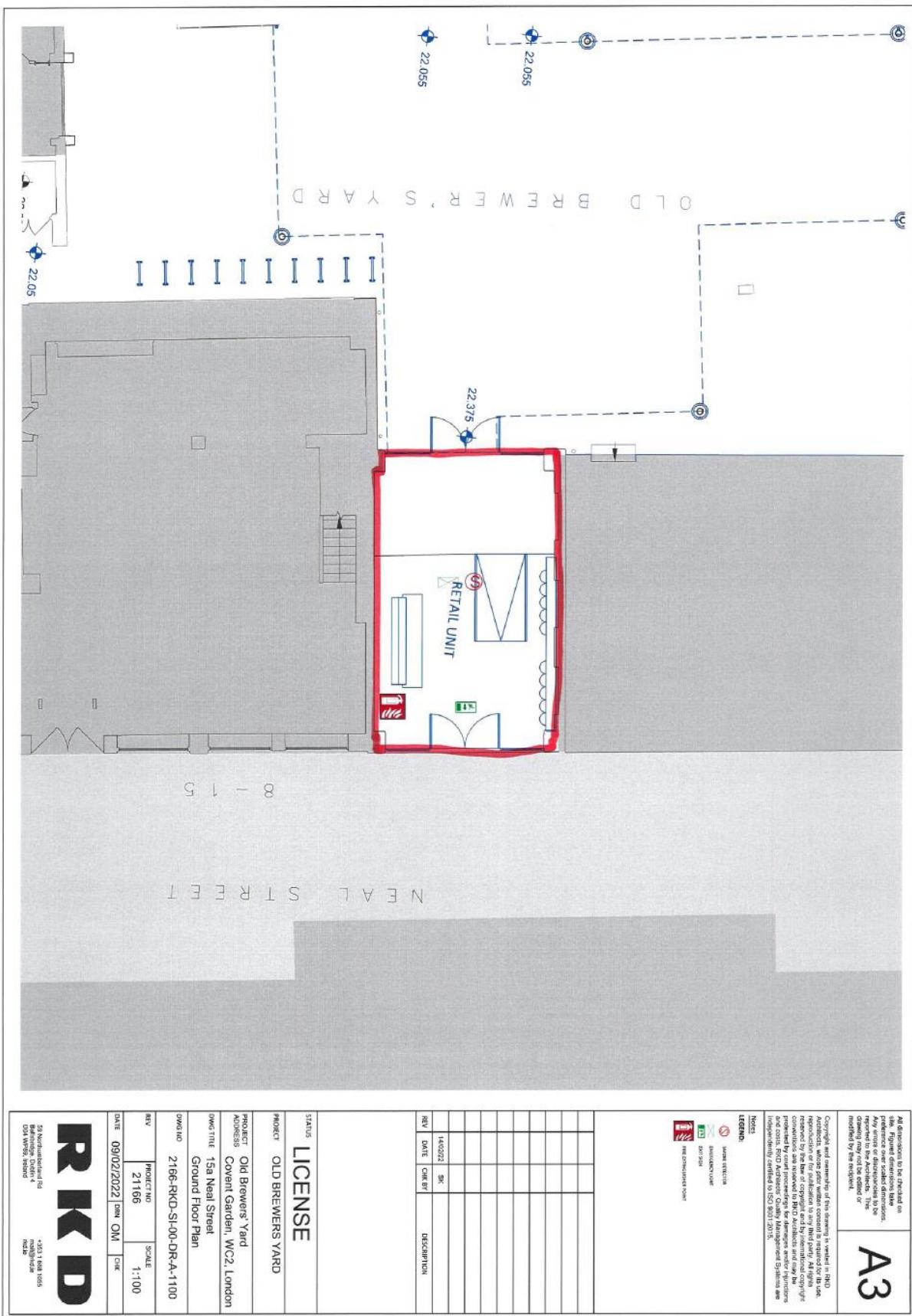
Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

Report author:	Miss Jessica Donovan Senior Licensing Officer
Contact:	Telephone: 020 7641 6500 Email: jdonovan@westminster.gov.uk

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

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

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	01 October 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Environmental Health Service representation	11 April 2022
5	The Licensing Authority representation	04 April 2022
6	Metropolitan Police Service representation	30 March 2022
7	Interested party representation 1	11 April 2022
8	Interested party representation 2	05 March 2022
9	Interested party representation 3	11 April 2022
10	Interested party representation 4	11 April 2022
11	Interested party representation 5	11 April 2022
12	Interested party representation 6	11 April 2022
13	Interested party representation 7	07 April 2022
14	Interested party representation 8	07 April 2022
15	Interested party representation 9	07 April 2022
16	Interested party representation 10	11 April 2022
17	Interested party representation 11	11 April 2022
18	Interested party representation 12	11 April 2022
19	Interested party representation 13	11 April 2022
20	Interested party representation 14	11 April 2022
21	Interested party representation 15	11 April 2022
22	Interested party representation 16	11 April 2022
23	Interested party representation 17	11 April 2022
24	Interested party representation 18	11 April 2022
25	Interested party representation 19	11 April 2022
26	Interested party representation 20	11 April 2022
27	Interested party representation 21	31 March 2022



Applicant Supporting Documents**Appendix 2**

There are no supporting documents from the applicant.

Premises History

There is no licence or appeal history for the premises.

Appendix 3

Appendix 4

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 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.
- 5(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.
- 5(ii) For the purposes of the condition set out in paragraph 5(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.

5(iii). Where the permitted price given by Paragraph 5(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.

5(iv). (1) Sub-paragraph 5(iv)(2) below applies where the permitted price given by Paragraph 5(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

6. The Premises Licence Holder shall at all times comply with policies relating to dispersal, an operational management plan, servicing plan and public realm strategy as shall be amended from time to time. Such copies of these documents shall be made readily available to the Responsible Authorities upon request.
7. The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a retail/gift/souvenir shop.
8. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.

9. No super-strength beer, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles and cans.
10. There shall be no self-selection of spirits on the premises, save for spirit mixtures less than 5.5% ABV.
11. A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
12.
 - (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.
13. 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.
14. record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises is open.
15. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system, searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.

Conditions proposed by Interested Party 1

16. No alcohol drinks will be offered for sale in a way which suggests that they are intended for immediate consumption, for example being stored in a chiller.
17. Notices will displayed asking that customers do not consume their purchases in the vicinity of the premises.

18. That the use of the retail shop as a through route between Neal Street and Brewers Yard ends at 20:00.
19. All deliveries to and collections from the premises shall be carried out in accordance with the Delivery & Servicing Plan for the development as agreed with the Council. This plan will not be varied without the agreement of the Council. At a minimum this plan will include the following restrictions:
 - a. All deliveries to the buildings around Brewers Yard will be restricted so that they take place between 08:00 and 11:00 on all days of the week
 - b. All waste will be stored internally within the development and collections will only take place between 08:00 and 11:00 on all days of the week
 - c. The Licence Holder will ensure that no vehicle queues form to enter the site and that vehicles are not required to wait to gain access to the site on any roads within the area of the Covent Garden Neighbourhood Traffic Management scheme
 - d. All deliveries to the site will comply with TfL's Code of Practice for Quieter Deliveries

Conditions proposed by the Environmental Health

None

Conditions proposed by the Metropolitan Police

None

Conditions proposed by the Licensing Authority

None

Residential Map and List of Premises in the Vicinity

Appendix 5



Resident count: 178

Licensed premises within 75 metres of 15 Neal Street, London, WC2H 9PU				
Licence Number	Trading Name	Address	Premises Type	Time Period
22/04903/LIPCH	Itsu	2-4 Neal Street London WC2H 9LY	Restaurant	Monday to Sunday; 07:00 - 21:30
22/05337/LIPDPS	The Conduit	6 Langley Street London WC2H 9JA	Office	Sunday; 09:00 - 23:00 Monday to Saturday; 07:00 - 01:30
16/03158/LIPDPS	Cafe Pacifico	Ground Floor 5 Langley Street London WC2H 9JA	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 00:30
21/09021/LIPT	Bar Langley	Basement 5 Langley Street London WC2H 9JA	Restaurant	Sunday; 09:00 - 01:00 Monday to Saturday; 09:00 - 01:30
07/00101/WCCMAP	Royals Restaurant	3 - 7 Endell Street London WC2H 9EL	Restaurant	Sunday; 12:00 - 23:30 Monday to Saturday; 10:00 - 00:00

15/07214/LIPD	Kipps Deli	9 Endell Street London WC2H 9BJ	Shop	Sunday; 10:00 - 22:30 Monday to Saturday; 08:00 - 23:00
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