



City of Westminster

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

15 December 2022

22/06449/LIPV - Premises Licence Variation

Aire Ancient Baths London
2 - 3 Robert Street
London
WC2N 6BH

Director of Public Protection and Licensing

St James's

City of Westminster Statement of Licensing Policy

None

Jessica Donovan
Senior Licensing Officer

Telephone: 020 7641 6500
Email: Jdonovan@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	28 June 2022		
Applicant:	Aire Ancient Baths London Ltd		
Premises:	Aire Ancient Baths London		
Premises address:	2 - 3 Robert Street London WC2N 6BH	Ward:	St James's
		Cumulative Impact Area:	None
		Special Consideration Zone:	West End Buffer
Premises description:	The premises currently operates as a spa providing massages, spa baths and other treatments. Alcoholic beverages (wine and champagne) are served to users of the facility who have selected this option as part of a pre-paid package or chosen to add drinks to their treatment on the day.		
Variation description:	This application seeks to the following: <ul style="list-style-type: none"> To vary the hours for Recorded Music, the Sale by Retail of Alcohol and the opening hours from 10:00 to 22:00 Monday to Thursday to 10:00 to 00:00. 		
Premises licence history:	The premises have had the benefit of a premises licence since 2021. A copy of the current premises licence (22/02403/LIDPSR) can be found at Appendix 2 of this report. Please see Appendix 3 for the full licence history.		
Applicant submissions:	There are no supporting documents from the applicant.		
Applicant amendments:	None		

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	10:00	22:00	10:00	00:00	Mezzanine, Basement 1, Basement 2, Ground floor & First floor	No change
Tuesday	10:00	22:00	10:00	00:00		
Wednesday	10:00	22:00	10:00	00:00		
Thursday	10:00	22:00	10:00	00:00		
Friday	10:00	00:00	10:00	00:00		
Saturday	10:00	00:00	10:00	00:00		
Sunday	10:00	00:00	10:00	00:00		
Seasonal Variations/ Non-standard timings:	Current: None				Proposed: No change	

Sale by Retail of Alcohol						
On or off sales			Current :		Proposed:	
			On sales		No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	22:00	10:00	00:00	Mezzanine, Basement 1, Basement 2, Ground floor & First floor	No change
Tuesday	10:00	22:00	10:00	00:00		
Wednesday	10:00	22:00	10:00	00:00		
Thursday	10:00	22:00	10:00	00:00		
Friday	10:00	00:00	10:00	00:00		
Saturday	10:00	00:00	10:00	00:00		
Sunday	10:00	00:00	10:00	00:00		
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	None				No change	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	22:00	10:00	00:00	Mezzanine, Basement 1, Basement 2, Ground floor & First floor	No change
Tuesday	10:00	22:00	10:00	00:00		
Wednesday	10:00	22:00	10:00	00:00		
Thursday	10:00	22:00	10:00	00:00		
Friday	10:00	00:00	10:00	00:00		
Saturday	10:00	00:00	10:00	00:00		
Sunday	10:00	00:00	10:00	00:00		
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	None				No change	

2-B Other Persons			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	01 August 2022		
<p>The shop, Aire Ancient Baths, is supposed to be a health spa facility. My family don't see why they need to sell alcohol or to gain any loud music license.</p> <p>Robert Street has no other retail shops, it has always been the quiet corner of John Adam Street. The Gordon's Bar nearby, the Theodore Bullfrog on John Adam Street, and the Retro Bar on the edge of John Adam Street have brought a lot of noise in the evening, particularly during Fridays and Saturdays.</p> <p>We do not wish the Baths to attract more drinking crowd in the area. Your understanding will be greatly appreciated. Thank you</p>			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	01 August 2022		
<p>We live right by this Bath shop. This is the core part of the Adelphi Conservation area that has always been quiet and almost shop-free. The creation of this retail service shop is already an exceptional case to our understanding.</p> <p>We object to allow it to sell alcohol because it may change the kind and volume of crowd/ traffic that it attracts. In ~100 feet of the Bath shop, there is already a Retro Bar (George Court/John Adam Street) which creates loud noise when they are busy. George Court is a narrow alley, somehow the noise can be kept a bit inside the alley. But Robert Street, where the Bath shop is situated, is a much wider and open street. Once the shop is allowed to sell alcohol, the shop can't control their customers from hanging around their shop front and making noise. Therefore, we strongly object this application. Thank you</p>			

3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
<p>Policy SCZ1 Applies</p>	<p>A. In addition to meeting the other policies within this statement, applications within a designated Special Consideration Zone should demonstrate that they have taken account of the issues particular to the Zone, in question as identified within the 2020 Cumulative Impact Assessment, and should set out any proposed mitigation measures in relation to those issues within their operating schedule.</p> <p>B. For the purpose of Clause A, the designated Special Consideration Zones are:</p> <ul style="list-style-type: none"> • West End Buffer • Queensway/Bayswater • Edgware Road • East Covent Garden • Mayfair • Victoria
<p>Policy HRS1 applies</p>	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> 1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm. 2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation. 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed. 4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises. 5. The proposed hours when any music, including incidental music, will be played. 6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises. 7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity. 8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night. 9. The capacity of the premises. 10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation. 11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including

	<p>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> <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	A. Applications for a shop outside the West End Cumulative Impact

	<p>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.
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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	Applicant supporting documents
Appendix 2	Existing premises licence 22/02403/LIDPSR
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

Report author:	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	Interested party 1 representation	01 August 2022
5	Interested party 2 representation	01 August 2022

Applicant Supporting Documents

Appendix 1

There are no supporting documents from the applicant.



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

Schedule 12
Part A

WARD: St James's
UPRN: 100023611795

Premises licence

Regulation 33, 34

Premises licence number:	22/02403/LIDPSR
Original Reference:	21/05748/LIPN

Part 1 – Premises details

Postal address of premises:
Aire Ancient Baths London 2 - 3 Robert Street London WC2N 6BH
Telephone Number: Not supplied

Where the licence is time limited, the dates:
Not applicable

Licensable activities authorised by the licence:
Playing of Recorded Music Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities:
Playing of Recorded Music Monday to Thursday: 10:00 to 22:00 Friday to Sunday: 10:00 to 00:00
Sale by Retail of Alcohol Monday to Thursday: 10:00 to 22:00 Friday to Sunday: 10:00 to 00:00

The opening hours of the premises:
Monday to Thursday: 10:00 to 22:00 Friday to Sunday: 10:00 to 00:00

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

Alcohol is supplied for consumption on the Premises.

Part 2

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

Aire Ancient Baths London Ltd
Wells House
80 Upper Street
London
England
N1 0NU

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

10612826

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

Name: None

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: N/A
Licensing Authority: N/A

Date: 9th March 2022

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

Annex 1 – Mandatory conditions

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

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

7. The responsible person must ensure that—

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

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

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

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

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

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

Where -

- (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

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

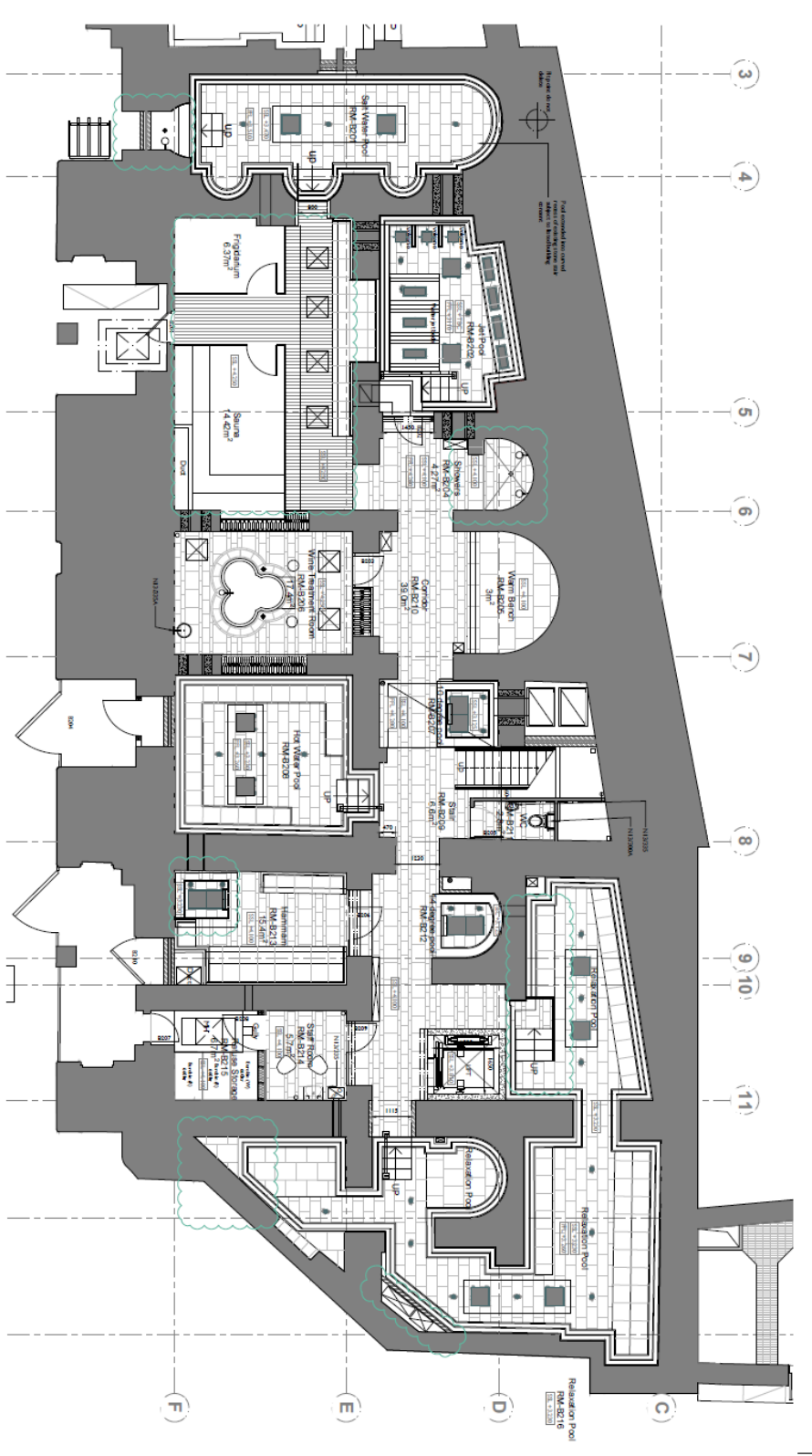
Annex 2 – Conditions consistent with the operating Schedule

9. The supply of alcohol will always be ancillary to a pre-booked spa experience or ordered on the day ancillary to a treatment.
10. All alcoholic drinks served within the spa area will be in polycarbonate or plastic containers.
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

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

None

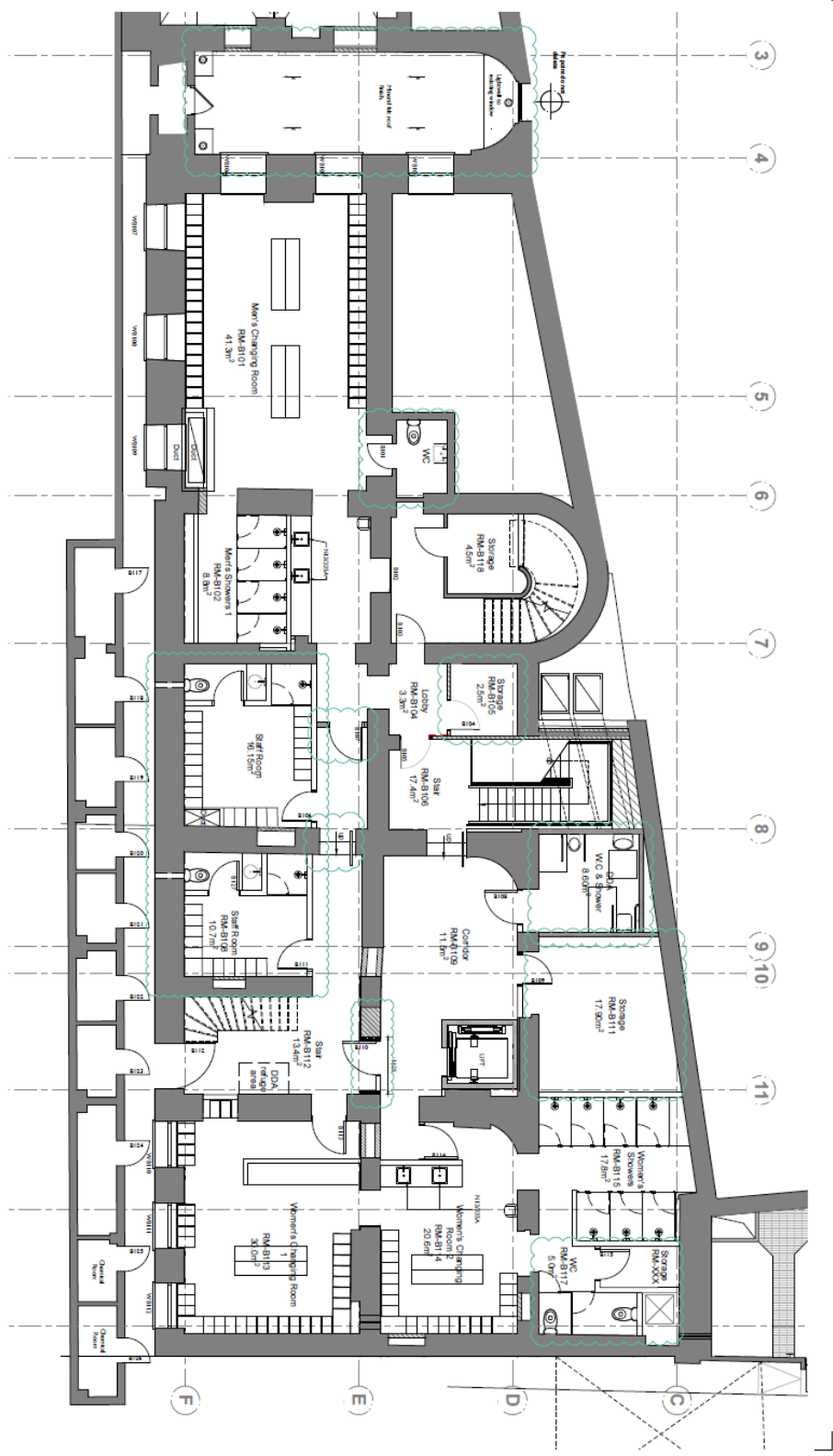
Annex 4 – Plans



01 Proposed Basement - 2 Plan
Z51 1:50

<p>Notes</p> <p>1. Check all dimensions on site and confirm with the contractor before construction.</p> <p>2. All dimensions are in millimeters unless otherwise stated.</p> <p>3. All dimensions are to the centerline of walls and columns.</p> <p>4. All dimensions are to the face of walls and columns.</p> <p>5. All dimensions are to the centerline of columns.</p> <p>6. All dimensions are to the face of columns.</p> <p>7. All dimensions are to the centerline of columns.</p> <p>8. All dimensions are to the face of columns.</p> <p>9. All dimensions are to the centerline of columns.</p> <p>10. All dimensions are to the face of columns.</p> <p>11. All dimensions are to the centerline of columns.</p> <p>12. All dimensions are to the face of columns.</p> <p>13. All dimensions are to the centerline of columns.</p> <p>14. All dimensions are to the face of columns.</p> <p>15. All dimensions are to the centerline of columns.</p> <p>16. All dimensions are to the face of columns.</p> <p>17. All dimensions are to the centerline of columns.</p> <p>18. All dimensions are to the face of columns.</p> <p>19. All dimensions are to the centerline of columns.</p> <p>20. All dimensions are to the face of columns.</p>	
<p>Scale</p> <p>0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m</p>	
<p>Client: ANZAC Foundation, Ltd.</p> <p>Project: 2-17 Market Street</p>	
<p>Drawing Title: Basement - 2 Plan</p> <p>Size & Scale: A1, 1:50 (0/1)</p>	
<p>Job Number: 210213</p> <p>Drawing No.: 211</p> <p>Revision: 1</p>	

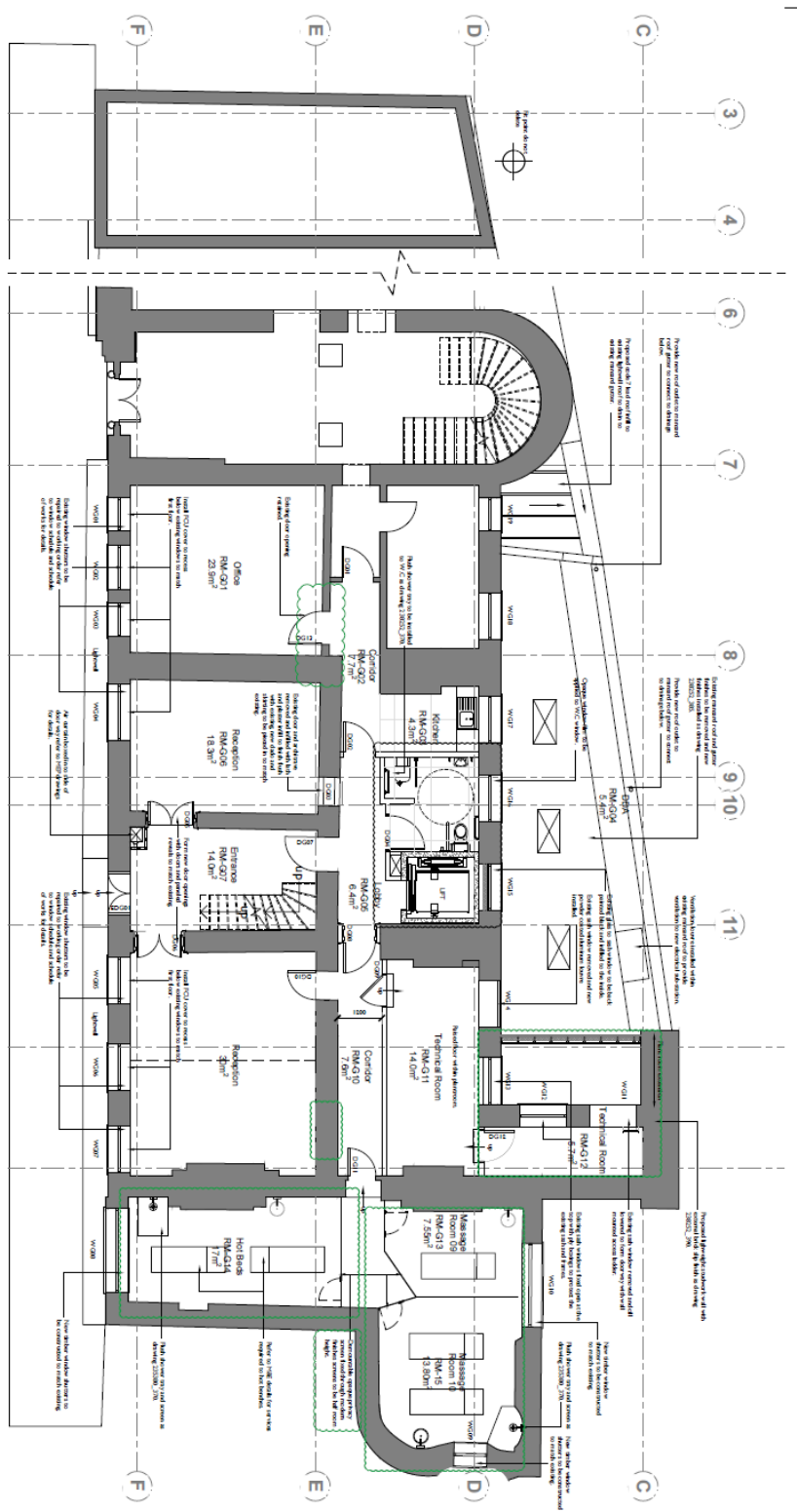




01 Proposed Basement - 1 Plan
253 1:50

<p>Notes</p> <p>1. All work to be done in accordance with the relevant building codes and standards.</p> <p>2. All work to be done in accordance with the relevant building codes and standards.</p> <p>3. All work to be done in accordance with the relevant building codes and standards.</p> <p>4. All work to be done in accordance with the relevant building codes and standards.</p>		<p>Scale</p> <p>0 500mm 1m 2m 3m 4m 5m</p>		<p>Legend</p> <p>1. Existing</p> <p>2. New</p> <p>3. To be demolished</p> <p>4. To be retained</p> <p>5. To be replaced</p> <p>6. To be removed</p>		<p>Client</p> <p>APL (S) Building SL</p>		<p>Job Number</p> <p>23823</p>	
<p>Project</p> <p>1-3 Kings Street</p>		<p>Drawing Title</p> <p>Basement 1 Plan</p>		<p>Revision</p> <p>H</p>		<p>Drawing No.</p> <p>233</p>		<p>Revision</p> <p>H</p>	
<p>Project</p> <p>1-3 Kings Street</p>		<p>Size & Scale</p> <p>A1, 150 G41</p>		<p>Drawing Status</p> <p>ISSUED FOR CONSTRUCTION</p>		<p>Client</p> <p>APL (S) Building SL</p>		<p>Job Number</p> <p>23823</p>	
<p>Project</p> <p>1-3 Kings Street</p>		<p>Size & Scale</p> <p>A1, 150 G41</p>		<p>Drawing Status</p> <p>ISSUED FOR CONSTRUCTION</p>		<p>Client</p> <p>APL (S) Building SL</p>		<p>Job Number</p> <p>23823</p>	





01 Ground Floor Plan
255 / 1:50

<p>Name: _____</p> <p>Client: _____</p> <p>Project: _____</p> <p>Scale: _____</p>		<p>Job Number: 238212</p> <p>Drawing No: 235</p> <p>Revision: 1</p>	
<p>Architect: _____</p> <p>Engineer: _____</p> <p>Interior Designer: _____</p>		<p>Client: _____</p> <p>Project: _____</p> <p>Scale: _____</p>	
<p>Architect: _____</p> <p>Engineer: _____</p> <p>Interior Designer: _____</p>		<p>Client: _____</p> <p>Project: _____</p> <p>Scale: _____</p>	
<p>Architect: _____</p> <p>Engineer: _____</p> <p>Interior Designer: _____</p>		<p>Client: _____</p> <p>Project: _____</p> <p>Scale: _____</p>	
<p>Architect: _____</p> <p>Engineer: _____</p> <p>Interior Designer: _____</p>		<p>Client: _____</p> <p>Project: _____</p> <p>Scale: _____</p>	





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

Schedule 12
Part B

Premises licence
summary

WARD: St James's
UPRN: 100023611795

Regulation 33, 34

Premises licence number:	22/02403/LIDPSR
---------------------------------	-----------------

Part 1 – Premises details

Postal address of premises:
Aire Ancient Baths London 2 - 3 Robert Street London WC2N 6BH
Telephone Number: Not supplied

Where the licence is time limited, the dates:
Not applicable

Licensable activities authorised by the licence:
Playing of Recorded Music Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities:
Playing of Recorded Music Monday to Thursday: 10:00 to 22:00 Friday to Sunday: 10:00 to 00:00
Sale by Retail of Alcohol Monday to Thursday: 10:00 to 22:00 Friday to Sunday: 10:00 to 00:00

The opening hours of the premises:
Monday to Thursday: 10:00 to 22:00 Friday to Sunday: 10:00 to 00:00

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

Alcohol is supplied for consumption on the Premises.

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

Aire Ancient Baths London Ltd
Wells House
80 Upper Street
London
England
N1 0NU

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

10612826

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

Name: None

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

Restricted

Date: 9th March 2022

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

Licence history**Appendix 3**

Application	Details of Application	Date Determined	Decision
21/05748/LIPN	New premises licence	21.07.2021	Granted under Delegated Authority
22/02403/LIDPSR	Removal of a Designated Premises Supervisor	09.03.2022	Granted under Delegated Authority

Temporary Event Notices

Application	Details of Application	Date Determined	Decision
21/05930/LITENP	Temporary Event Notice	24.06.2021	Event allowed to proceed
21/06233/LITENP	Temporary Event Notice	01.07.2021	Event allowed to proceed
21/06533/LITENP	Temporary Event Notice	12.07.2021	Event allowed to proceed

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.

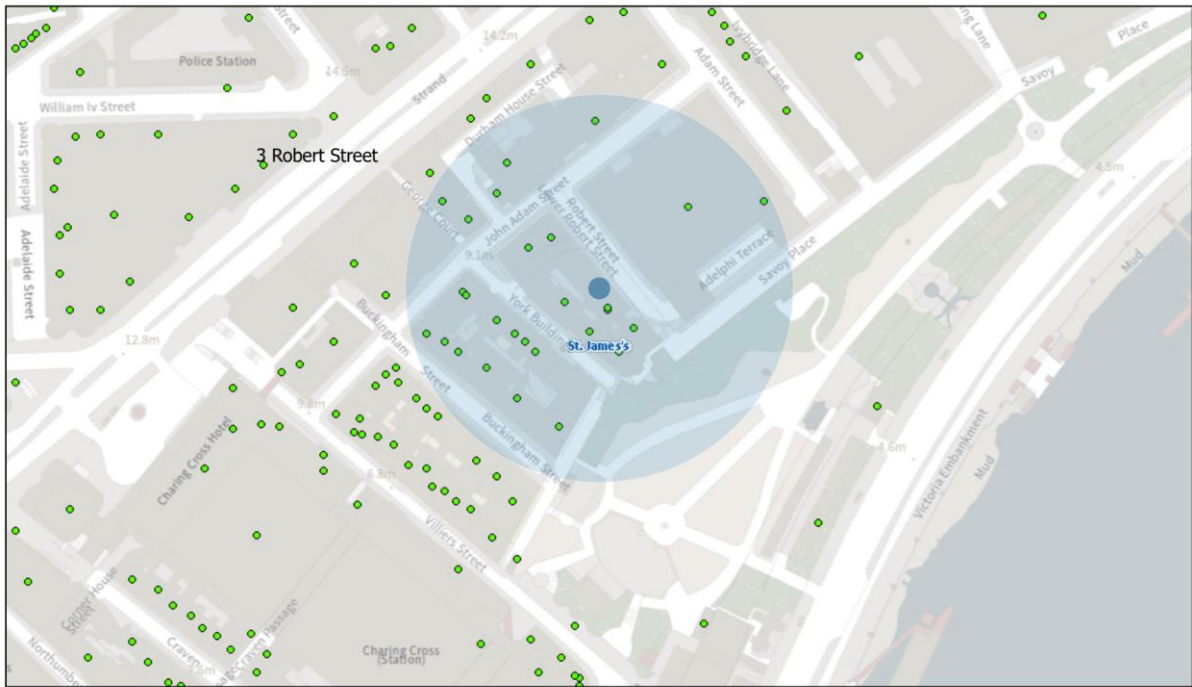
Annex 2 – Conditions consistent with the operating Schedule

9. The supply of alcohol will always be ancillary to a pre-booked spa experience or ordered on the day ancillary to a treatment.
10. All alcoholic drinks served within the spa area will be in polycarbonate or plastic containers.
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.

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

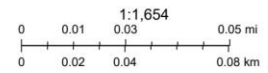
None

Aire Ancient Baths London, 2 - 3 Robert Street, London, WC2N 6BH



02/11/2022, 14:21:05

- Property Mailing List
- Ward Labels
- Borough Boundary - Mask
- Borough Boundary - Detailed
- Ward Boundaries



Resident count: 163

Licensed premises within 75 metres of Aire Ancient Baths London, 2 - 3 Robert Street, London, WC2N 6BH

Licence Number	Trading Name	Address	Premises Type	Time Period
21/01852/LIPN	Not Recorded	2 - 3 Robert Street London WC2N 6BH	Miscellaneous	Monday to Friday; 09:00 - 17:00
22/02403/LIDPSR	Aire Ancient Baths London	2 - 3 Robert Street London WC2N 6BH	Special Treatment - Low risk premises	Monday; 10:00 - 22:00 Tuesday; 10:00 - 22:00 Wednesday; 10:00 - 22:00 Thursday; 10:00 - 22:00 Friday; 10:00 - 00:00 Saturday; 10:00 - 00:00 Sunday; 10:00 - 00:00
22/02606/LIPDPS	Smith & Wollensky	The Adelphi 1-11 John Adam Street London WC2N 6HT	Restaurant	Monday; 07:00 - 23:30 Tuesday; 07:00 - 23:30 Wednesday; 07:00 - 23:30 Thursday; 07:00 - 23:30 Friday; 07:00 - 00:00 Saturday; 07:00 - 00:00 Sunday; 07:00 - 22:30
18/07773/LIPN	Royal Society Of Arts	Royal Society Of Arts 8 John Adam Street London WC2N 6EZ	Office	Monday to Sunday; 08:00 - 22:00
20/10533/LIPCH	Retro Bar	2 George Court London WC2N 6HH	Public house or pub restaurant	Sunday; 12:00 - 23:00 Monday to Saturday; 10:00 - 23:30