



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	2 February 2023
Licensing Ref No:	22/10460/LIPN - New Premises Licence
Title of Report:	The Gurkha at Raffles Hotel Old War Office Whitehall London SW1A 2BX
Report of:	Director of Public Protection and Licensing
Wards involved:	St James's
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Roxsana Haq Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: rhaq@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	2 November 2022		
Applicant:	57 Whitehall Sarl		
Premises:	The Gurkha at Raffles Hotel		
Premises address:	Old War Office Whitehall London SW1A 2BX	Ward:	St James's
		Cumulative Impact Area:	None
		Special Consideration Zone:	None
Premises description:	<p>According to the applicant, Raffles Hotel sits on the site of the Old War Office in Whitehall and is destined to become one of London's finest 5* hotels.</p> <p>These premises will be situated within the hotel. The Gurkha, a 3,906 square foot restaurant with street access on Horse Guards Avenue.</p>		
Premises licence history:	This is a new premises application and therefore no Premises Licence history exist.		
Applicant submissions:	<p>As part of the application the applicant has submitted the following:</p> <p>“The hotel will employ the very latest security equipment as well as a high ratio of concierge, door, security and ancillary staff to manage both residents and guests. The premises are under construction and the highest materials are being employed to ensure sound proofing, safety, waste facilities and management systems.”</p> <p>A Brochure, Dispersal Document, Smoking Policy and External Seating Policy has also been submitted which can be seen at Appendix 2.</p>		
Applicant amendments:	None.		

1-B Proposed licensable activities and hours							
Late Night Refreshment:				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:	00:00 to 00:00 (for residents and bona fide guests) Non-standard Timings: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.						

Sale by retail of alcohol				On or off sales or both:			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 (for residents and bona fide guests) Non-standard Timings: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Plays				Indoors, Outdoors or both:			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 (for residents and bona fide guests) Non-standard Timings: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Films				Indoors, Outdoors or both:			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 (for residents and bona fide guests) Non-standard Timings: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Live Music				Indoors, Outdoors or both:			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 (for residents and bona fide guests) Non-standard Timings: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Recorded Music				Indoors, Outdoors or both:			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 (for residents and bona fide guests) Non-standard Timings: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Anything of a similar description to that falling within (e), (f) or (g)				Indoors, Outdoors or both:			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 (for residents and bona fide guests) Non-standard Timings: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	00:00	00:00	00:00	00:00	00:00	00:00	00:00
End:	00:00	00:00	00:00	00:00	00:00	00:00	00:00
Seasonal variations/ Non-standard timings:				N/A			
Adult Entertainment:				None.			

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health
Representative:	Ian Watson
Received:	29 November 2022

The Gurkha At Raffles, Old War Office Whitehall, SW1

I refer to the application for a New Premises Licence.

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 'On' and 'Off' the premises Monday to Sunday between 09.00 to 02.00 hours. NYE to NYD. 24 hours for residents and their guests.
2. To provide Late Night Refreshment 'Indoors' and 'Outdoors' Monday to Sunday between 23.00 to 02.00 hours. NYE to NYD. 24 hours for residents and their guests.
3. To provide regulated entertainment 'Indoors' comprising
 - Plays
 - Films
 - Live Music
 - Recorded Music
 - Anything of a similar description to Live Music, Recorded Music and Performance of DanceMonday to Sunday between 09.00 to 02.00 hours. NYE to NYD. 24 hours for residents and their guests.

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 area.
2. The hours requested to permit the provision of late-night refreshment will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area.
3. The hours requested to permit the provision of regulated entertainment will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area.

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:	Metropolitan Police Service (Withdrawn 19 January 2023)
Representative:	PC Tom Stewart
Received:	30 November 2022

As per the below email, I am still waiting to agree some conditions with Mark Browning in regard to the following applications:

Raffles Hotel (The Gurkha At Raffles Hotel) 22/10460/LIPN, Raffles Hotel (Whitehall Place @Raffles Hotel) 22/10467/LIPN, Raffles Hotel (The Cambridge At Raffles) 22/10448/LIPN Raffles Hotel (Pavilion @Raffles Hotel) 22/10455/LIPN and Hotel Licence (22/10484/LIPN).

Until these conditions have been agreed/discussed with the applicant, the MPS will be objecting to the above applications under the grounds of "The Prevention of Crime and Disorder" licensing objective.

Please accept this as a formal representation.

Correspondence from the Metropolitan Police Service to the applicant on 29 November 2022:

Following the site visit at the Raffles OWO last week, please see below the two conditions that I would like to see attached to the Hotel Licence (22/10484/LIPN).

- The Premises shall have policy on protecting children from child sexual exploitation. The policy shall include training for all front of house staff on the signs and indications of child sexual exploitation as well as the reporting of suspicious activity to the appropriate authorities.
- The premises licence holder shall ensure that the management team register and successfully complete the nationally recognised counter terrorism training product referred to as ACT eLearning package or can demonstrate that the ACT eLearning product has been successfully completed within the preceding 12 months and that all front of house staff employed by or at the premises complete the ACT eLearning within a reasonable period not exceeding 3 months from the day they start their employment.

In regard to the:

Raffles Hotel (The Gurkha At Raffles Hotel) 22/10460/LIPN
Raffles Hotel (Whitehall Place @Raffles Hotel) 22/10467/LIPN
Raffles Hotel (The Cambridge At Raffles) 22/10448/LIPN
Raffles Hotel (Pavilion @Raffles Hotel) 22/10455/LIPN

I would like to propose that the following conditions are added:

- The need for SIA registered security will be risk assessed on a continual basis. This risk assessment will be made available upon request from a police officer or local authority officer.
- There shall be no entry or re-entry to the premises after midnight save for hotel residents and their bona fide guests.

As the last date for objection is tomorrow, I may need to submit a representation in order to ensure that these condition are agreed/considered. I'll hold off until tomorrow afternoon in any case. I am happy to discuss these conditions further. I look forward to hearing from you.

Following an agreement of conditions with the applicant, The Metropolitan Police Service withdrew their representation on 19 January 2023. A copy of the agreed conditions can be found at Appendix 4.

2-B Other Persons

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	15 November 2022		

To whomever it may concern,

[REDACTED], am sending this email to formally object to the Licensing Application 22/10460/LIPN, specifically with the objective of preventing public nuisance and crime and disorder. I am a resident of [REDACTED]; [REDACTED] as well as other flats in the building.

The plans laid out in the licensing application would directly affect the residents of [REDACTED]. Later serving hours and drinking on the street will likely result in noisy and disruptive behaviour and this will, in turn, severely impact the quality of living within our building. Returning to our place of residence will potentially mean passing by noisy, inebriated individuals which is not aligned with the ethos of a quiet residential street. It is greatly concerning that the public nuisance policy, PN1, is not addressed or mitigated in the current plans.

Living in [REDACTED] has meant living in a peaceful and safe area, where residents can have privacy. Bringing late night licencing and more of the public to the street opposite will mean a higher risk of crime; as any concentrated area of people in London does. There is currently no venue capacity laid out, nor is there an explanation of how hotel guests will be able to use the premises 24/7.

Being an owner of multiple flats within the area, I am also deeply concerned by the effect on the market value of properties. [REDACTED] has always been a highly sought after, tranquil residential area within the normally busy central London hub.

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	16 November 2022		

I object to the entertainment level and hours proposed in this application. This will allow noise level which will ruin the peace of the local residents.

Name:	[REDACTED]		
Address and/or Residents Association	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	16 November 2022		

I am writing to firmly object to the preposterous application for the establishment of the above. Indeed, I am amazed this application has been resubmitted. The noise, light, sanitary and traffic impact on our home opposite would be devastating. As a long-standing resident of [REDACTED] with strong family connections to the Brigade of Gurkhas I really find it hard to believe that the council is entertaining such an intrusive detrimental development that will destroy the character and atmosphere of this historic part of London and cause serious security issues with the neighbouring Ministry of Defence and Horseguards. The application misrepresents the character of the area both by ignoring the fact that it is residential and by stating it is high traffic, as you know, this is, indeed, a residential area with approximately 150 apartments in [REDACTED] alone, very little local and nearly no through traffic. Having up to 80 outdoor diners within close proximity to our home almost 24/7 would create an intolerable level of noise, disturbance and intrusion and would be significantly detrimental to our quality of life and mental health. The proposed opening hours from 6am to 1am would lead to even longer periods of excess noise for set up and closing. There are dozens of other flats in [REDACTED] which would be similarly affected.

Outdoor food service would add to the already notable pest control burden putting wider sanitation issues in this area. Additionally, the current blockage of the pavement for the construction site regularly leads to pedestrians needing to walk in the road; parts of this proposal appear to make permanent this compromising obstruction.

Please do not waste my time with further attempts to circumnavigate local opinion.

Name:	[REDACTED]		
Address and/or Residents Association	[REDACTED] [REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	21 November 2022		

I am writing to object to this proposal for outdoor seating for restaurant/hospitality purposes. This is a residential area and whilst planning consent may exist for restaurant facilities within the curtilage of the building, no consent exists for external seating which will have an adverse impact on the amenity of the residents.

This is a residential area; people move here for the peace and quiet it offers and any form of external hospitality will create noise disturbance to the residents. This is an unacceptable proposal and should be refused.

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	17 November 2022		

The plans that outline the licence applications include an area outside the demise of the actual OWO property and the Gurkha Restaurant. I assume this means pavement seating and service to which I object. This is directly in the area that demarcates a fire muster point for much of [REDACTED] including the [REDACTED] residents and possibly the Royal Horseguards Hotel. Quite apart from this, this area is completely unsuitable for pavement style dining and the associated noise that it will create in the later hours, especially in summer. I object very strongly to this proposal to have pavement services and licencing.

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	28 November 2022		

As a property owner on [REDACTED], I object to this proposal in the highest possible way. The developers of this project have "pushed the envelope" with the local residents consistently throughout the project. As an example, they misled us about the extent of the additional floors they incrementally added to their plans. This has eliminated about 2/3 of our view. This latest proposal seems equally misleading.

It appears that the developer has discretely added a significant part of the pavement at the entrance as part of the floorplan. The last-minute addition of an outdoor restaurant 30 yards from our grade 2 listed, thin windows is not welcome.

In addition, they have requested operating hours to 2AM. Even if the outdoor seating is rejected, this will mean loud, sometimes drunken people leaving at that hour. It will literally sound like they are in our bedroom. These operating hours are not appropriate for our otherwise quiet street.

This restaurant as presented will change the entire nature of our quiet neighbourhood and will create noise and light pollution and unwanted traffic and rubbish.

As I understand it, it was agreed when this project was approved that the Whitehall Court side was for residential only and would remain quiet. This proposal is completely contrary to that.

There are substantial outdoor areas in the massive OWO complex including a rooftop restaurant and bar (which was also "snuck in" in my opinion). At this late point in the project, granting them outdoor tables and late night operating hours at the detriment and inconvenience of the residents who have put up with so much from them would be quite unfortunate.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	29 November 2022		
<p>This application for a new premises licence attempts to conceal the fact that part of the area referred to in the application is outside the demised premises and utilises part of the pavement which is a public footpath. This is only apparent on close examination of the plan titled "Premises Licence - Gurkha Restaurant Ground Floor Plan".</p> <p>Both the Applicant and OWO developer, when challenged by me, confirmed that they intend applying for a pavement licence nearer to the time. They also confirmed that the restaurant name will not be the Gurkha Restaurant, which could be interpreted as another attempt to conceal their intentions.</p> <p>Horseguards Avenue, where the restaurant will be located (not on Whitehall) is a quiet side street surrounded by Grade 2* listed buildings. The Ministry of Defence, a highly secure Government building, is directly opposite the restaurant site which is also adjacent to the revered Gurkha war memorial statue.</p> <p>Relevant Council policies, such as the public nuisance policy, PN1, are not addressed or mitigated in the application at all as the applicant has chosen to ignore the fact that the pavement site is opposite Whitehall Court, a residential block of approx. 100 flats plus a number of commercial premises. It is obvious that any outside dining in such a secluded site will cause significant public nuisance from noise, increased traffic and pedestrian movements both for the MoD, residents and businesses in Whitehall Court and also the residents of the Old War Office Apartments themselves, some of which will directly overlook the affected pavement. The application does not restrict 24 hour service of alcohol to bona fide hotel guests and their guests.</p> <p>The underhand way in which the application has been submitted raises the question of the suitability of the applicant to operate licensed premises at all & definitely not one with external dining</p>			

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	29 November 2022		

RLS Law represents [REDACTED] family, the owners and occupiers of [REDACTED]

This representation relates to the above application for a new premises licence. The application is for a new premises licence for a premises identified as The Gurkha, a restaurant at ground level within the Raffles Hotel in the former Old War Office.

Our clients' family home is located [REDACTED] as the ever-growing rooftop bar that forms part of the OWO development; however, we are making Representations in relation to all 7 of the Applications for new Premises Licences in the Old War Office development, that have been made simultaneously.

The nature of the development at the Old War Office is complex and significant in its scale and we would suggest all 7 licence applications need to be considered simultaneously, as it is only with an appropriate prospective that takes in the likely impact of all 7 licences, that the relevant issues can be appropriately determined by the Licencing Authority.

Both commutatively and individually, the applications are likely to impact on the four Licencing Objectives as set out below:-

The Prevention of Crime and Disorder

The provision of licensable activities, in particular the sale by retail of alcohol, and to some extent the provision of regulated entertainment, has a well-documented link to the propensity for persons to commit acts of crime with disorder, both against each other and those innocent members of the public that they encounter. The application seeks substantial hours for the sale of alcohol and provision of regulated entertainment, and so the grant of this application on its current terms is likely to increase crime and disorder in the surrounding area. We also note that the application includes the provision of late night refreshment and Westminster City Council has identified that locations providing late night refreshment offer a considerable attraction to persons who are and have consumed alcohol, both at the premises and in the local area, effectively increasing the number of people likely to be on these premises late into the night on any given day. The combined OWO premises has a significant capacity and so will realistically be holding a large number of persons who will have consumed alcohol late into the night. When those customers leave the premises late in the evening or in the early hours of the morning, the identified link between the consumption of alcohol and the propensity to engage in crime and disorder will be all too readily played out in the surrounding residential neighbourhood.

The Prevention of Public Nuisance

Further to our comments above on the prevention of crime and disorder, a substantial number of people leaving this premises late in the evening or in the early hours of the morning will have, we would go so far as to say, an obvious impact on local residents who will be expecting to quietly enjoy their homes and get a good night's sleep. Westminster City Council has identified the (perhaps all too obvious) link between persons consuming alcohol and listening to regulated entertainment and the propensity for those persons to cause noise nuisance to local residents as they gather and pass by residents' homes.

We would add that the provision of regulated entertainment itself has the potential to result in noise breakout and that noise is likely to disturb residents, especially in the late evening and early hours of the morning. Again, for a combined premises of this size, the above is a considerable issue that causes concern to all local residents, including our client.

Public Safety

Due to the nature of the premises, it is highly likely that large numbers of people (many of whom will have consumed alcohol), will depart simultaneously when the premises close to the public or at the end of any particular event. This is a highly trafficked area and the management of such persons needs to be demonstrated to the highest level to ensure the safety of those departing customers. This is a clear and substantial risk and needs to be considered in detail by the Licensing Authority at an appropriate subcommittee.

Protection of Children From Harm

We can expect the various licence premises within this combined development to have in place, robust age verification systems, however, as we have noted above, public nuisance is highly likely to be caused by departing customers (especially in the evening and early morning) and many of those that live in the neighbourhood surrounding the premises have families with children who require more sleep than the parents. The impact on those children of this operation is likely to be even more significant than it will be on neighbouring adult residents.

Matters Generally

We strongly suggest to the Licensing Authority that the applications submitted in relation to the OWO development, including this application, fail to sufficiently address the requirements of Westminster’s Statement of Licensing Policy; including but not limited to, Policies CD1, PS1, PN1, CH1, RNT1, HOT1, MD1 and PB1. Further, the nature of the 7 applications and the draft Conditions attached to them, fail to clearly and adequately identify the number and nature of the persons allowed on the Premises and receiving Licensable Activities at any given time.

Our clients will ensure that they or their representatives are free to attend any subcommittee hearing that the council may convene in relation to this and the 6 other abovementioned applications, and will provide a detailed comment by way of their own witness testimony, along with detailed submissions from us, their legal representatives.

Kind regards

Name:	[REDACTED]		
Address and/or Residents Association	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	30 November 20202		

My objection is to the application for a licence for an outside bar on the exterior pavement of the Gurkha Restaurant @ Raffles, next to the Gurkha War Memorial.

I am a resident of [REDACTED] with a [REDACTED] overlooking the exterior area the subject of the application, approximately 100 feet from my sitting room and bedroom window. The floor plan of the exterior area the subject of the application shows an area outside the restaurant on the pavement of Horseguards Avenue to which it is claimed the restaurant has "street access".

No such access from the ground floor restaurant is visible on the application documents other than through the hotel entrance itself which is not part of the application for a licence, raising the prospect of waiting staff or customers carrying drinks through unlicensed premises. I believe the intention is to serve alcohol outside the restaurant on the pavement 24 hours a day for residents and bona fide guests and 9am to 2am for members of the public. No capacity is provided. No conditions are attached in terms of hours.

I object in the strongest terms to a licence for such activity on the ground of public nuisance. The noise from an outside bar day and night would be intolerable. It is a very quiet and peaceful area and the noise would render sleep impossible and disrupt our daytime. The effect of the application being granted would be the public nuisance of anti-social behaviour, intolerable noise and visual and lighting blight. I expect that the license would lead to an increase in crime and disorder in the area. The siting of licensed premises in that historic location would be incongruous, situated next to a War Memorial for fallen Gurkha soldiers, the MOD, and Horseguards, all used for ceremonial occasions, creating a further public nuisance. The pavement bar would be a nuisance for me as neighbour and for the public.

Name:	[REDACTED]		
Address and/or Residents Association	[REDACTED] [REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	30 November 20202		

Objection for potential public nuisance.

The main concerns are

- the extended hours of operation in a quiet residential area,
- the lack of any plans to mitigate impact on the people living nearby (noise, light, foot traffic, pest control in particular)

1. This is a quiet residential area, so an entertainment venue with extended opening hours, live music and performance, and outdoor food service is unacceptable.

2. The requested opening hours of 9am-2am for the general public and 24/7 for residents and their guests are excessive.

3. The proposed outdoor dining area would be well within earshot of our bedroom and sitting room, [REDACTED], and could intrude on our ability to sleep and enjoy being in our home- depending on how it is done. Dozens of other [REDACTED] flats could be similarly affected.

4. Pest control needs attention. Hours of any outdoor activity or trial - dining plus set up and clean up - need to be limited to daylight hours so the area is truly cleaned of litter, food waste, cigarette butts and cleaning activities do not create noise and nuisance at unsociable hours. Coffee cups and other litter, food on the ground attracting more rats and pigeons would be very undesirable for all.

5. The size of the outdoor area needs to be limited so as not to compromise the space on the sidewalk. The current construction hoardings often lead pedestrians to walk in the bike lane and road so are excessive on any long-term basis.

6. This proposal lacks any consideration of neighbourhood impacts raising questions about the applicant's suitability. Food and Entertainment venues can peacefully coexist with the many residents of other parts of this neighbourhood, provided noise and traffic mitigation are managed well- by others, and generally at a greater distance from residences than this.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	30 November 2022		
<p>Sirs</p> <p>I am a resident of [REDACTED], [REDACTED] [REDACTED] [REDACTED]</p> <p>I believe the licensing objectives which would be adversely impacted include prevention of public nuisance, prevention of crime and disorder and public safety.</p> <p>The proximity of this location to two MOD sites, Headquarters London District in Horse Guards (which recently saw a MOD Policeman attacked) and the main gate of the MOD, used for Guards of Honour for foreign dignitaries, would pose a security challenge and it would be inappropriate for the Secretary of State for Defence to welcome a VIP while watched by all day diners.</p> <p>It would likely attract a level petty of crime not felt in the area yet and increase the existing problem of vermin which we are dealing with.</p> <p>The noise would adversely impact the sleep of nearby residents including children who live in a flat on the Upper Ground Floor, even closer than mine to the proposed site.</p> <p>In general, beyond the MOD buildings the application does not suit the area. There is a Royal Palace yards away for example. Soho which has ample outside seating is a quarter of a mile away but does not have MOD or Royal Palaces next to external diners.</p> <p>The area has traditionally become very quiet after the, mostly government and civil service workers go home. It is one of most quiet central locations in London, again, something that will be materially adversely affected by this proposal. The Horse Guards Clock, prior to the completion of Big Ben, was the main public clock in Westminster. The strike of the bells are not loud and would likely be drowned out by large public dining and drinking areas.</p> <p>As a former serviceman I do find the Proximity to a War Memorial also inelegant.</p> <p>There are significant omissions in the application including around "the restaurant condition". The difficulty in getting to what is precisely proposed in the application is also disappointing.</p> <p>I fear the consumption of alcohol over such extended hours would not only change this beautiful quiet and historic area of London, but also create a noise level that impacts residents badly</p> <p>Yours faithfully</p> <p>[REDACTED]</p>			

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	30 November 2022		
<p>Regarding planning application 22/10460/LIPN, as a resident owner-occupier I strongly object to this application.</p> <p>The information appended to this license application has included inconsistent elements, specifically EPR Architects drawing OWO-EPR-AR-DRW-B-XX-91-0600 Rev P3 dated 5 September which includes a 22 meter x 3 meter alfresco dining zone along Horse Guards Avenue, in addition to 74 square meters of alfresco dining in the Hotel courtyard. There is no objection to the courtyard alfresco.</p> <p>The proposal seeks to impose a permanent disruptive atmosphere and make the alfresco dining a permanent cacophony of discord into this area.</p> <p>Alfresco dining along Horse Guards Avenue is insensitive to the character of an iconic street and solemn memorial.</p> <p>The proposed restaurant is unclear design and operational intent.</p> <p>It also seeks to introduce uncontrolled noise and light disruption to the neighbourhood.</p> <p>To reiterate, there is no objection for the hotel to apply for operational licenses for activities within the structure and fabric of the Old War Office building. In fact, the hotel has developed and built numerous varied dining facilities, a number which have alfresco dining, within the extents of the building itself. Including an approximate 74 square meters for this restaurant within the hotel's own courtyard! It is therefore unsuitable and thus no need for yet another alfresco space along Horse Guards Avenue, and the applicant should withdraw and resubmit an application without demarcation into an outdoor dining zone.</p>			
Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Support
Received:	30 November 2022		
<p>Dear Sir/Madam,</p> <p>We believe the developers of the Old War Office (OWO) building have withdrawn their previous application and have submitted a new application for a reduced seating – see plan attached.</p> <p>The President of the Gurkha Brigade Association made his initial objection (attached) to the planned development, but the new proposal is acceptable to the Gurkha Brigade. Our requirements remain extant should the OWO Developers see fit to change their plans again. We are happy for the licence to be given, subject to our request for the reduced seating area.</p>			

3. Policy & Guidance

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

<p>Hotels Policy HOT1 applies</p>	<p>A. Applications outside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities being within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The sale by retail of alcohol, regulated entertainment and late-night refreshment must be an ancillary function to the primary purpose of the venue as a hotel. 5. The applicant has taken account of the Special Consideration Zone Policy SCZ1 if the premises are located within a designated zone. 6. The application and operation of the venue meeting the definition of a Hotel as per Clause C. <p>C. For the purposes of this policy a Hotel is defined as a premises that is primarily used as an establishment providing overnight accommodation for customers.</p>
<p>Hours 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.

	<p>9. The capacity of the premises.</p> <p>10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.</p> <p>11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.</p> <p>12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.</p> <p>13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.</p> <p>14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation applications.</p> <p>C. For the purpose of Clauses A and B above, the Core Hours for applications for each premises use type as defined within this policy are:</p> <p style="padding-left: 40px;">8. Restaurants Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to Midnight. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to Midnight.</p> <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.</p> <p>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p> <p>Note: The core hours are for all licensable activities but if an application includes late night refreshment, then the starting time for that licensable activity will be 11pm.</p>
--	---

4. Equality Implications

The Council in its capacity as Licensing Authority has a duty to have regard to its public sector equality duty under section 149 of the Equality Act 2010. In summary, section 149 provides that a Public Authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;

- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
(c) foster good relations between persons who share a relevant protected characteristics and persons who do not share it.

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

5. Appendices

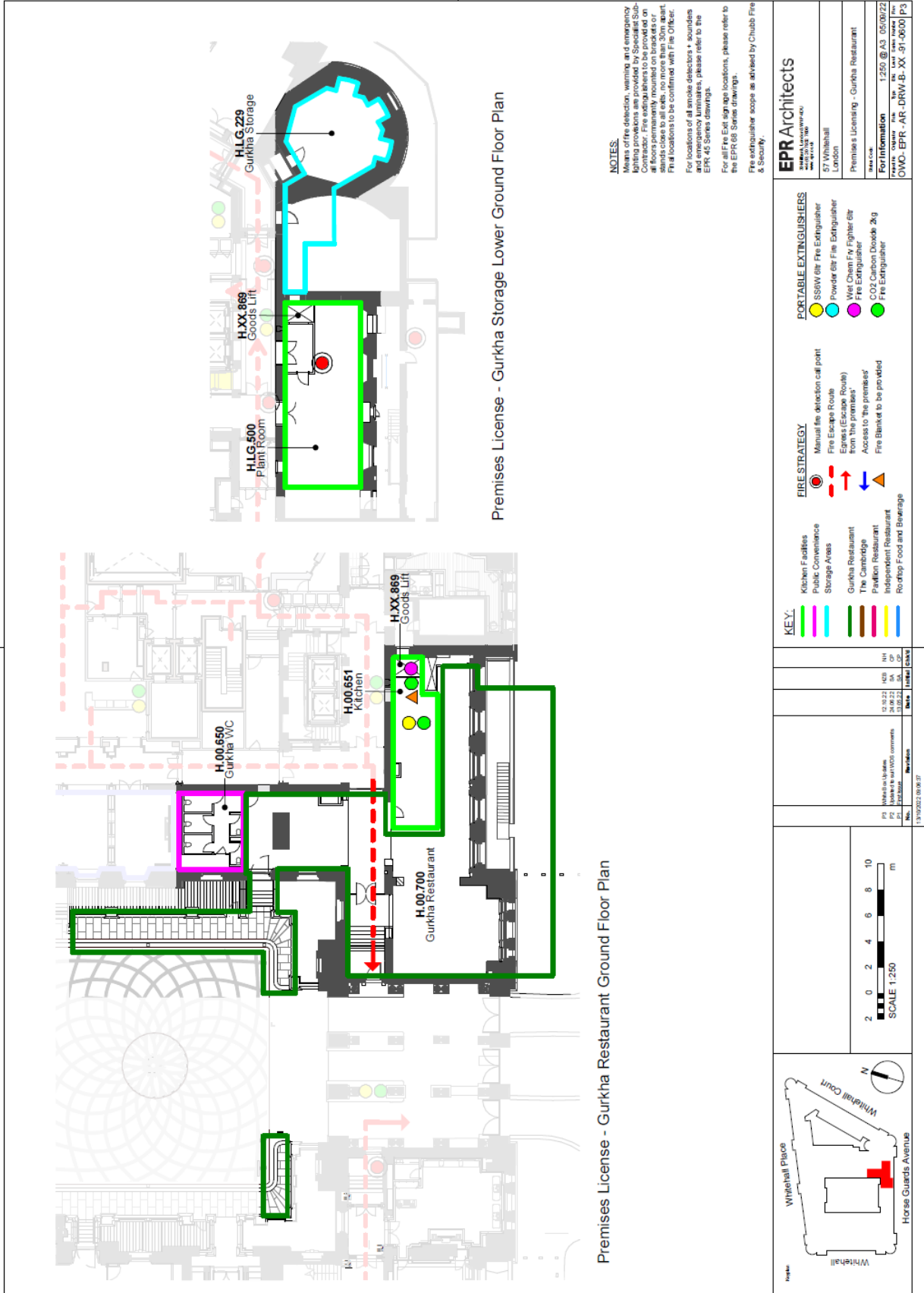
Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

Report author:	Ms Roxsana Haq Senior Licensing Officer
Contact:	Telephone: 020 7641 6500 Email: rhaq@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	29 November 2022
5	Metropolitan Police Service Representation <i>(Withdrawn 19 January 2023)</i>	30 November 2022
6	Interested Party 1	15 November 2022
7	Interested Party 2	16 November 2022
8	Interested Party 3	16 November 2022
9	Interested Party 4	21 November 2022
10	Interested Party 5	17 November 2022
11	Interested Party 6	28 November 2022
12	Interested Party 7	29 November 2022
13	Interested Party 8	29 November 2022
14	Interested Party 9	30 November 2022
15	Interested Party 10	30 November 2022
16	Interested Party 11	30 November 2022
17	Interested Party 12	30 November 2022
18	Interested Party 13	30 November 2022



Premises License - Gurkha Storage Lower Ground Floor Plan

Premises License - Gurkha Restaurant Ground Floor Plan

EPR Architects
 57 Whitehall
 London
 Premises Licensing - Gurkha Restaurant
 For Information: 1.250. @.A3. 05.00.22
 For Tender: 1.250. @.A3. 05.00.22
 OWO - EPR - AR - DRW - B - XX - 31 - 06.00 P3

KEY:

- Kitchen F. outlets
- Public Convenience
- Storage Areas
- Gurkha Restaurant
- The Cambridge
- Pavilion Restaurant
- Independent Restaurant
- Rooftop Food and Beverage

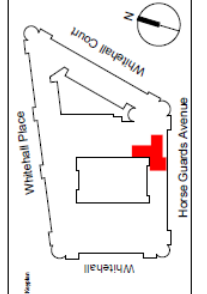
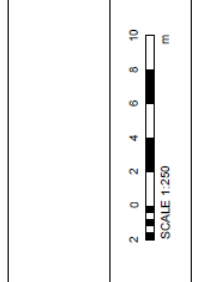
FIRE STRATEGY:

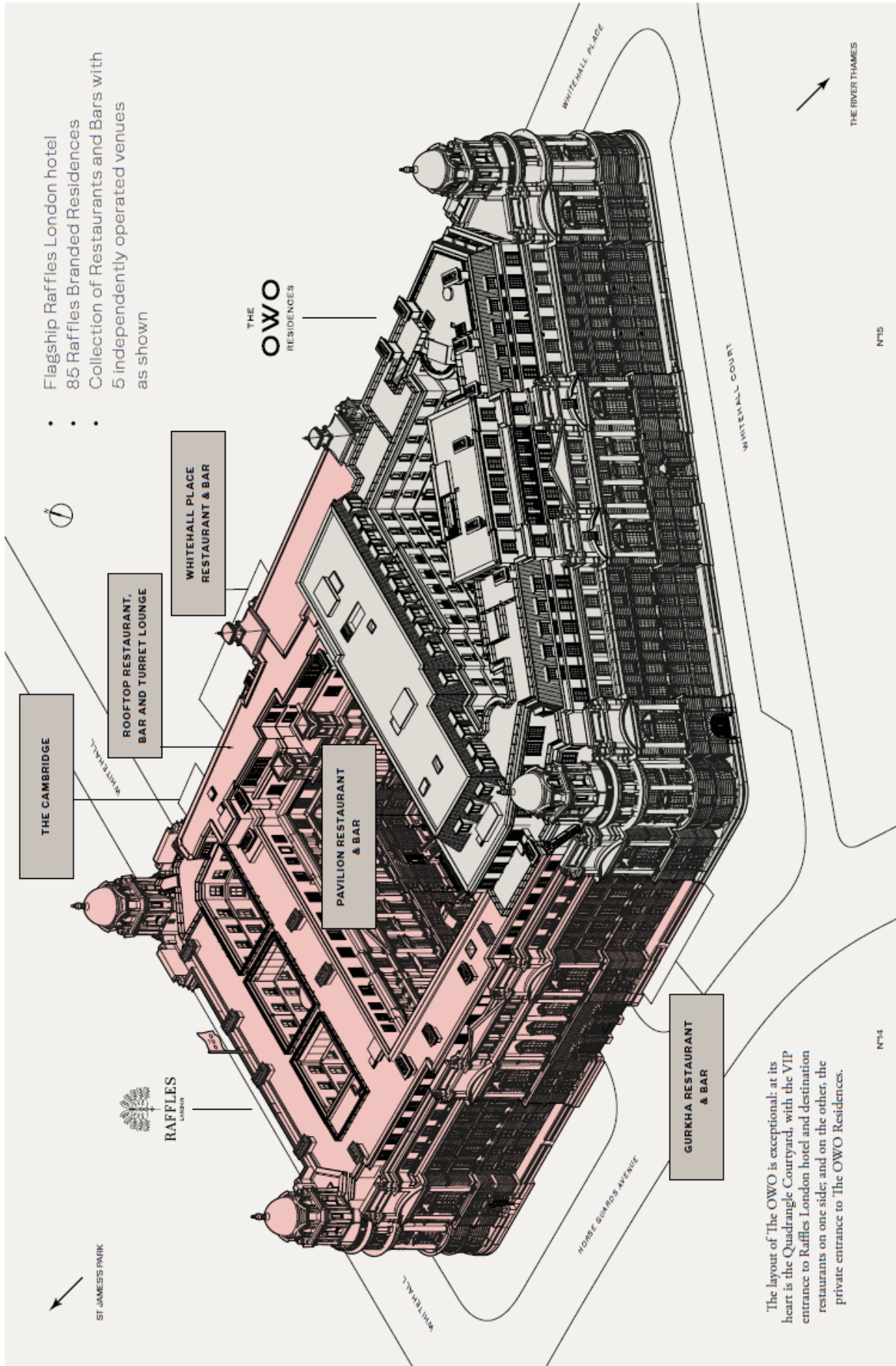
- Manual fire detection call point
- Fire Escape Route
- Escape (Escape Route) from the premises
- Access to the premises
- Fire Blanket to be provided

PORTABLE EXTINGUISHERS:

- SSRW dry Fire Extinguisher
- Powder dry Fire Extinguisher
- Wet Chem Fv Fighter dry Fire Extinguisher
- CO2 Carbon Dioxide 2kg Fire Extinguisher

NO.	DESCRIPTION	DATE	ISSUED BY
01	Initial Issue	13.09.22	SA
02	Revised to add WOOD comments	13.09.22	SA
03	Final Issue	13.09.22	SA





- Flagship Raffles London hotel
- 85 Raffles Branded Residences
- Collection of Restaurants and Bars with 5 independently operated venues as shown

THE CAMBRIDGE

ROOFTOP RESTAURANT, BAR AND TURRET LOUNGE

WHITEHALL PLACE RESTAURANT & BAR

PAVILION RESTAURANT & BAR

GURKHA RESTAURANT & BAR

THE OWO RESIDENCES



ST JAMES'S PARK

The layout of The OWO is exceptional: at its heart is the Quadrangle Courtyard, with the VIP entrance to Raffles London hotel and destination restaurants on one side; and on the other, the private entrance to The OWO Residences.

N°14

N°15

THE RIVER THAMES



AN INTRODUCTION

THE
OWO[®]

Whitehall, London SW1.

The OWO opens in 2022 with London's first Raffles Hotel, 85 Raffles branded residences, and a collection of world-class dining experiences.

The former Old War Office building, a prominent address on Whitehall, offers 5 remarkable restaurant spaces, averaging 3,703 sq ft, in an unrivalled location.

Each space will have a unique style and personality, with flavours from around the world to tempt the palates of hotel guests, residence owners, and the multitude of visitors to London.

An unparalleled canvas to take your restaurant ambitions to new heights.



THE OVO

THE SPACES

ROOFTOP

Flagship 4,819 sq ft rooftop restaurant on the 6th floor with a turret lounge and spectacular views across the capital.

PAVILION

5,019 sq ft Pavilion restaurant with adjacent restaurant and bar.

WHITEHALL PLACE

Ground floor restaurant of 3,828 sq ft with prominent street access and heritage features.

THE GURKHA

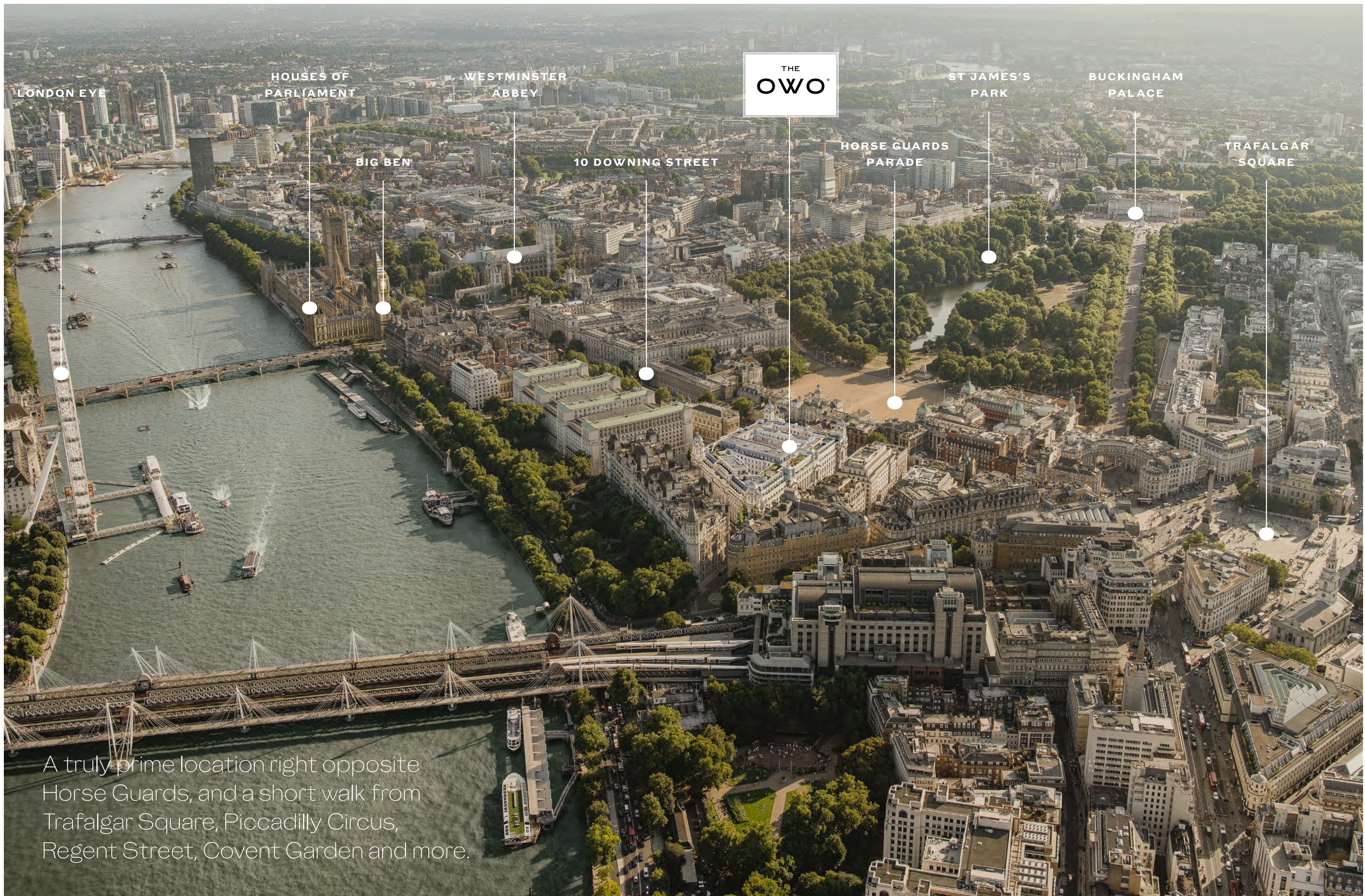
3,906 sq ft restaurant with street access on Horse Guards Avenue.

THE CAMBRIDGE

947 sq ft ground floor retail café space with Whitehall Place street access.

This is a rare opportunity to be part of an extraordinary new chapter in the building's history. Crafted by the world's leading designers, architects and artists, the world has yet to experience anything quite like it.





THE
OWO

LONDON EYE

HOUSES OF
PARLIAMENT

WESTMINSTER
ABBEY

ST JAMES'S
PARK

BUCKINGHAM
PALACE

BIG BEN

10 DOWNING STREET

HORSE GUARDS
PARADE

TRAFALGAR
SQUARE

A truly prime location right opposite Horse Guards, and a short walk from Trafalgar Square, Piccadilly Circus, Regent Street, Covent Garden and more.



THE LOCATION

Minutes from London's iconic attractions.

Within walking distance of The OWO are four of London's leading attractions including Buckingham Palace, Houses of Parliament, Big Ben, and Piccadilly Circus. The most popular in Westminster are the National Gallery and Westminster Abbey, attracting approximately 4 million visitors each per year.



Above: The National Gallery, Big Ben, Horse Guards Parade, Downing Street.



THE LOCATION

A new generation of brands
alongside venerable
institutions.

Above: Bond Street, Estiatorio Milos restaurant, The Ritz Hotel,
Dover Street Market and Burlington Arcade.
Opposite: Royal Warrant Holder, Fortnum and Mason.

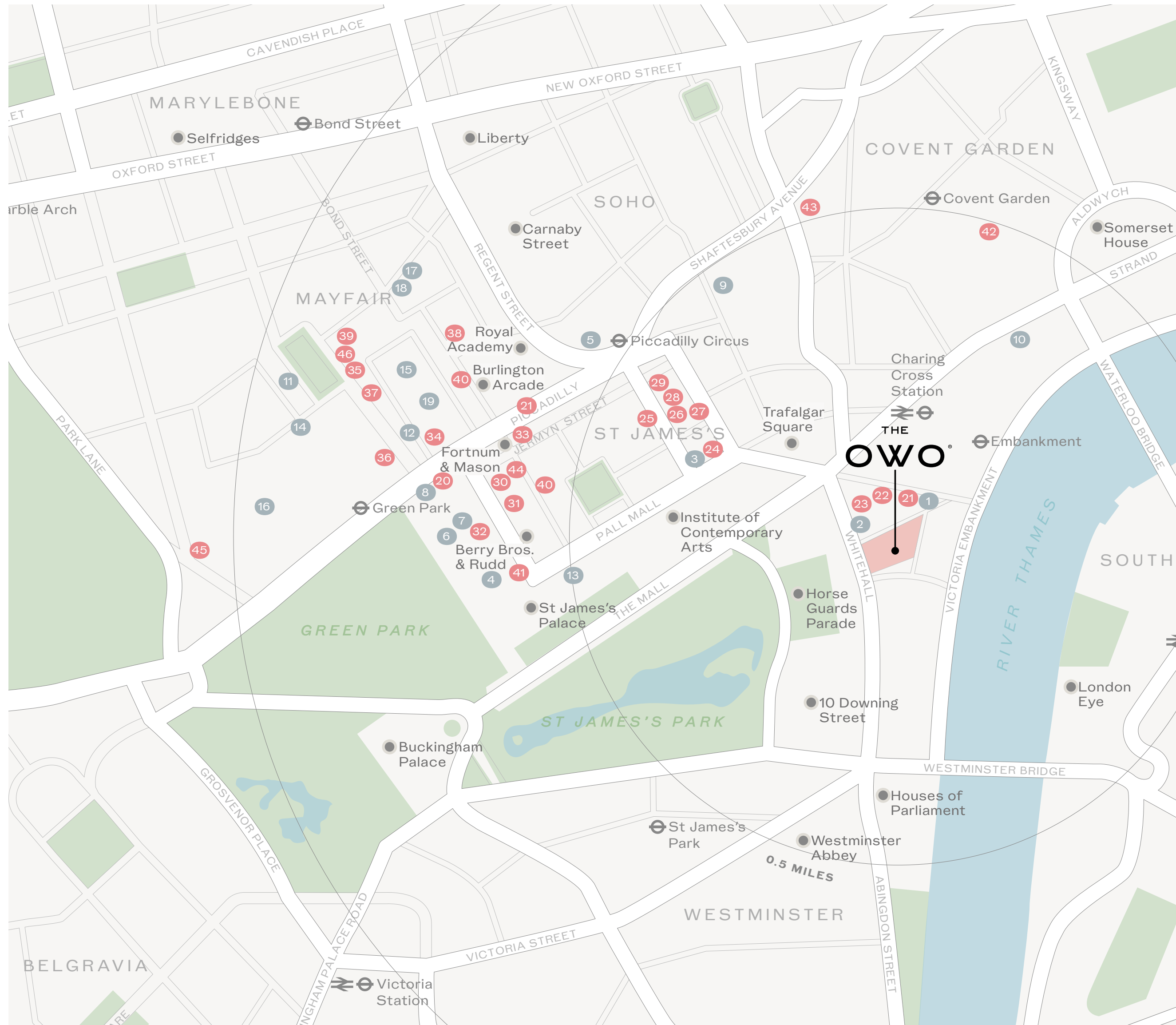
The area is home to some of the capital's most established
institutions from Christie's to the Royal Academy,
as well as historic private members' clubs like Whites and
the Carlton Club. Today, these are joined by
a new generation of restaurants, flagship stores and
galleries from Fortnum & Mason to the cutting-edge
Dover Street Market.

HOTELS/CLUBS

- 1 Corinthia London
- 2 Great Scotland Yard
- 3 Sofitel
- 4 Dukes London
- 5 Hotel Café Royal
- 6 The Stafford
- 7 St James's Hotel and Club
- 8 The Ritz
- 9 W London
- 10 The Savoy
- 11 Annabel's
- 12 The Arts Club
- 13 67 Pall Mall
- 14 Mark's Club
- 15 Oswalds
- 16 5 Hertford Street Club
- 17 Conduit Club
- 18 The Westbury Hotel
- 19 Browns Hotel

RESTAURANTS

- 20 The Wolseley
- 21 The Northall
- 22 Kerridge's Bar & Grill
- 23 The Yard Restaurant
- 24 Wild Honey
- 25 Estiatorio Milos
- 26 Imperial Treasure
- 27 Scully St James's
- 28 Aquavit
- 29 Ikoyi Restaurant
- 30 Café Murano
- 31 Sake no Hana
- 32 Seven Park Place by William Drabble
- 33 45 Jermyn Street
- 34 Mahiki Mayfair
- 35 Sexy Fish
- 36 Novikov
- 37 Park Chinois
- 38 Cecconi's
- 39 Hakkasan
- 40 Gymkhana
- 41 Chutney Mary
- 42 Sushi Samba
- 43 Louie
- 44 Quaglino's
- 45 Nobu Park Lane
- 46 Amazonico



WHITEHALL PLACE

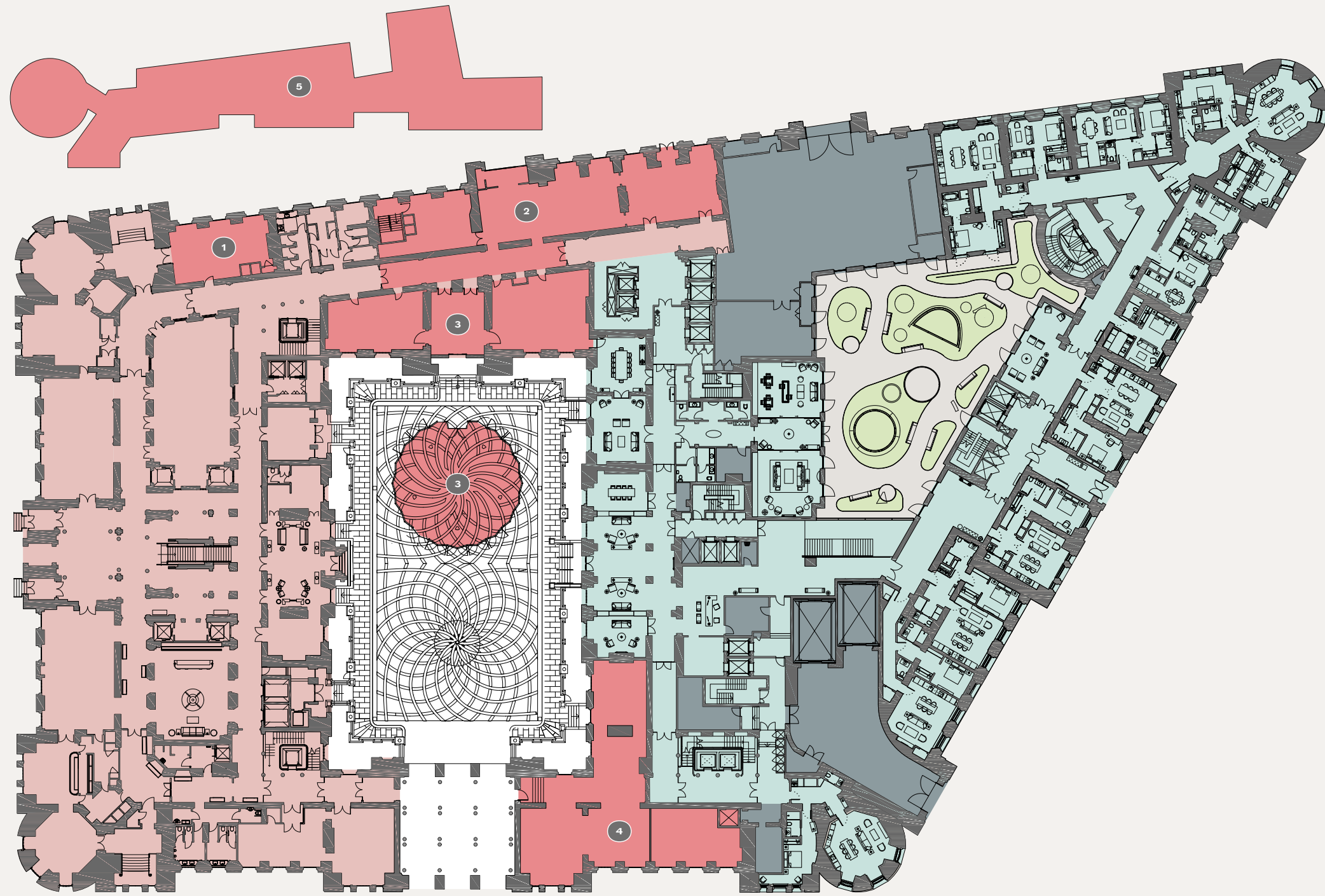
SIXTH FLOOR

GROUND FLOOR

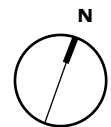
WHITEHALL

WHITEHALL COURT

HORSEGUARDS AVENUE



Floorplate



- Raffles Hotel
- Independent Restaurants & Bars
- Parking/Other
- Residential Gardens
- Residential Amenities

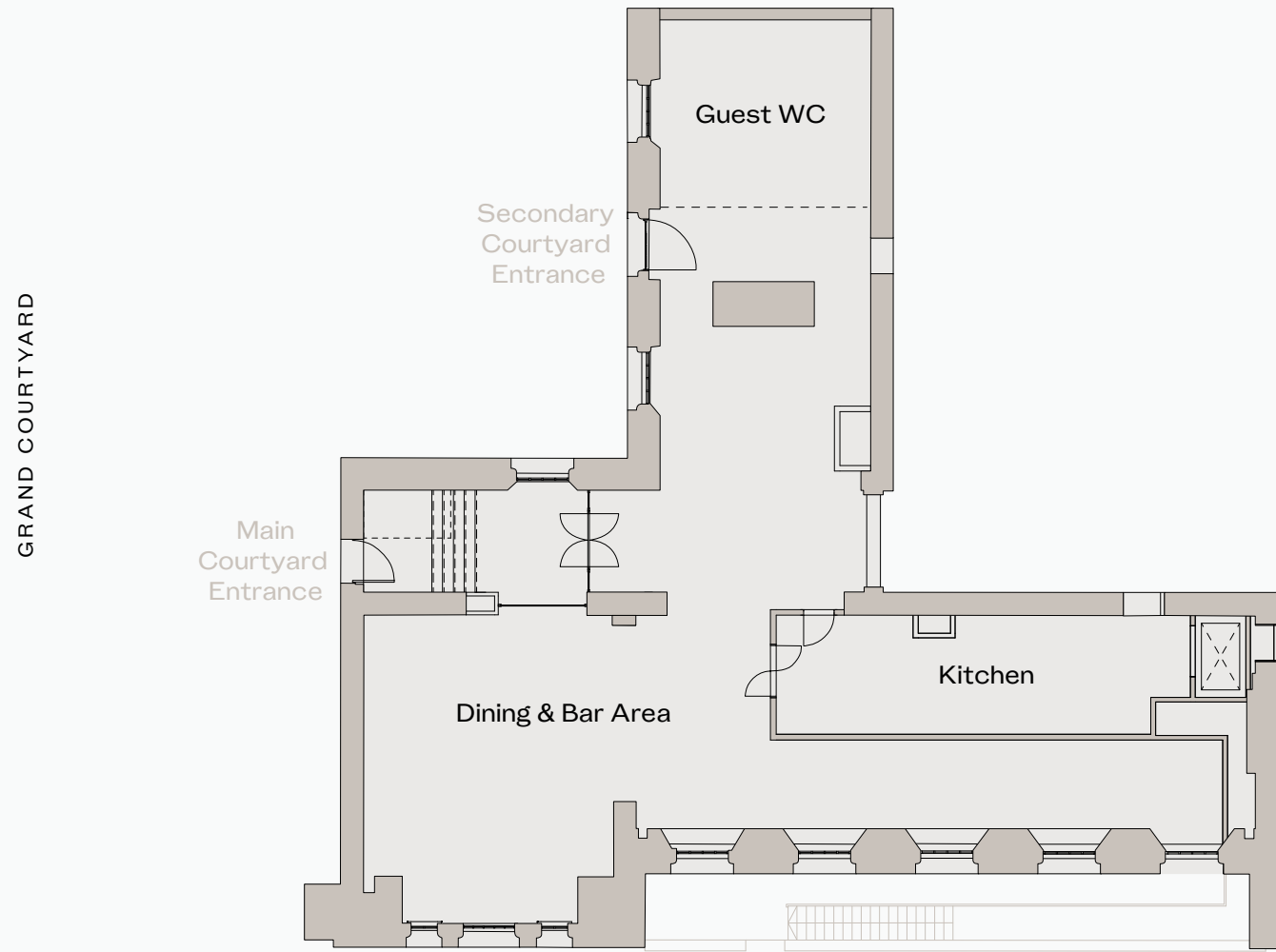
- 1 The Cambridge
- 2 Whitehall Place Restaurant & Bar
- 3 Pavilion Restaurant & Bar
- 4 Gurkha Restaurant & Bar
- 5 Rooftop Restaurant & Bar (Sixth Floor)

GURKHA RESTAURANT AND BAR

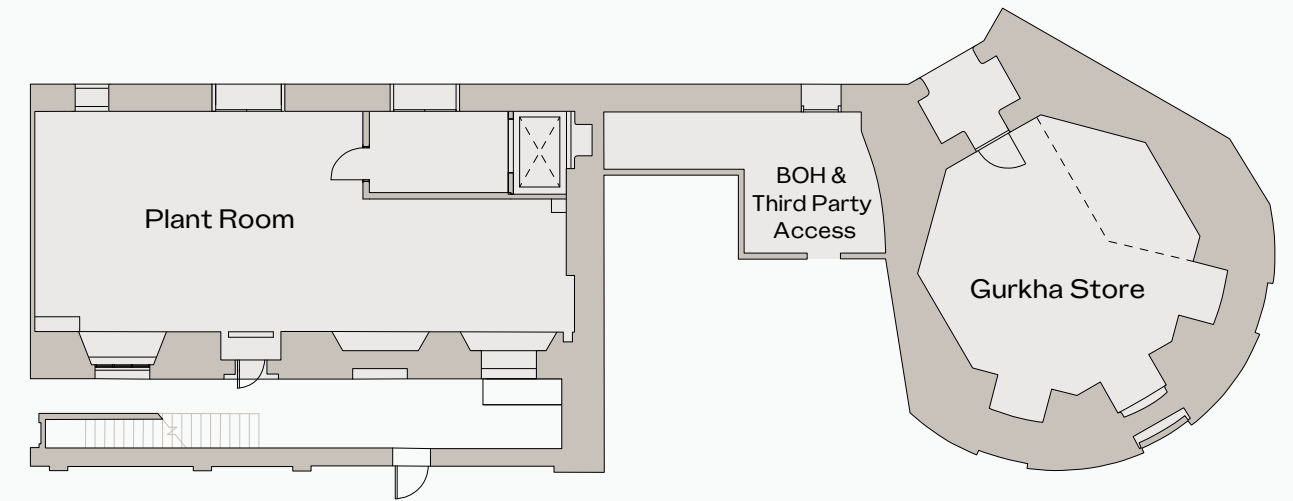
The Gurkha Restaurant & Bar on Horse Guards Avenue.



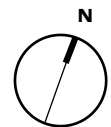
GROUND FLOOR



LOWER GROUND FLOOR

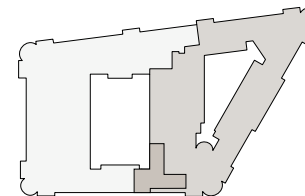
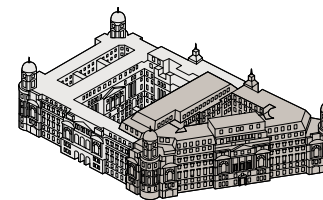


Gurkha Restaurant & Bar



N°040

LOCATION



TOTAL AREA

	FT ²	M ²
Ground	2,479ft ²	230m ²
Lower Ground	1,427ft ²	133m ²
Total Area	3,906ft²	363m²

N°041



CGI of the Gurkha Restaurant.

DISPERSAL POLICY



RAFFLES
HOTELS & RESORTS

RAFFLES believes in maintaining a close relationship with local residents and the business community of Westminster, as well as statutory and responsible authorities. There will always be a duty manager on hand and freely available to deal with any complaints or concerns.

RAFFLES is a high quality hotel and dining experience with a high staff to customer ratio. A member of staff is always available to ensure that the primary entrance and exit for customers is always monitored. Staff are trained to the very highest standard and made aware of licensing regulations as well as safety and nuisance concerns.

RAFFLES has a Responsible Approach to Drinking Policy ensuring that customers are made comfortable and safe at all times and that the licensing objectives are upheld.

There is signage at the exits advising customers that they are in a residential neighbourhood and should leave quietly.

RAFFLES ensures that customers consume their meals and drinks in a relaxed and sensible way ensuring that (unlike with pubs and bars) they don't collectively feel the need to rush out at a particular time.

In addition, staff members are on hand to advise customers as to the nearest transport hub and to ensure that there is no unnecessary noise. Staff are also able to help with ordering taxis.

LARGE EVENTS: Where large events are dispersing, additional staff will be on duty to ensure a staggered exit of guests, using exits wherever possible away from residential concentration and providing clear guidance to nearby transport hubs.

The above points are also detailed within the Raffles London at The OWO Operational Management plan which is a live and working document that encompasses all scenarios of both guest and supplier entry and exit to the building.

SMOKING



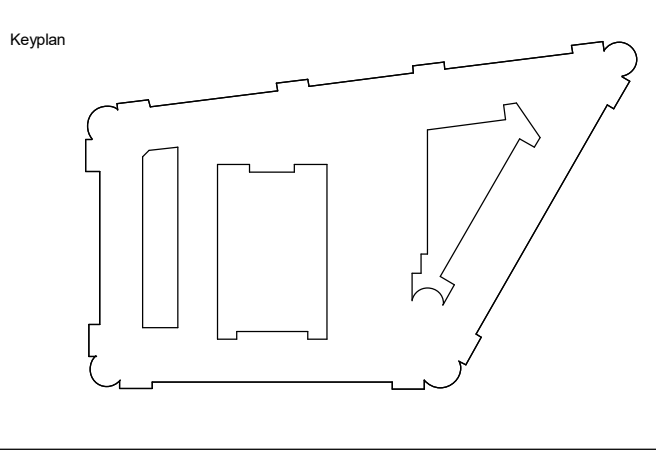
RAFFLES
HOTELS & RESORTS

- ✚ Designated area for smoking as shown on the attached plan. The attached plans (several pages) show the Guest area for smoking (5th Floor), the area designated for staff or contractor smoking and the hotel area to be used if the main staff smoking area is closed.
- ✚ The area is cordoned off zone to allow for proper management.
- ✚ The area is covered by CCTV.
- ✚ Canopy provided in Hotel areas for adverse weather.
- ✚ Hotel areas marshalled by SIA security staff
- ✚ No drinks to be taken to outside smoking areas under any circumstances



White Box Areas Updates - 12th December 2022:

- All White Box Areas subject to co-ordination with MEP Consultant, Structural Engineer and Catering Consultant. Subject to operator and interior design layouts which are TBC.
- Roof/F&B storage space allocated at Basement 1.
- Roof/F&B Extension granted.
- Ground Floor External works updated to WSP S278 approved drawings.
- Stair in Roof/F&B space included.



Notes:

- Do not scale.
- Contractor to check all dimensions and report omissions and errors to the Architect.
- EPR Architects accepts no liability for use of this drawing by parties other than the party to whom it was prepared or for purposes other than those for which it was prepared.
- This drawing is issued in dwg/pdf format as an uncontrolled version to enable the recipient to prepare their own documents/drawing models for which they are solely responsible. This drawing is based on project information current at the time of issue. EPR Architects Limited accepts no liability for any alterations or additions to or discrepancies arising out of any change to such project information that occurs to the information after it is issued by EPR Architects Limited.
- This drawing does not contain shared coordinates and is not issued for coordination purposes.

No.	Revision	Date	Initial	Chk'd
P17	GA Updates for White Box	12.12.22	H2B	NH
P16	GA Updates for White Box	28.08.22	H2B	NH
P15	GA Updates for White Box	12.08.22	H2B	NH
P14	GA Update Issue for information	08.07.22	SA	CP
P13	Whitebox Updates	10.03.21	SC	CP
P12	GA Update Issue	05.02.21	HR	SRP
P11	General Arrangement Updates	28.09.20	H2B	SRP
P10	General Arrangement Updates, issued for information	07.05.20	H2B/LJ	SRP
P9	Clarification of Occupancies	20.03.20	H2B/LJ	SRP
P8	General Arrangement Updates	24.05.19	CP/N2B	J/N
P7	GA Sign Off - Updates	02.11.18	CP/N2B	J/N
P6	GA Sign Off	31.10.18	CP/N2B	J/N
P5	Pre-Tender Issue	31.08.18	CP	J/N
P4	General updates as detailed. Hotel furniture layouts also amended.	17.08.18	NH/L	LAK

Legend

- Existing fabric
- Existing Fabric - Position assumed and to be verified on site
- Hotel / Residential Demise line
- Guest Occupancy
- Staff Occupancy

Scale Bar
2 0 2 4 6 8 10
SCALE 1:250

Uncoordinated mechanical and electrical equipment as modelled by MEP consultant in current WIP BIM model

Note: Structural and MEP models shown in GA plans are work in progress and uncoordinated.

Final layouts are subject to fire strategy review, planning condition submittal/discharge and structure/services co-ordination

Core name and drawing references

- Front of House Lift - Passenger Lift
- Back of House Lift - Goods Lift

All core drawings can be found in the 06-Series. For specific drawings for each core refer to numbers on sheet.

The areas stated on this drawing have been prepared for Westminster Development Services Ltd only and have been generated directly from a work in progress model. They do not include contingencies to allow for anomalies in the model, surveyed information, construction tolerances, workmanship and/or design by others which may affect the stated areas.

The areas relate to the anticipated areas of the building at the current state of the design. The areas have been calculated as N/A in accordance with the RICS Code of Measuring Practice, 6th Edition.

Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and construction processes.

EPR Architects
30 Millbank, London SW1P 4DU
+44 (0) 20 7932 7600
www.epr.co.uk

57 Whitehall
London

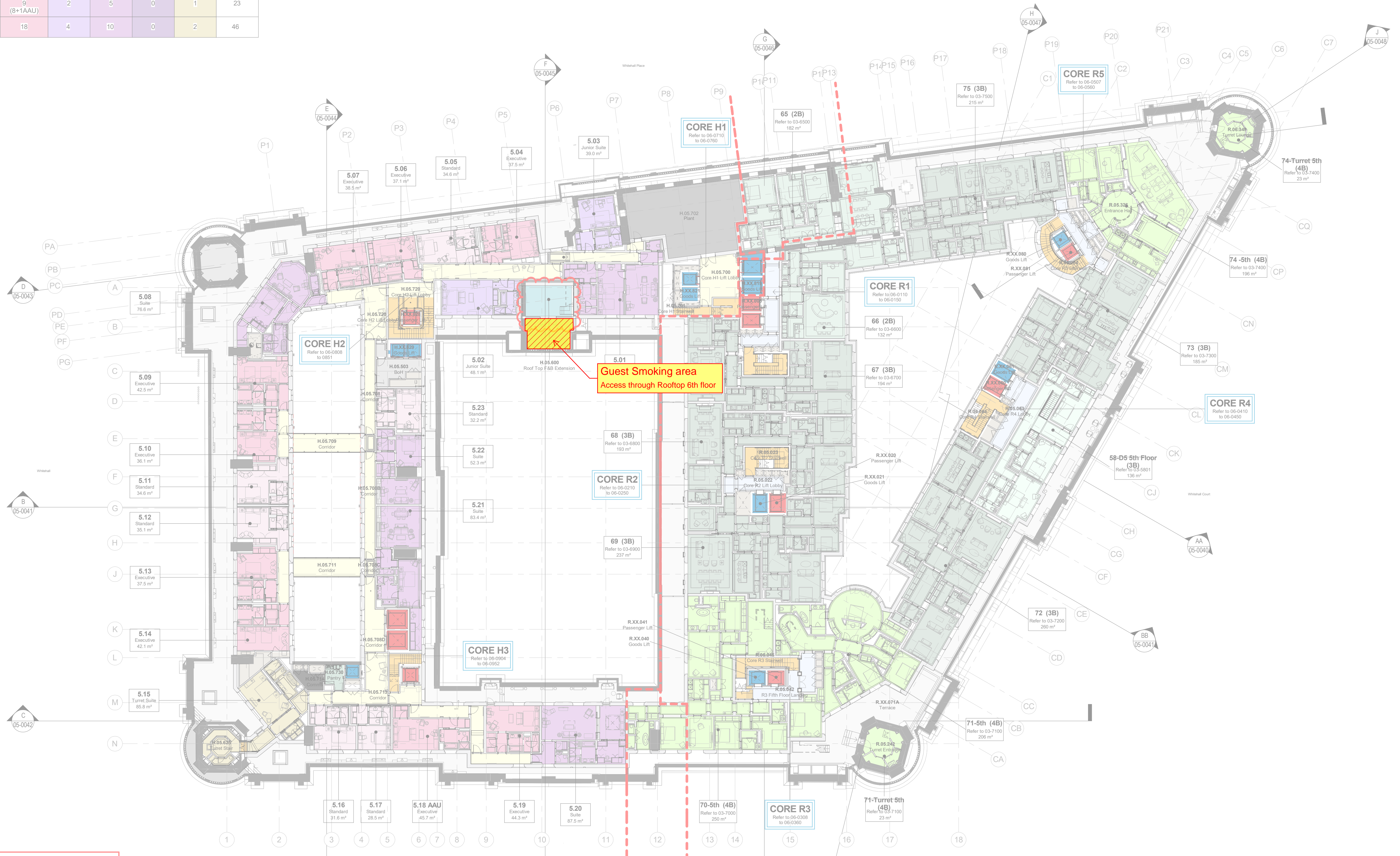
Proposed Sixth Floor Plan

Status Code

For Information 1:250 @ A1 11/07/17

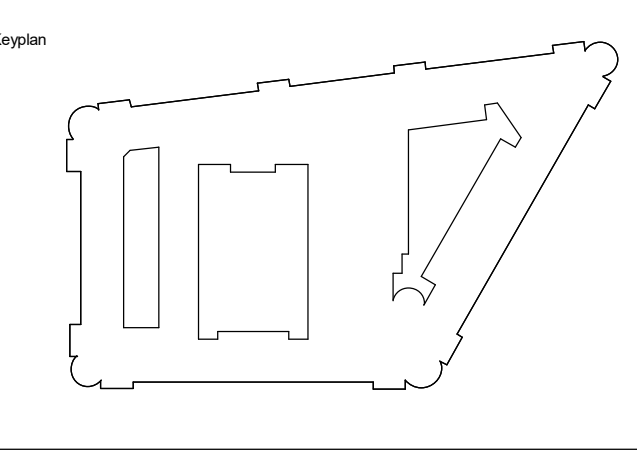
Project No: Originator: Role: Type: Bld: Level: Series Number: | Rev
OWO-EPR-AR-DRW - B - 06 - 02-0056 P17

ROOM TYPE	Standard	Executive	Junior Suite	Suite	Corner Suite	Heritage	TOTAL
N° ROOMS	6	9 (8+1AAU)	2	5	0	1	23
OCCUPANTS	12	18	4	10	0	2	46



White Box Areas Updates - 12th December 2022:

- All White Box Areas subject to co-ordination with MEP Consultant, Structural Engineer and Catering Consultant. Subject to operator and interior design layouts which are TBC.
- Rooftop F&B storage space allocated at Basement 1.
- Rooftop Extension granted.
- Ground Floor External works updated to WSP S278 approved drawings.
- Star in Rooftop F&B space included.



Notes:

- Do not scale
- Contractor to check all dimensions and report omissions and errors to the Architect
- EPR Architects accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
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- This drawing does not contain shared coordinates and is not issued for coordination purposes.

No.	Revision	Date	Initial	Chk'd
P17	GA Update for White Box	26.08.22	H2B	NH
P16	GA Update for White Box	12.08.22	H2B	NH
P15	GA Update for information	08.07.22	SA	CP
P14	GA Updates for Coordination - LFB Revisions	10.09.21	HR	CP
P13	GA Update Issue	05.02.21	HR	CP
P12	General Arrangement Updates	28.09.20	H2B	SRP
P11	General Arrangement Updates. Issued for information	07.05.20	DJS	SRP
P10	Clarification of Occupancies	20.03.20	JAG	SRP
P9	General Arrangement Updates	24.05.19	CP/H2B	JUN
P8	GA Sign Off - Updates	02.11.18	CP/H2B	JUN
P7	GA Sign Off	31.10.18	CP/H2B	JUN
P6	Pre-Tender Issue	31.08.18	CP	ZB
P5	General updates as discussed. Hotel furniture layouts also amended.	17.08.18	NH/	LJK
P4	Updated to suit WDS requests	27.07.18	CP	

Legend

- Existing fabric
- Existing Fabric - Position assumed and to be verified on site
- Hotel / Residential Demise line
- Guest Occupancy
- Staff Occupancy

Scale Bar
0 2 4 6 8 10
SCALE 1:250

Uncoordinated mechanical and electrical equipment as modelled by MEP consultant in current WIP BIM model

Core name and drawing references

Front of House Lift - Passenger Lift

Back of House Lift - Goods Lift

Note: All occupancy numbers need to be reviewed once a resi facilities manager has been consulted and appointed.

Note: Structural and MEP models shown in GA plans are work in progress and uncoordinated.

Final layouts are subject to fire strategy review, planning condition submittal/discharge and structure/services co-ordination

The areas stated on this drawing have been prepared for Westminster Development Services Ltd only and have been generated directly from a work in progress model. They do not include contingencies to allow for anomalies in the model, surveyed information, construction tolerances, workmanship and/or design by others which may affect the stated areas.

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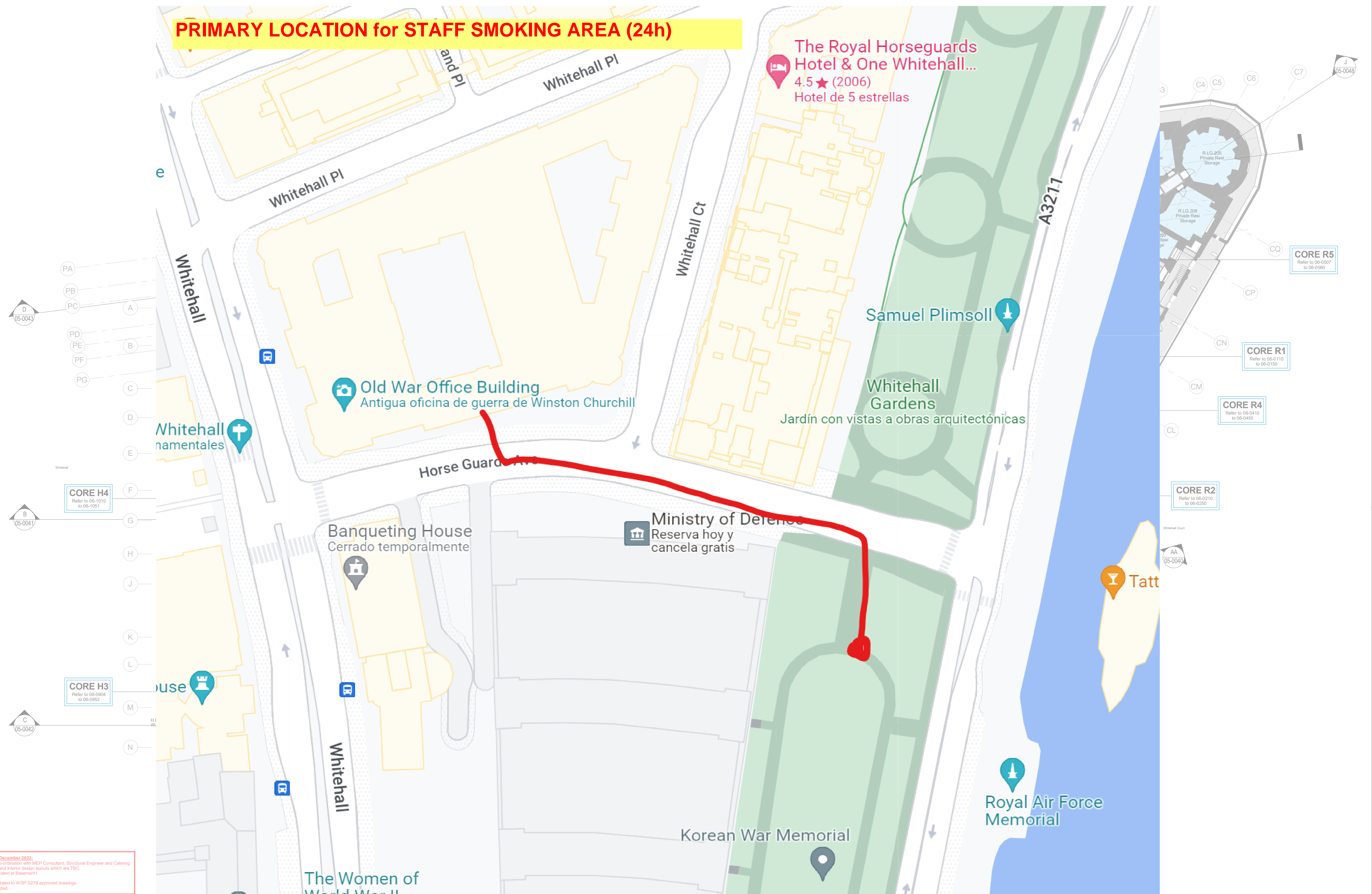
57 Whitehall
London

Proposed Fifth Floor Plan

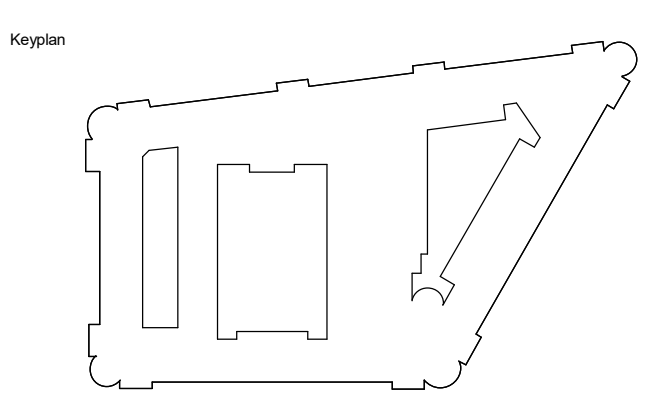
Status Code: 1:250 @ A1 11/07/17

For Information: OWO-EPR-AR-DRW - B - 05 - 02-0055 P17

PRIMARY LOCATION for STAFF SMOKING AREA (24h)



White Box Areas Updates - 12th December 2022:
 - All White Box Areas subject to co-ordination with MEP Consultant, Structural Engineering and Ceiling Consultant. Subject to operator and interior design layouts which are TBC.
 - Roofing F&B storage space allocated at Basement.
 - Roofing Extension granted.
 - Ground Floor External works updated to WSP S278 approved drawings.
 - Stair in Rooftop F&B space included.



Notes:
 1. Do not scale.
 2. Contractor to check all dimensions and report omissions and errors to the Architect.
 3. EPR Architects accepts no liability for use of this drawing by parties other than the party to whom it was prepared or for purposes other than those for which it was prepared.
 4. This drawing is issued in dwg/print format as an uncontrolled version to enable the recipient to prepare their own documents/drawing/models for which they are solely responsible. This drawing is based on project information current at the time of issue. EPR Architects Limited accepts no liability for any alterations or additions to or discrepancies arising out of any change to such project information that occurs to the information after it is issued by EPR Architects Limited.
 5. This drawing does not contain shared coordinates and is not issued for coordination purposes.

No.	Revision	Date	Initial	CHK'd
P24	GA Updates for White Box	12.12.22	H2B	NH
P23	GA Update for White Box	26.08.22	H2B	NH
P22	GA Update for White Box	12.08.22	H2B	NH
P21	GA Update Issue for information	08.07.22	SA	CP
P20	GA Updates for Coordination - L&B Revisions	19.06.21	HR	CP
P19	Updates to Suit Planning Feedback	22.03.21	HR	CP
P18	Whitebox Updates	10.03.21	SC	CP
P17	Whitebox Updates	05.03.21	SC/CP	CP
P16	Whitebox Area GA Updates	19.02.21	HR	CP
P15	GA Update Issue	05.02.21	HR	CP
P14	General Arrangement Updates	28.09.20	H2B	SRP
P13	General Arrangement Updates. Issued for information	07.05.20	H2B	SRP
P12	Clarification of Occupancies	20.03.20	IAG	
P11	Survey to Polish room updated	13.09.19	SC	
P10	General Arrangement Updates	24.05.19	CP/NB	SRP
P9	GA Sign Off - Updates	02.11.18	CP/NB	JN

Legend

- Existing fabric
- Existing Fabric - Position assumed and to be verified on site
- Hotel / Residential Demise line
- Guest Occupancy
- Staff Occupancy

Note: All occupancy numbers need to be reviewed once a resi facilities manager has been consulted and appointed.

Scale Bar
 2 0 2 4 6 8 10
 SCALE 1:250

Uncoordinated mechanical and electrical equipment as modelled by MEP consultant in current WIP BIM model

Note:
 Structural and MEP models shown in GA plans are work in progress and uncoordinated.

Final layouts are subject to fire strategy review, planning condition submittal/discharge and structure/services co-ordination

Core name and drawing references

- Front of House Lift - Passenger Lift
- Back of House Lift - Goods Lift

All core drawings can be found in the 06-Series. For specific drawings for each core refer to numbers on sheet.

The areas stated on this drawing have been prepared for Westminster Development Services Ltd only and have been generated directly from a work in progress model. They do not include contingencies to allow for anomalies in the model, surveyed information, construction tolerances, workmanship and/or design by others which may affect the stated areas.

These areas relate to the anticipated areas of the building at the current state of the design. The areas have been calculated as MA in accordance with the RICS Code of Measuring Practice, 6th Edition.

Any decisions to be made on the basis of these predications, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and construction processes.

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 www.epr.co.uk

57 Whitehall
 London

Proposed Lower Ground Floor Plan

Status Code: P24

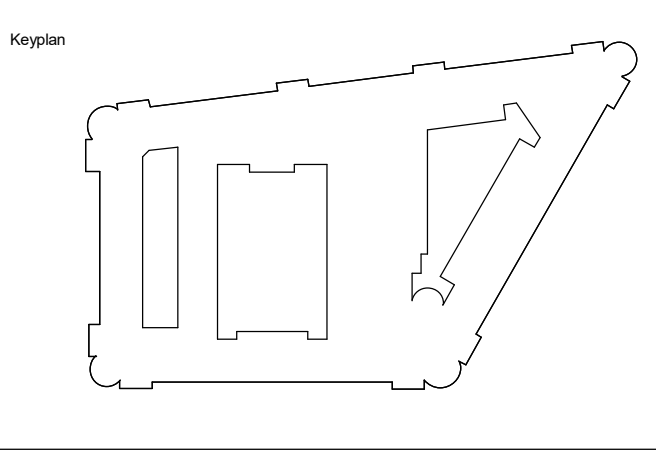
For Information: 1:250 @ A1 11/07/17
 Project No: Originator: Role: Type: Bld: Level: Series Number: Rev
 OWO-EPR-AR-DRW - B - LG - 02-0049 P24

SECONDARY LOCATION for STAFF SMOKING AREA (Whithin building during lockdown)



White Box Areas Updates - 12th December 2022:

- All White Box Areas subject to co-ordination with MEP Consultant, Structural Engineering and Catering Consultant. Subject to operator and interior design layouts which are TBC.
- Roof/FSS storage space allocated at Basement1.
- Roof/FSS Extension granted.
- Ground Floor External works updated to WSP S278 approved drawings.
- Star in Roof/FSS space included.



Notes:

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P16	Whitebox Area GA Updates	19.02.21	HR	CP
P15	GA Update Issue	05.02.21	HR	CP
P14	General Arrangement Updates	28.09.20	HR	SRP
P13	General Arrangement Updates. Issued for information	07.05.20	H2B	SRP
P12	Clarification of Occupancies	20.03.20	AG	H2B
P11	Survey to pol/wash room updated	13.09.19	SC	SRP
P10	General Arrangement Updates	24.05.19	CP/NB	SRP
P9	GA Sign Off - Updates	02.11.18	JN	CP/NB

Legend

- Existing fabric
- Existing Fabric - Position assumed and to be verified on site
- Hotel / Residential Demise line
- Guest Occupancy
- Staff Occupancy

Note: All occupancy numbers need to be reviewed once a resi facilities manager has been consulted and appointed.

Scale Bar: 0 2 4 6 8 10 m
SCALE 1:250

Uncoordinated mechanical and electrical equipment as modelled by MEP consultant in current WIP BIM model

Note: Structural and MEP models shown in GA plans are work in progress and uncoordinated.

Final layouts are subject to fire strategy review, planning condition submittal/discharge and structure/services co-ordination

Core name and drawing references

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These areas relate to the anticipated areas of the building at the current state of the design. The areas have been calculated as MA in accordance with the RICS Code of Measuring Practice, 6th Edition.

Any decisions to be made on the basis of these predications, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and construction processes.

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57 Whitehall
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Proposed Lower Ground Floor Plan

Status Code

For Information: 1:250 @ A1 11/07/17
Project No: Originator: Role: Type: Bld: Level: Series Number: Rev
OWO-EPR-AR-DRW - B-LG-02-0049 P24

EXTERNAL SEATING



RAFFLES
HOTELS & RESORTS

Concerns have been expressed about the external seating outside what is currently being referred to as The Gurkha Restaurant.

- ✚ The seating area has now been repositioned away from the Gurkha Memorial. The Raffles Hotel and Restaurants have agreed that seating would be out of use when special Gurkha events were taking place. This has been communicated to The Gurkha Regiment and they have indicated that they are happy with the proposed arrangements.
- ✚ Reference was made to security concerns, namely guests seating themselves without being checked in by the Restaurant. This cannot happen. All guests will be required to report to the Restaurant Reception and will then be seated accordingly.
- ✚ Concerns were raised about noisy tables with large groups. The Hotel and Restaurants have been careful to ensure that there will not be any large group tables and in addition there will be noise sensors placed around the external seating area (which have already proved effective during the construction phase).
- ✚ Before any external seating were permitted, an application would have to be made for a 'Pavement Licence' under the Business and Planning Act. These Licences (if granted) are restricted to a maximum of 2100 hrs and are initially granted for a period of between three and six months.

From: [REDACTED]
To: [REDACTED]
Subject: RE: OWO DEVELOPMENT - OUTSIDE SEATING AREA
Date: 22 November 2022 12:22:41
Attachments: [image001.png](#)
[image003.png](#)

EXTERNAL EMAIL: Do not click on any links or open any attachments unless you trust the sender and know the content is safe.

Hi [REDACTED]

Thank you – just the job. I will inform both parties that there is no longer any need for us to lodge and objection to WCC.

Regards

[REDACTED]

[REDACTED]



From: [REDACTED]
Sent: 22 November 2022 12:09
To: [REDACTED] >
Cc: [REDACTED]
Subject: RE: OWO DEVELOPMENT - OUTSIDE SEATING AREA

Dear [REDACTED]

See attached updated layouts.

Best regards,

[REDACTED]
Project Director



[REDACTED]

Mob: [REDACTED]
[REDACTED]

Disclaimer:

This email and the information is confidential and can only be accessed by the addressee or authorized persons whose data are part of a file responsibility of Westminster Development Services Ltd which guarantees the possibility of exercising their rights of access, rectification, cancellation and opposition to the processing of data. If the receiver is not the intended recipient, please notify us and proceed to destroy the message received. Any disclosure, copying, distribution or unauthorized use of the information is prohibited by law on the protection of personal data.

From: [REDACTED]
Sent: 22 November 2022 11:53
To: [REDACTED]
Cc: [REDACTED]
Subject: OWO DEVELOPMENT - OUTSIDE SEATING AREA

EXTERNAL EMAIL: Do not click on any links or open any attachments unless you trust the sender and know the content is safe.

Hi [REDACTED]

The drawing that I have downloaded from the WCC website (attached) shows two (6.5 and 8 m) different distances from the Gurkha Statues. Madani during our meeting last Thursday stated that it would be 8.5m from the statue.

Can you send me the most up to date drawing so that I can reassure Colonel Brigade of Gurkhas and President of the Gurkha Brigade Association that we will have sufficient room to conduct our Acts of Remembrance at the Gurkha Statue.

Regards

[REDACTED]

[REDACTED]



Premises History

Appendix 3

There is no licence or appeal history for the premises.

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

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

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

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

Mandatory Conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

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

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

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

- 8(ii) For the purposes of the condition set out in paragraph 8(i) above -
- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) "permitted price" is the price found by applying the formula -
$$P = D + (D \times V)$$

Where -

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

Conditions consistent with the operating schedule

10. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
11. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times monitoring the system when the premises is open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.
12. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties (save insofar as they are necessary for the prevention of crime).
13. 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, which will record the following:
 - (a) all crimes reported to the venue;
 - (b) any complaints received regarding crime and disorder;
 - (c) any incidents of disorder;
 - (d) any faults in the CCTV system;
 - (e) any refusal of the sale of alcohol;
 - (f) any visit by a relevant authority or emergency service.
14. Save for in the case of emergency or other exceptional circumstances, a Personal Licence Holder will be on duty at all times.
15. Any special effects or mechanical installation shall be arranged and stored so as to minimise any risk to the safety of those using the premises. The following special effects will only be used when 10 days prior notice is given to the Licensing Authority and written consent is provided from the EH Consultation team:
 - i. dry ice and cryogenic fog;
 - ii. smoke machines and fog generators;
 - iii. pyrotechnics including fireworks;
 - iv. firearms;
 - v. lasers;
 - vi. explosives and highly flammable substances;
 - vii. real flame;
 - viii. strobe lighting.
16. The means of escape provided for the premises shall at all times be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
17. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all times be maintained in good condition and full working order.
18. All emergency doors shall be available at all times without the use of a key, code, card or similar means.

19. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
20. The edges of the treads of steps and stairways shall be marked and maintained so as to be conspicuous at all times.
21. Curtains and hangings shall be arranged so as not to obstruct emergency signs.
22. All fabrics, curtains, drapes and similar features shall be either non-combustible or be durably or inherently flame retarded fabric.
23. The certificates listed below shall be submitted to the Licensing Authority upon written request:
 - a. Any emergency lighting battery or system certificate;
 - b. Any electrical installation certificate;
 - c. Any emergency warning system certificate.
24. The Licensee must ensure that competent persons are employed to assess the electrical requirements and the compatibility of the electricity supply with the equipment to be used. Appropriate safety devices (such as 30mA Residual Current Devices at Source) must be used for electrical apparatus, particularly for any electrical equipment exposed to adverse conditions or electrical equipment to be used in association with handheld devices (e.g. microphones). These should comply with the latest edition of BS 4293. The competent person must make a certificate of inspection of the electrical installation available for inspection.
25. No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased.

NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism Act 1952.
26. Any entertainment, performance, service, or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Greater London Council (General Powers) Act 1986 (whether or not locally adopted), shall not be provided.
27. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
28. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance outside the premises.
29. Notices shall be prominently displayed at the exit requesting patrons to respect the needs of local residents and to leave the area quietly.
30. No noisy deliveries or collections shall take place between midnight and 07:00 hours.
31. Loudspeakers shall not be located in the entrance lobby or outside the premises building.
32. Between the hours of 09.00 to 10.00 Monday to Saturday and 09.00 to midday Sunday the sale of alcohol shall be ancillary to the provision of food, with the exception of residents and their guests.

33. The number of persons accommodated at any one time (excluding staff) shall not exceed: XX.
34. Substantial food and non-intoxicating beverages shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
35. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
36. All public entrances will be supervised by a responsible member of staff at all times when that part of the premises is open to the public.
37. The hours for licensable activities and the opening times may be extended on New Year's Eve from the end of permitted hours to the start of permitted hours on New Year's Day.
38. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
39. Except in the case of emergencies, after 1am access and egress to the premises shall only be via the main hotel entrance.
40. Licence may not be used until a satisfactory Designated Premises Supervisor is appointed.
41. A Challenge 21 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.
42. The Premises Licence Holder shall provide refresher training to staff, at intervals of no more than 12 months, on their obligations under the Licensing Act 2003. A written record shall be maintained and kept at the Premises. The record shall be available for inspection by an authorised Licensing Officer or Police Officer on request at all times the Premises are open.
43. No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.

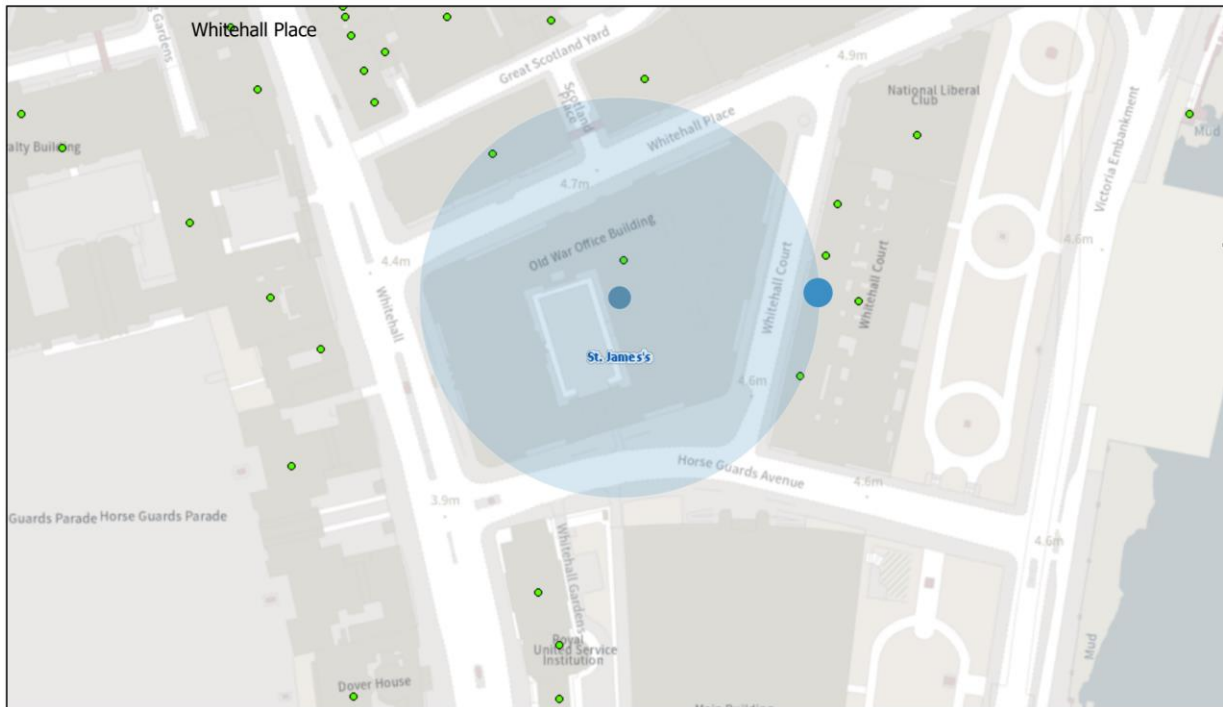
Conditions proposed by the Metropolitan Police Service and agreed with the applicant so as to form part of the operating schedule.

44. The need for SIA registered security will be risk assessed on a continual basis. This risk assessment will be made available upon request from a police officer or local authority officer.
45. There shall be no entry or re-entry to the premises after 00:30 save for hotel residents and their bona fide guests.

Conditions proposed by the Environmental Health Service.

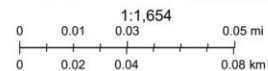
None

Old War Office, Whitehall, London, SW1A 2BX



18/01/2023, 10:48:09

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



Resident count: 112

Licensed Premises within 75 metres of Old War Office, Whitehall, London, SW1A 2BX				
Licence Number	Trading Name	Address	Premises Type	Time Period
20/07368/LIPV	The Farmers Club	First Floor 3 Whitehall Court London SW1A 2EL	Club or Institution	Monday to Sunday; 07:00 - 00:00