



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	1 June 2023
Licensing Ref No:	23/01746/LIPN - New Premises Licence
Title of Report:	Units 1 And 2 Zig Zag Building 70 Victoria Street London SW1E 6SQ
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:	Angela Lynch Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: aseaward@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	20 March 2023		
Applicant:	Ls Zig Zag Limited		
Premises:	Units 1 And 2		
Premises address:	Zig Zag Building 70 Victoria Street London SW1E 6SQ	Ward:	St James
		Cumulative Impact Area:	None
		Special Consideration Zone:	None
Premises description:	The premises intends to operate as a Bowling Centre with associated leisure and entertainment facilities together with a bar and food facilities. This is for pre-booked and walk in customers.		
Premises licence history:	This is an application for a new premises licence and therefore no premises licence history exists.		
Applicant submissions:	The applicant has provided further submission in response to each interested party. These can be found at Appendix 2		
Applicant amendments:	Following consultation with the Metropolitan Police Service the applicant has agreed to reduce the hours for the Sale by Retail of Alcohol and the terminal hour for Late Night Refreshment, as shown at 1B.		

1-B Proposed licensable activities and hours							
Late Night Refreshment:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	N/A
End:	23:30	23:30	23:30	23:30	00:00	00:00	N/A
Seasonal variations/ Non-standard timings:		None					

Sale by retail of alcohol				On or off sales or both:			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	12:00
End:	23:30	23:30	23:30	23:30	00:00	00:00	22:30
Seasonal variations/ Non-standard timings:		None					

Films				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	11:00
End:	00:00	00:00	00:00	00:00	01:00	01:00	22:30
Seasonal variations/ Non-standard timings:		None					

Live Music				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	11:00
End:	00:00	00:00	00:00	00:00	01:00	01:00	22:30
Seasonal variations/ Non-standard timings:		None					

Recorded Music				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	11:00
End:	00:00	00:00	00:00	00:00	01:00	01:00	22:30
Seasonal variations/ Non-standard timings:		None					

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	11:00
End:	00:00	00:00	00:00	00:00	01:00	01:00	22:30
Seasonal variations/ Non-standard timings:		None					
Adult Entertainment:		None					

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health Service
Representative:	Sally Fabbricatore
Received:	14 th April 2023

I refer to the application for a new Premises Licence for the above premises.

This representation is based on the Operating Schedule and the submitted plans for the first floor (drawing number 2211041), ground floor (drawing number 2211031) and basement (drawing number 2211021), which are all titled with the address.

The applicant is seeking the following on the **first floor, ground floor and basement:**

1. To allow the Supply of Alcohol 'on and off' the premises Monday to Thursday 10:00-00:00 hours, Friday and Saturday 10:00-01:00 hours and Sunday 11:00-22:30 hours.
2. To allow the provision of Late Night Refreshment 'indoors' Monday to Thursday 23:00-00:00 hours and Friday and Saturday 23:00-01:00 hours.
3. To allow the provision of Films, Recorded Music and Live Music 'indoors' Monday to Thursday 10:00-00:00 hours, Friday and Saturday 10:00-01:00 hours and Sunday 11:00-22:30 hours.

I wish to make the following representation in relation to the above application:

1. The provision of the Supply of Alcohol may cause an increase in Public Nuisance in the area, it may also impact on Public Safety.
2. The provision of Late Night Refreshment may cause an increase in Public Nuisance in the area, it may also impact on Public Safety.
3. The provision of Films, Recorded Music and Live Music may cause an increase in Public Nuisance in the area, it may also impact on Public Safety.

Further information has been provided, including proposed conditions. Further conditions may be proposed by Environmental Health in order to protect the Licensing Objectives.

Responsible Authority:	Metropolitan Police Service – Withdrawn 17th May 2023
Representative:	PC Reaz Guerra
Received:	29 th March 2023

With reference to the above applications, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, are objecting to this application as it is our belief there are exceptional that if granted the application would undermine the Prevention of Crime and Disorder Licensing Objective.

The hours sought exceed Westminster's core hours policy.

The premises is situated within the Victoria Special Consideration Zone.

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

Following the agreement of hours with the applicant, the Metropolitan Police withdrew their representation on 17th May 2023.

2-B Other Persons	
Name:	██████████ (Withdrawn 19.5.2023)
Address and/or Residents Association:	██████████ ██████████ ██████████
Received:	15 ^h April 2023
<p>This application is for opening hours beyond those set in Core Hours in The Statement of Licensing Policy 2021 and as such should be refused.</p> <p>Pubs, restaurants and all licensed premises should comply with the Core Hours established in the Statement of Licensing Policy to avoid issues of Public Nuisance.</p> <p>In addition once the hours have been set to Core Hours for all activities there should be an express provision in any license the prohibits the emanation of sound from any source from the inside of the premises to the surrounding external streets / neighbourhood.</p> <p>Following submissions received by the applicant on 17th May 2023 the Interested Party has withdrawn their representation on 19th May 2023. Additional submissions can be seen at <i>Appendix 2</i></p>	

Name:	██████████
Address and/or Residents Association:	██████████ ██████████ ██████████ ██████████
Received:	13 ^h April 2023
<p>Regarding point 4 in the applicant's statement: It is surely not possible to determine in advance how customers will use these premises. While the applicant asserts that the 'primary use of the premises shall be as a bowling alley' it is also noted that 'alcohol may be served to those not participating in bowling'. Thus there can be no certainty that the premises may not be used predominantly as a site to sell alcohol.</p> <p>2. Regarding point 5 in the applicant's statement: The applicant asserts that 'the majority of those using the premises for licensable activities will have pre-booked in advance'. This appears to suggest that there will be limits on the numbers using the premises for 'licensable activities'. However, the applicant appears to contradict this view by admitting that 'walk in guests may use the premises and its facilities'.</p> <p>3. Regarding point 6 in the applicant's statement: The applicant states that 'any off sales of alcohol shall be limited only to such sales for consumption in any external seating area. This raises two issues: (a) how will such limits be determined? (b) where are the 'external seating areas' expected to be located.</p> <p>4. Regarding point 13 in the applicant's statement: The applicant claims that 'no noise generated on the premises or by associated plant and equipment nor vibration' will be 'transmitted through the structure of the premises which gives rise to any nuisance'. However, the applicant gives no indication as to how this avoidance of nuisance will be avoided.</p> <p>5. It would seem that what is being proposed, under the guise of an entertainment facility is another drinking and eating establishment of which Victoria already has many.</p>	

3. Policy & Guidance

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

Policy HRS1 applies

- 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.
- 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:
1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm.
 2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation.
 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.
 4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.
 5. The proposed hours when any music, including incidental music, will be played.
 6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises.
 7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.
 8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.
 9. The capacity of the premises.
 10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.
 11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.
 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.
 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.
 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

	<p>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>Cinemas, Cultural Venues and Live Sporting Premises Monday to Sunday: 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>
Policy COMB1 applies	<p>A. Applications outside the West End Cumulative Impact Zone for premises that propose to operate as a 'combined use premises' will be considered on their merits and subject to: 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities for the relevant use being within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The applicant has taken account of the Special Consideration Zone policy SCZ1 if the premises are located within a designated zone.</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

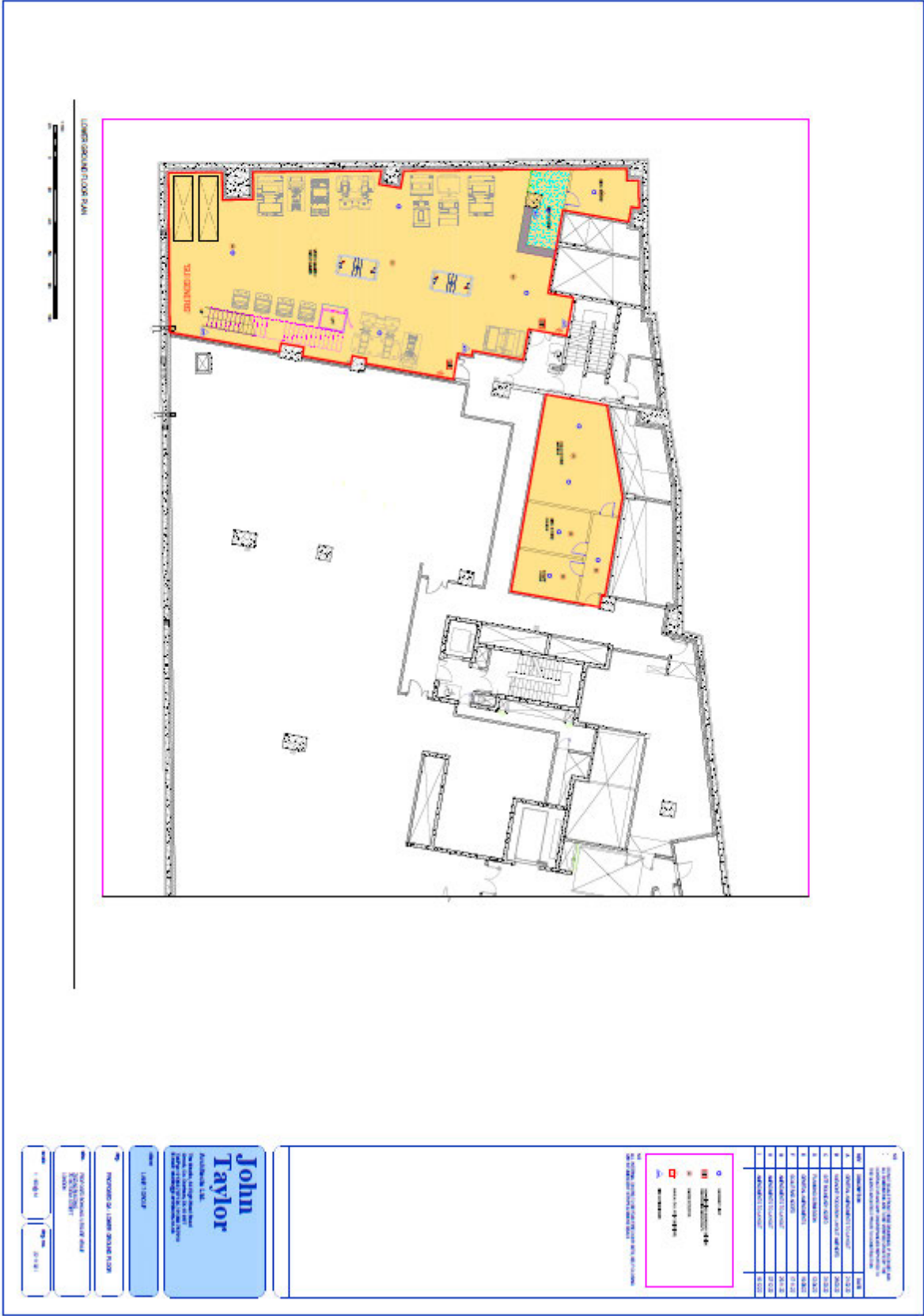
Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

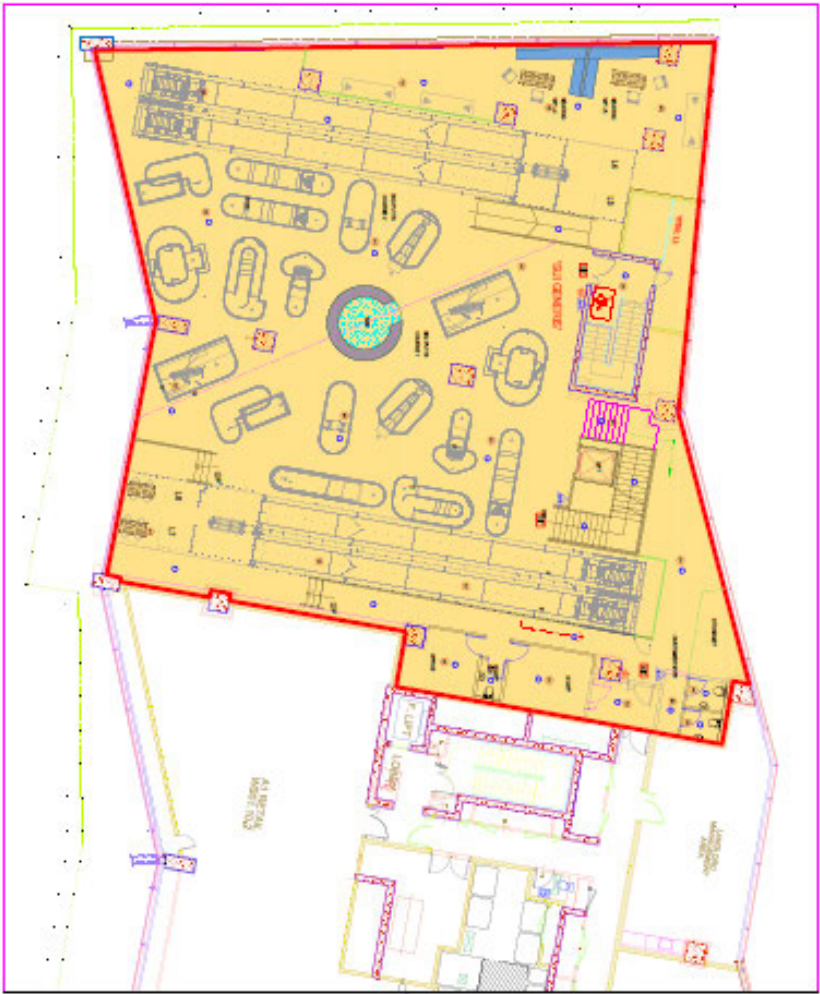
Report author:	Ms Angela Lynch Senior Licensing Officer
Contact:	Telephone: 0207 641 6500 Email: aseaward@westminster.gov.uk

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	1 st October 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	December 2022
4	Environmental Health Service	14 th April 2023
5	Metropolitan Police Service – withdrawn 17 May 2023	29 th March 2023
6	Interested Party 1 – withdrawn 19 May 2023	15 th April 2023
7	Interested Party 2	13 th April 2023





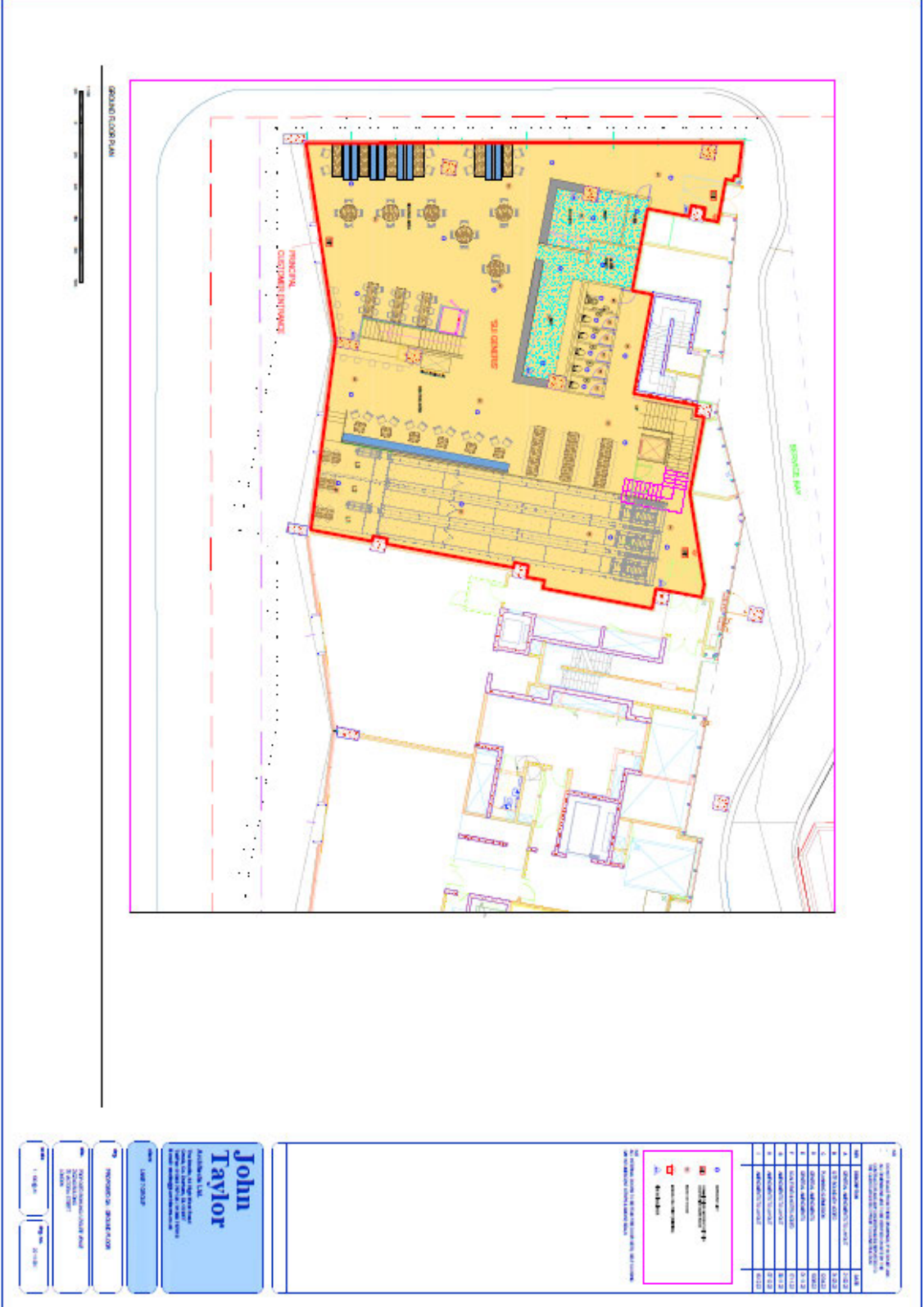
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John Taylor
 ARCHITECTS, LLC
 1000 N. 10TH STREET, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.JOHN-TAYLOR.COM

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1st FLOOR PLAN



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/10/2023
2	ISSUED FOR CONSTRUCTION	10/10/2023
3	ISSUED FOR AS-BUILT	10/10/2023
4	ISSUED FOR ARCHIVE	10/10/2023
5	ISSUED FOR REVIEW	10/10/2023
6	ISSUED FOR APPROVAL	10/10/2023
7	ISSUED FOR RECORD	10/10/2023
8	ISSUED FOR FINAL	10/10/2023

<p>John Taylor ARCHITECTS LTD. 10000 148th Avenue, Suite 100 Edmonton, Alberta T5A 3K6 Phone: (780) 443-1111 Fax: (780) 443-1112 Email: info@johntaylor.ca</p>		<p>PROJECT NO. 23-010 SHEET NO. 1-01</p>
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Response to Interested Party 1 received 17.05.2023

██████████,

Further to the earlier email. The applicant's representative has asked the Licensing Service to provide you with the following information for your consideration.

'In terms of the sound attenuation point, the following may be helpful for ██████████ :

We undertook pre-application advice and Mr Nevitt from environmental health attended and had input into the proposed conditions

We also met with Sally Fabbriatore who is dealing with the application for environmental health and walked her round the building and went through the conditions

The landlord has other tenants in the building and therefore also needs to ensure that they are not disturbed

Land Sec believes as a landlord it regulates its tenants well and responsibly so if a licence is granted and once the tenant then starts to operate Land Sec will also wish to ensure that there is no disturbance to the area

There are certain conditions we offered with the application that seem to address the concern which I have set out below

12. 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.

13. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

Condition 12 means that the EHO must visit to make sure the premises have been built properly and as per the plans.

Condition 13 seems to directly address the point in that the condition prevents noise from the premises per se or through the structure being emitted which gives rise to a nuisance and this is based on the WCC model conditions. As such, I believe that the safeguards Mr Freeman are looking for (including a condition) are in place.'

The Applicant's representative has confirmed they are more than happy to meet with you or to speak to you if that would assist in helping to understand the application and what is proposed. You can contact the solicitor using the following email address ██████████ or alternatively if you are happy for us we can provide them with your email address.

If the above information satisfies your concerns and you wish to withdraw please let us know.

Response received from Interested party 1 on 19.05.2023

Thank you for your clarification, with this and the maintenance of Core Hours we have no further objections.

Response to Interested Party 2 received 17.05.2023.

██████████,

Further to the earlier email. The applicant's representative has asked the Licensing Service to provide you with the following information for your consideration.

'The operator has a number of other sites which are already operating and thus we understand how the premises will operate. This use is also reflected both in the planning consent and the proposed agreed form of lease to be granted to the operator if and when a licence is granted. As such, the condition reflects those other obligations and if the premises were to be used in the way suggested as opposed to as a bowling alley with other activities ancillary to it then enforcement action could be taken. These are not uncommon conditions to see for certain types of use so should provide the protection suggested whilst allowing a little flexibility to the operator without allowing the premises to turn into something of an entirely different character/nature. Land Sec also believes it has a good reputation as a responsible landlord which pro-actively manages its tenants.

The point being the design of the premises is for "competitive socialising" activities where the majority of those using will have pre-booked their session. However, some people may also be able to walk into the venue on an ad hoc basis and if the leisure activities are not fully booked, book them on arrival and use them. The bar and food facilities are designed and linked to the main activities being provided so the operator will want to fully utilise them (the capital cost of the equipment alone for those activities is c.£1.5m which the operator would not invest if it wanted to use the premises in a different way). There is similar concept in the NOVA development involving darts instead of bowling (Flight Club) which operates in a very large unit with a large outside terrace and this does not cause any issues or problems as far as I am aware.

The external area is expected to be on the Victoria Street frontage (other units in the Zig Zag building at ground floor already have such areas) and part of that area will require a tables and chairs licence from WCC to be applied for by the operator, as it is on public highway, (which if granted will have limits and controls place upon it – including in respect of hours) with any private land being used on the same basis. This is a very common restriction to see imposed for such areas and not difficult to operate. I am happy to discuss this further if needed. The off sales condition is worded as it is to prevent people being able to buy alcohol from the premises and then take it away.

This will be in part due to the fit out works being undertaken by the operator/tenant but also how the operator manages the site and its operation (it has several other existing operations and it is understood these do not cause problems or issues). The wording is very clear and enforceable and should the operator not comply with it appropriate enforcement action could be taken. This condition was discussed with the environmental health team too. It is a condition drawn from the WCC model conditions. Land Sec also has other tenants in the building including office based tenants and needs to ensure that these are not disturbed. It is also the landlord for the NOVA development which has two residential elements and over 12 units that sell alcohol and do so without causing noise and disturbance. There is a dedicated security team employed by Land Sec for the building who will intervene in the highly unlikely event that this is required.

The capital investment in the equipment and the other existing operations that Lane 7 have suggest this will not be the case and the conditions proposed in the licence application and included within the planning consent mean that this simply cannot be the case in practice (without those conditions being formally varied).'

The Applicant's representative has confirmed they are more than happy to meet with you or to speak to you if that would assist in helping to understand the application and what is proposed. You can contact the solicitor using the following email address [REDACTED] or alternatively if you are happy for us we can provide them with your email address.

If the above information satisfies your concerns and you wish to withdraw please let us know.

Response from Interested Party 2 18th May 2023

Thank you for your email. We find the applicant's response inadequate and do not wish to withdraw. We confirm that we will be participating in the meeting on 1st June
Kind regards

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. CCTV condition:
 - a. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team.
 - b. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.
 - c. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance.
 - d. All recordings shall be stored for a minimum period of 31 days with date and time stamping.
 - e. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.
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 when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
12. There shall be a Challenge 25 age verification policy in place in relation to the sale and supply of alcohol and suitable training shall have be provided to those involved in the sale or supply of alcohol.
13. The primary use of the premises shall be as a bowling alley with ancillary/associated leisure and entertainment, food and bar facilities and the provision of the licensable activity of provision of the sale and supply of alcohol shall be ancillary to that overall use (and acknowledging that alcohol may be served to those not participating in bowling).
14. The majority of those using the premises for licensable activities will have pre-booked in advance (albeit walk in guests may use the premises and its facilities).
15. Any off sales of alcohol shall be limited only to such sales for consumption in any external seating area.
16. There shall be no u18s admitted to the premises after 9pm.
17. The venue shall employ a dedicated receptionist to greet guests on arrival.
18. Waiter/Waitress service shall be available for the sale and supply of alcohol and food throughout the premises.
19. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall not be permitted to take alcohol with them.
20. An incident log (whether in digital or physical form) shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue;
 - (b) all ejections of patrons;
 - (c) any complaints received concerning crime and disorder;
 - (d) any incidents of disorder;
 - (e) all seizures of drugs or offensive weapons;

- (f) any faults in the CCTV system, searching equipment or scanning equipment;
- (g) any refusal of the sale of alcohol; and
- (h) any visit by a relevant authority or emergency service.

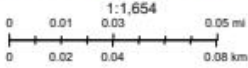
21. No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.
22. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
23. Other than when using the dedicated Zig Zag Building refuse collection areas and systems, no collections of waste or recycling materials (including bottles) from the premises shall take place between 23.00 and 08.00 hours on the following day.
24. Other than when using the dedicated Zig Zag Building delivery area and system, no deliveries to the premises shall take place between 23.00 and 08.00 hours on the following day.

Units 1 & 2, Zig Zag Building, 70 Victoria Street, London, SW1E 6SQ



17/05/2023, 14:32:56

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



Resident Count 21

**Licensed premises with 75 metres of Units 1 & 2 Zig Zag Building 70 Victoria Street
London SW1E 6SQ**

Licence Number	Trading Name	Address	Premises Type	Time Period
23/01716/LIPDPS	Browns Hotel	33 Albemarle Street London W1S 4BP	Hotel, 4+ star or major chain	Monday to Sunday; 00:00 - 00:00
18/16058/LIPT	Casa Di Stefano	20 Dover Street London W1S 4LU	Restaurant	Sunday; 12:00 - 00:00 Monday to Wednesday; 10:00 - 00:30 Thursday to Saturday; 10:00 - 01:30
20/06616/LIPN	Not Recorded	Basement And Ground Floor 16 Albemarle Street London W1S 4HW	Not Recorded	Sunday; 12:00 - 00:30 Monday to Saturday; 10:00 - 01:00
21/05441/LIPCHT	Bar Des Pres	Basement And Ground Floor 16 Albemarle Street London W1S 4HW	Restaurant	Sunday; 12:00 - 00:30 Monday to Saturday; 10:00 - 01:00
21/04706/LIPT	Casa Di Stefano	19 - 20 Dover Street London W1S 4LU	Restaurant	Sunday; 12:00 - 00:00 Monday to Wednesday; 10:00 - 00:30 Thursday to Saturday; 10:00 - 01:30
22/00847/LIPDPS	It Restaurant	Hereditable House 28-29 Dover Street London W1S 4NA	Restaurant	Monday; 07:00 - 00:30 Tuesday; 07:00 - 00:30 Wednesday; 07:00 - 00:30 Thursday; 07:00 - 00:30 Friday; 07:00 - 01:30 Saturday; 07:00 - 01:30 Sunday; 07:00 - 00:30
21/03306/LIPCH	Shadow Licence	Hereditable House 28-29 Dover Street London W1S 4NA	Premises Licence - Shadow Licence	Monday; 07:00 - 00:30 Tuesday; 07:00 - 00:30 Wednesday; 07:00 - 00:30 Thursday; 07:00 - 00:30

				Friday; 07:00 - 01:30 Saturday; 07:00 - 01:30 Sunday; 07:00 - 00:30
22/11495/LIPDPS	Petrocchi Restaurant & Bar	Ground Floor 36 Albemarle Street London W1S 4JE	Restaurant	Sunday; 08:00 - 23:30 Monday to Saturday; 07:00 - 00:00
12/03422/LIPDPS	Albemarle Club	Lower Ground Floor 36 Albemarle Street London W1S 4JE	Club or institution	Monday to Sunday; 09:00 - 06:00
22/09404/LIPDPS	Not Recorded	Basement Front And Ground Floor 27 Albemarle Street London W1S 4HZ	Restaurant	Sunday; 08:00 - 22:30 Monday to Saturday; 09:00 - 01:00
14/00563/LIPT	Europa Restaurant	Basement And Ground Floor 37 Albemarle Street London W1S 4JF	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 00:30
20/07485/LIPDPS	(Restaurant)	Ground Floor 33 Dover Street London W1S 4NF	Public house or pub restaurant	Saturday; 08:00 - 03:00 Sunday; 10:00 - 23:30 Monday to Friday; 07:00 - 03:00 Sundays before Bank Holidays; 10:00 - 01:00
17/08546/LIPV	Aubaine	Part Basement And Ground Floor North 31 Dover Street London W1S 4ND	Restaurant	Sunday; 12:00 - 00:30 Monday to Saturday; 10:00 - 01:30
23/02498/LIPDPS	Chucs Bar & Grill	30B Dover Street London W1S 4NB	Restaurant	Sunday; 07:00 - 23:00 Monday to Thursday; 07:00 - 00:00 Friday to Saturday; 07:00 - 00:30 Sundays before Bank Holidays; 07:00 - 00:00

23/00933/LIPDPS	Bagatelle	Basement And Ground Floor Dover House 34 Dover Street London W1S 4NG	Restaurant	Monday; 09:00 - 01:00 Tuesday; 09:00 - 01:00 Wednesday; 09:00 - 01:00 Thursday; 09:00 - 01:00 Friday; 09:00 - 01:00 Saturday; 09:00 - 01:00 Sunday; 09:00 - 00:30
15/08436/LIPN	Sumosan	26B Albemarle Street London W1S 4HY	Restaurant	Sunday; 12:00 - 23:00 Monday to Saturday; 09:00 - 01:30
22/01058/LIPDPS	Isabel Mayfair	26B - 26C Albemarle Street London W1S 4HY	Not Recorded	Sunday; 08:00 - 23:00 Monday to Saturday; 08:00 - 02:30
08/09265/LIPDPS	D K N Y	27 Old Bond Street London W1S 4QE	Shop	Thursday; 10:30 - 19:00 Sunday; 12:00 - 18:00 Monday to Wednesday; 10:30 - 18:30 Friday to Saturday; 10:30 - 18:30
23/00257/LIPDPS	Lusin Restaurant	16 - 17 Hay Hill London W1J 8NY	Restaurant	Monday to Sunday; 11:00 - 23:00
22/06003/LIPN	Lusin Restaurant	16 - 17 Hay Hill London W1J 8NY	Restaurant	Monday to Sunday; 11:00 - 23:00
22/11419/LIPN	Not Recorded	Cardinal House 39-40 Albemarle Street London W1S 4JQ	Not Recorded	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 01:30
22/04939/LIPT	Babbo Restaurant	Ground Floor Cardinal House 39 - 40 Albemarle Street London W1S 4JQ	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 01:30
17/00492/LIPN	Stafford Food News & Wine	Stafford House 5 Stafford Street London W1S 4RR	Food store	Monday to Sunday; 07:00 - 23:00

09/06623/LIPN	Le Petit Cafe	5A Stafford Street London W1S 4RR	Cafe	Saturday; 08:00 - 20:00 Monday to Friday; 06:00 - 20:00
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