

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	18 December 2023		

I find it offensive that Residential Premises would consider an application for a license to sell alcohol from the morning to late evening directly across from a children's primary school. The [REDACTED] is within walking distance (<200m) of existing licensed premises, and a reasonable distance away from the school, which can sufficiently serve the residents [REDACTED]

Additionally, whilst one may argue that sufficient safeguards may exist to prevent the sale of alcohol to minors. There is nothing to prevent undesirable persons loitering or frequenting such an establishment in such close proximity to school children where safeguarding is of the highest importance.

I hope the council duly considers this when evaluating the application and rejects it accordingly.

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	18 December 2023		

[REDACTED]

This is a highly unsuitable retail outlet to have so close to a school, let alone a primary school. There will be the inevitable, attendant issues that are associated with an off-licence. There are already issues regarding teenager gangs/groups causing disruption, and worse, in the local area and this will to help in that regard.

It is totally out of keeping with the atmosphere around that part of the square and I hope you see light and see that there are many better alternatives to this.

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	18 December 2023		

I totally object to this licence being granted for the following reasons.

I am very concerned that this establishment which is licensed to sell alcohol is intending to open [REDACTED]

I am firstly concerned about ..

The prevention of crime and disorder.

Recently the glass on the front of the school was smashed as were the full windows of a few shops on the corner of St Vincent's lane on 2 occasions in the past 2 months.

Having additional intoxicated people in this same vicinity will drain the already stretched resources of the police.

My other objection is to the prevention of public nuisance and the protection of children from harm.

As this catholic school is right across the road the ethos of this school is trust & respect & so for [REDACTED] in close proximity to a wide range & large population of people either smoking outside this establishment or lurking around the school with ill intent.

Name:	[REDACTED]
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Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
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Status:	Valid	In support or objection:	OBJECTION
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Received:	19 December 2023
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The activity is too close to the school, and this will create another damage to the school area. Why don't you think more about the children?

Name:	[REDACTED]
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Address and/or Residents Association:	
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Status:	Valid	In support or objection:	OBJECTION
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Received:	19 Dec 2023
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This is a ridiculous request for a license. Why on god's green earth would you build a café there outside the school?

Have you looked around this area? How can we possibly need another café or another restaurant? Outside a children's school? A place that unnecessarily puts children at risk because it provides the opportunity for unsavoury characters (paedophiles) to watch children walking past en- mass and potentially profile vulnerable victims. Perhaps children who walk home alone from school because their parents are at work and the "cost of living crisis" (cost of tax-avoidance crisis) means it is best to save on childcare. It is an accident waiting to happen. It is completely unnecessary.

What about the crowds? And why does Marylebone need a thirty-first café in four square blocks? How much coffee can people drink? Sheesh!

Name:	[REDACTED]
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Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
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Status:	Valid	In support or objection:	OBJECTION
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Received:	19 December 2023
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There are already many places that have late evening in the area. Do we really need more? I worry about the types of behavior this will generate and so close to three schools in close proximity. This area is already plagued with quite a bit of antisocial behavior as witnessed to the vandalism of the shops and school near by. We do not need more of this.

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	18 December 2023		
<p>I object to this atrocious idea of having a place like this in front of a school/ sixth form. Who makes terrible decisions like this one? No way should this be permitted. I bring a 100% objection to this.</p>			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	18 December 2023		
<p>I wish to express my strong objection to the recent planning application for an alcohol license submitted by Moxon Street Residential Luxembourg Sarl, to operate in close proximity to St Vincent's Catholic Primary School. [REDACTED] I believe granting such a license poses a significant threat to the well-being and safety of the young students attending the school.</p> <p>The presence of an establishment serving and selling alcohol in the immediate vicinity of a primary school, where children ranging from 3 to 11 years old are present, raises serious concerns about the potential negative impact on the school environment. Alcohol-related activities may lead to increased noise, disturbances, and potentially inappropriate behaviour, all of which could compromise the safety of pupils and the educational atmosphere of the school.</p> <p>Moreover, the proximity of an alcohol-serving establishment could expose impressionable young minds to behaviours and substances that are not conducive to their development. It is crucial to create a supportive and secure environment for these children, and allowing such a license contradicts the commitment to their well-being.</p> <p>I urge the Local Planning Authority to carefully consider the potential ramifications of granting this license and prioritise the safety and welfare of the primary school students. It is essential to ensure that the surrounding community remains a safe space for children to learn and grow.</p>			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	16 Dec 2023		
<p>[REDACTED] we are objecting to this application as it will not promote the Licensing Objectives, namely Prevention of Public Nuisance, Public Safety, Children from Harm and Crime and Disorder.</p> <p>We are disappointed that whilst we welcome businesses to this new development that the applicant has sought to apply for beyond Core Hours which we object to as this area surrounding Marylebone Square is already highly residential, with two schools in St Vincent</p>			

Street. Whilst each application is judged on its merits two other licensing applications are being made for this new development.

This particular application in St Vincent Street is in very close proximity to St Vincent's Catholic Primary School and opposite Marylebone Girls School Sixth Form block. St Vincent's School children with parents and carers access St Vincent School mainly from Aybrook Street into St Vincent's Street. In that regard we do not consider that beyond Core hours will promote the Licensing Objectives. We were led to believe that this would be a café.

We also object, to the first part of proposed Condition 1 as we do not want any part of the premises to be a bar area, other than as a holding area, for customers waiting to be seated for a table meal; not exceeding 20% of the restaurant capacity is too high.
Proposed Condition 1.

1. Except for a maximum of [X] persons [*not exceeding 20% of the premises capacity*] the premises shall only operate as a restaurant
- (a) in which customers are shown to their table or the customer will select a table themselves,
 - (b) where the supply of alcohol is by waiter or waitress service only,
 - (c) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table,
 - (d) which do not provide any takeaway service of food or drink for immediate consumption off the premises,
 - (e) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.

There should be no deliveries after 23:00pm with reference to proposed Condition 20 together with MC36 but we would actually request no delivery service, again because this area is highly residential.

Further, tables and chairs are shown on the plan and these would need to be applied for with a Planning Application. However, we request for this application that no off sales should be permitted beyond 10pm in relation to any proposed tables and chairs and that they are rendered unusable and/or brought inside, to promote the Licensing Objectives should permission be granted by planning.

Thank you for your consideration .

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	18 Dec 2023		

[REDACTED] I strongly object to the application 23/08471/LIPN for a new premises licence for 1A St. Vincent Street, London W1U 4DA.

The school has been in situ for over one hundred years and strives to deliver an outstanding education for local children, despite the challenges of its inner city location. To even consider introducing a licenced premise to this tight location is worrying.

Since the initial planning application for the Marylebone Square development we have expressed our concerns that St. Vincent Street is the only side of the development not being set back, meaning the new building is incredibly close to our school. If a licenced premises is to be housed within the development there are many locations that would be far more appropriate and would not impact on the education of the children.

mean that St. Vincent Street is essential for the safe arrival and collection of children, some as young as three years old. Any establishment serving alcohol inevitably caters for smokers who loiter outside and this will add additional barriers to our collection practices. Please note that there is also movement throughout the day as nursery children are collected after their morning at school, classes attend educational trips or lessons off site such as swimming and as a catholic school we regularly visit the Church. This area is also where we congregate for our fire exit. We need a safe space either side of St. Vincent Street as the direction we move to depends on where the issue may be, and as there are 236 pupils with approximately 40 adults on site each day, we need sufficient room to be able to evacuate safely.

There is also concern about the fact that alcohol will be served from 9:00 in the morning, glorifying this to children. Alcohol also leads to an increase in anti-social behaviour, which we have already seen a rise in as the building works near completion with theft and vandalism to the school.

Please can the education of local children be prioritised and any businesses requiring alcohol to be served be located away from the school and instead these nearer premises be used for shops or cafes (which is what we were advised would be situated in these closer locations). Please can additional outdoor seating not be placed on St. Vincent Street.

Thank you for considering the needs of our pupils.

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or objection:	OBJECTION
Received:	18 December 2023		

An alcohol license so near a primary school in a narrow alleyway is completely inappropriate.

[REDACTED] and convent in the late 19th Century, a time when the area, then Paradise Gardens, was beset by disturbances and threats created by the sale of alcohol. 140 years later it seems incredible that local primary pupils should have to tolerate this disruption again.

There is a pub on Aybrook Street, which is able to serve any need for alcohol without being indirect view of the school and on the same narrow alley. Please refuse this application as it is inappropriate and detrimental to the lives of local children and families.

Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or objection:	OBJECTION
Received:	18 December 2023		

I hope this message finds you well.

[REDACTED] I Object for a place near the school providing or selling alcohol or beverages too close to it
Thank you for your support

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	19 December 2023		
I am against opening new restaurants in Marylebone Square, I think it will be too noisy and disruptive.			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	18 December 2023		
I object as I think this is too close to the school. We already have a lovely local pub around. Perhaps another type of business is more welcoming.			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	18 December 2023		
<p>[REDACTED] I value the quality of education that the school provides [REDACTED]. I wanted to object to the request to the licensing request above.</p> <p>The first reason is that I would be concerned of pupils security if you were to allow alcohol to be sold just in front of the school premises, on one of the main (if not only) way to go to school entrance. Parents drop kids (aged 3 to 11) in the morning from 8am and collect them until 5:15pm with lots of different pick-up times depending on age and school clubs attendance. As you'll notice, the construction is very close to school and they would not been able to avoid that. Giving this license would also allow children to be monitored from the premises, adding safeguarding issues, which is one of the priority of all English schools.</p> <p>Another reason of concern would be the impact on space around school. This concern was raised by the [REDACTED] during the building construction and the building very close to school. Giving a license will attract people standing outside (smoking, drinking, or just chatting) and reduce the space available for the children and their parents, many with young kids. That would be especially true if additional outdoor seating is place on St Vincent St so I would request not to allow this in any case.</p> <p>I hope my objection will carefully be taken into account and am happy to be contacted further to give more reasons why this license should not be given!</p>			

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	18 December 2023		
I have objected as I think this is far too close to the school [REDACTED] [REDACTED]			
Name:		[REDACTED]	
Address and/or Residents Association:			
Status:	Valid	In support or objection:	OBJECTION
Received:	18 December 2023		
<p>[REDACTED] and I was dismayed to read the notifications of three new premises license applications 23/08470/LIPN, 23/08470/LIPN and 23/0872/LIPN for three proposed restaurants, two at the north end and one at the south end corner of the building.</p> <p>These appear to be anonymous, hypothetical applications to attract clients to previously licensed premises, rather than for specific restaurants. All three are identical, with the same floor plans, regardless of the fact that this one is smaller than the other two, although all three operate on ground and lower ground levels. I do not understand how licenses can be decided on no evidence of who the operators will be, their style and modus operandi or even the overall capacity, especially in this fragile zone.</p> <p>Marylebone Square was proposed as a residential building of 52 flats and several penthouses with some retail on the ground floor. It was never proposed as a shopping mall or the new high street. It has been constructed on a cramped rectangle of land in close proximity to densely occupied buildings on all four sides. Has planning permission in fact been given for three new restaurants, two of them extremely large, to be opened in Marylebone Square? I would ask Westminster Council to re-consider the impact this would have on residents.</p> <p>The licenses applied for, I understand, exceed the Core Licence that Westminster issues. There could be no grounds whatsoever for extended opening hours to beyond midnight which will without a doubt impinge upon the lives of working people and families.</p> <p>I have objected to the granting of licences 23/08470/LIPN and 23/08472/LIPN in detail as these premises are double in size and intensity and [REDACTED] but some of the same points apply. I leave it to the residents of nearby properties, including [REDACTED], to voice any specific objections they have but my objection concerns the cumulative adverse effect these combined three applications for late night licensed premises will have on the residents of a peaceful community.</p> <p>The incompatibility of a late night restaurant in this vicinity will contravene Westminster's Public Nuisance Policy as it applies to areas of residential accommodation and where there is residential accommodation in proximity of the premises, in particular to paragraphs C15/16/17.</p>			

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	18 December 2023		
<p>We would like to make a comment regarding the application with reference 23/08471/LIPN.</p> <p>[REDACTED], we consider that these premises requesting sales of alcohol during day time and school hours - from 9am, are too close to a primary school, and therefore may pose a risk to children.</p> <p>We request that the daytime alcohol sales license not be granted and suggest a slightly further location.</p>			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	15 December 2023		
<p>THIS REPRESENTATION is made by [REDACTED], which is recognised by Westminster as [REDACTED] for the Marylebone Area south of Marylebone Road and so represents the interests of those who live and work in this area.</p> <p>We are writing on behalf of the local community OBJECTING to the above applications by Moxon Street Residential (Luxembourg) S.a.r.l.</p> <p>Residents in and around what is now called Marylebone Square have had to put up with years of construction disturbance so the possibility noisy late-night diners on their doorsteps is a very real issue for them.</p> <p>We have four principle concerns:</p> <ul style="list-style-type: none"> • The hours when the restaurant is open to public • The use of tables & chairs in the street <ul style="list-style-type: none"> ○ Proposed tables 12 metres from windows of some residences • Dispersal late at night <ul style="list-style-type: none"> ○ Baker Street tube is reached via Ashland Place, Garbutt Place & Ossington Buildings ○ Aybrook Street one-way north via Moxon • The operators of the business are unknown <p>The proposed opening hours are beyond 'core hours'. The hours for licensable activities are to the full extent of 'core hours'.</p> <p>It may be impertinent but we would like to quote from the Statement of Licencing Policy 2021 Page 63</p> <p><i>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</i></p>			

the days where licensable activity is permitted

However, even the full extent of 'core hours' is likely to stretch the balance which must be maintained between residential and business interests to breaking point. Although a vibrant evening economy, restaurants in Marylebone Village close relatively early in general (see table/map attached Appendices 1 & 2). Some with older licences theoretically can stay open after midnight but actually close earlier (in red in table). This point is being laboured because the high concentration of residential property in and around Marylebone High Street and it's environs make it extremely important that close attention is paid to Policy HRS1 as this is precisely the type of neighbourhood where the very fair compromise between the interests of businesses and residents, which HRS1 represents, should be most welcome. HRS1 sets out what hours will 'generally' be granted, but this is subject to myriad other considerations based on the merits of an individual case e.g. those set out in PN1 such as proximity of residential accommodation and arrangements for dispersal. It may therefore be that the merits of this case militate against the full extent of 'core hours' being granted in order to promote the licensing objectives, which is of course the Licensing Authority's overriding duty.

Marylebone High Street gets extremely busy especially at weekends as it has become a 'destination' for up-market clothes and a wide variety of restaurants. There is a great vibe with masses of outdoor eating and drinking – despite UK weather!

The new Marylebone Square building has been constructed inside an oblong of mostly residential buildings – and of course the new building itself is entirely residential above the ground floor. The proximity of residential means it is inevitable that there will be some nuisance from any restaurants.

However, Moxon St and Aybrook St are very busy thoroughfares during the day

- Through route from Marylebone High Street to Baker Street
- During the day most will use the park (Paddington Gardens) but this closes at dusk so Ashland Place, Ossington Buildings and Garbutt Place are used
- School children on the move all day – there are a number of schools around
- Bit of a car rat-run from Blandford Street into MHS
- The new car park in Aybrook St could be popular

With such a busy location during the day we see no need to object to having outside tables for lunchtime trade as obviously it will make little difference to the overall level of noise and activity.

That said, the whole area becomes much quieter in the evening. This is when the noise of chattering diners and drinkers becomes intrusive. This will be made worse by the environment dominated by hard surfaces reverberating in narrow, canyon-like streets. The applicant's plans suggest that tables will be placed extremely close to resident's windows [REDACTED]

We would suggest tables cease to be used at 19:00, which gives plenty of time for any lunchtime overruns that may occur.

We also have a concern about dispersal where routes might be difficult to forecast.

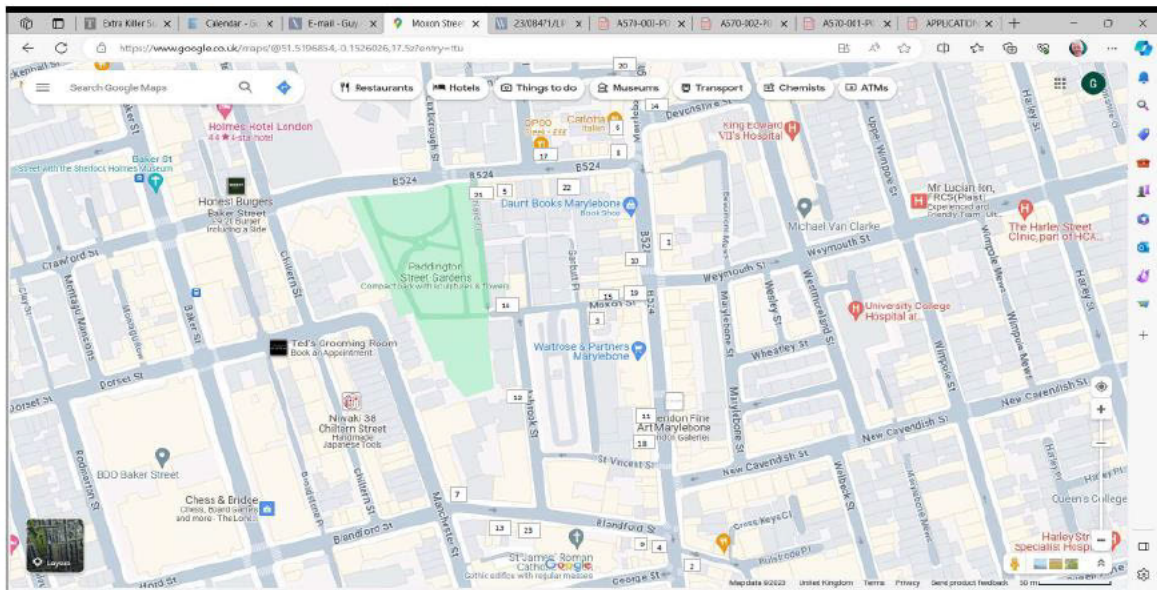
[REDACTED] all lead to Baker Street tube and are all 100% residential – and very narrow – so happy diners exiting will undoubtedly cause a noise nuisance if they walk to the tube via these routes. In addition, Aybrook Street is one-way so Ubers/taxis will have to exit via Moxon Street into Marylebone High Street. As the restaurant exit is [REDACTED] the noise from loading taxis will be very intrusive. Whichever way they turn in Blandford Street, pedestrians heading

south will pass by residential buildings if going to Baker Street buses or Bond Street tube.

In summary, our concern is the degree of public nuisance that is likely to be an issue in contravention of Policy PN1. We believe it impossible to demonstrate promotion of the licencing objectives if the name and style of restaurant is unknown.

We totally accept that the developers want some certainty of licences for prospective operators so we would suggest that at this stage grant to slightly less than Core Hours now, with 19:00 limit on outside dining. If an operator regards it as extremely important for longer hours, then they should make the case later themselves with an application to amend at which point residents can identify the business and the operator can demonstrate how they propose to promote the Licencing Objectives.

Appendix 1: Location of restaurants local to Marylebone Square



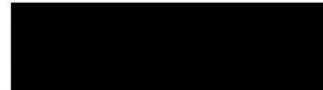
Key: See Appendix 2: Closing Times



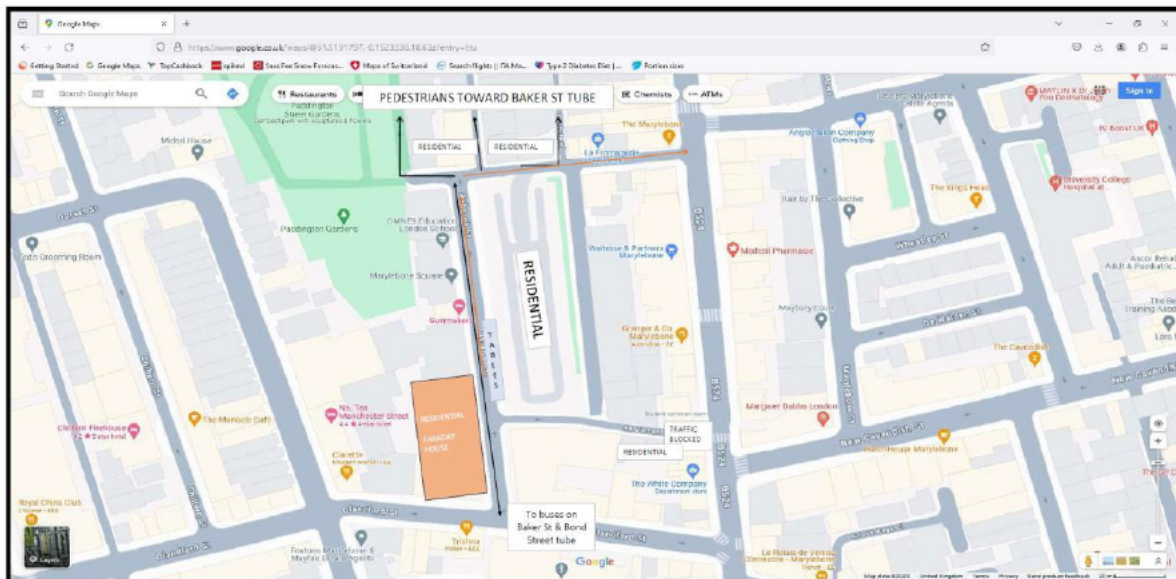
Appendix 2: Restaurants Local to Marylebone Square and their hours

Map ref	Name	Address	Licence						Actual Closing		
			Open to customers			Alcohol hours			M-T	F&S	Su
			M-T	F&S	Su	M-T	F&S	Su			
1	31 Below	31MHS	00:30	00:30	00:00	00:00	00:00	23:30	23:00	23:00	23:30
2	Angel in the Fields	37 Thayer	23:30	23:30	23:00	23:00	23:00	22:30	23:00	23:00	22:30
3	Aubaine	7 Moxon	00:00	00:00	00:00	23:30	23:30	22:30	22:00	22:00	21:00
4	Blandford Comptoir	1 Blandford	00:30	00:30	00:00	00:00	00:00	23:30	22:00	22:00	closed
5	Bombay Spice	50 Paddington	00:30	00:30	00:00	00:00	00:00	23:30	23:30	23:30	23:30
6	Carlotta	77 MHS	23:30	00:00	22:30	23:30	00:00	22:30	21:45	21:45	21:00
7	Clarette	44 Blandford	23:30	00:00	23:00	23:30	00:00	22:30	23:00	23:00	23:00
8	Coco Momo	79 MHS	00:00	00:20	22:50	23:30	00:00	22:30	23:00	00:00	22:30
9	Fairuz	3 Blandford	23:30	23:30	23:00	23:00	23:00	22:30	23:30	23:30	22:30
10	Fishworks	89 MHS	00:30	00:30	00:00	00:00	00:00	23:30	22:30	22:30	22:30
11	Granger	105 MHS	23:30	23:30	23:00	23:30	23:30	23:00	22:30	22:30	21:30
12	Gunmakers	33 Aybrook	23:30	00:00	22:30	23:30	00:00	22:30	23:00	23:00	closed
13	Jikoni	19 Blandford	00:00	00:00	23:00	00:00	00:00	23:30	22:30	22:30	21:30
14	La Brasseria Milanese	42 MHS	00:30	00:30	00:00	00:00	00:00	23:30	23:00	23:00	23:00
15	La Fromagerie	6 Moxon	23:00	23:00	23:00	23:00	23:00	22:30	19:00	19:00	18:00
16	Le Vieux Comptoir	32 Moxon	22:30	22:30	22:30	22:30	22:30	22:30	22:30	22:30	closed
17	Opso	10 Paddington	23:30	23:30	23:00	23:00	23:00	22:30	22:00	22:00	21:30
18	Taka	109 MHS	01:30	01:30	00:30	01:30	01:30	00:30	22:00	22:00	22:00
19	The Marylebone	93 MHS	23:30	00:00	22:30	23:30	00:00	22:30	23:30	00:00	23:00
20	The Prince Regent	71 MHS	23:30	23:30	23:00	23:00	23:00	22:30	23:00	23:00	22:30
21	The Rajdoot	49 Paddington	23:30	23:30	23:00	23:00	23:00	22:30	00:00	00:00	00:00
22	The Real Greek	56 Paddington	00:30	00:30	00:00	00:00	00:00	23:30	22:00	23:00	21:00
23	Trishna	15 Blandford	00:30	00:30	00:00	00:00	00:00	23:00	22:15	22:15	21:45

- A 26 Aybrook
- B 3 Cramer
- C 1a St Vincent



Appendix 3: Tables proximity: Dispersal routes



→ Possible pedestrian routes
→ Taxi/Uber routes
 23/08471/LIPN | 1A St Vincent Street London W1U 4DA (SW corner)



The interested party submitted a response to the applicant's mediation letter on 31 January 2023:

Many thanks for your letter of 17th January which has just been forwarded to me. Also many thanks for taking the trouble to engage with us and other residents to whom you have written. I am very pleased to see that you are being flexible with your application.

Clearly there is a need for developers like you to apply for licences in order to market your space more effectively. Obviously, the problem is that the operators will be unknown at the time, so this leads to uncertainty. We recognise the need, therefore, to try and agree basic parameters which give you flexibility and us some comfort. We need to push for tight conditions because once the licences are granted it becomes virtually impossible to amend them later should an inappropriate licensee start operating.

I see that you are amending opening times. For the complete avoidance of doubt could you confirm that the proposed opening hours, that is to say when members of the public are allowed to be on the premises, will be until 23:30 Monday to Thursday, midnight Fridays and Saturdays and 22:30 on Sundays? (See Statement of Licensing Policy Licensing Act 2003: City Of Westminster: October 2021, Core Hours paragraphs C8 and D). I frequently see applicants be under the impression that Core Hours refers to the times when alcohol can be sold whereas it refers to actual opening hours.

With regard to the outside, we are all suffering from the uncertainty regarding possible legislation in this area and it has been the subject of much debate ever since Covid and the 'temporary' relaxation of restrictions. Reading your letter it would appear that you understand the issue especially as the premises are so close to many residential units – especially yours above – and removing the external area seems a sensible thing to do. It would be helpful however if conditions were proposed regarding the timing of any future tables and chairs outside as these can be deployed for unlicensed activities especially if on your private land. This I think would be helpful to you as well when trying to protect the residential amenity of your new tenants as any changes in the law may give you difficulties in keeping the noise from outside tables to acceptable times.

As I write all I see on the WCC website is the original application and draft conditions so could I clarify that these will be redrafted to take your amendments into account and that the application for off-sales is retracted.

Many thanks for corresponding with us and I wish you luck in acquiring some lovely restaurateurs to enhance our great neighbourhood.

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