



City of Westminster

# Licensing Sub-Committee Report

Item No:	
Licensing Ref No:	<b>14/08128/LIPN</b>
Date:	<b>20 November 2014</b>
Classification:	<b>For General Release</b>
Title of Report:	<b>Jamaica Patty Basement and Ground Floor 26 New Row London, WC2N 4LA</b>
Report of:	<b>Operational Director of Premises Management</b>
Policy context:	<b>City of Westminster Statement of Licensing Policy</b>
Financial summary:	<b>None</b>
Report Author:	<b>Miss Bina Patel, Environmental Health Case Officer (Licensing)</b>
Contact Details:	<b>Telephone: 020 7641 2125 E-mail: bpatel@westminster.gov.uk</b>

## APPLICATION DETAILS

<b>Application Type:</b>	A new premises licence application under the Licensing Act 2003.		
<b>Applicant:</b>	Jamaica Patty Co Limited	<b>Date Application Received:</b>	23.09.2014
<b>Premises Name and Address:</b>	Jamaica Patty Basement and Ground Floor 26 New Row London WC2N 4LA		
<b>Ward Name:</b>	St James's	<b>Stress Area:</b>	West End
<b>Description of Premises:</b>	<p>The premises are to operate as a shop selling hot food and beverages to eat in and take away.</p> <p>The premises comprises of a Basement Floor with 12 covers and Ground Floor with some seating.</p> <p><b>Note: These premises do not benefit from a private a forecourt and there has been no application for a Tables and Chairs Licence</b></p>		
<p><i>Note: Where the committee is minded to grant the licence it will be granted subject to the mandatory conditions and conditions consistent with the operating schedule modified to such extent as the authority considers appropriate for the promotion of the licensing objectives detailed in Appendix D to this report.</i></p>			
<b>Proposed Licensable Activities, Proposed Hours:</b>			
<p><b><u>1.1 Late Night Refreshment: Indoors and Outdoors</u></b></p> <p>Monday to Saturday 23:00 to 00:00</p> <p><b><u>1.2 Opening Hours:</u></b></p> <p>Monday to Saturday 09:00 to 00:00 Sunday 11:00 to 19:00</p> <p><i>(Note: Opening hours are not a licensable activity under the Licensing Act 2003, however they can still be taken into consideration when assessing the application's effect on the licensing objectives.)</i></p>			
	<b>Relevant representations and policies applicable:</b>		<b>References / Notes</b>
<b>1A</b>	The Environmental Health Service has made an adverse representation on the grounds of causing an increase in Public Nuisance and impact on Public Safety area.		<b>Environmental Health Service Representation</b>

1B	<p>The Metropolitan Police Service has made an adverse representation to this application stating that the application as presented undermines the Licensing Objectives. The police are seeking Core Hours and have proposed conditions to the applicants for their consideration.</p>	<p><b>Metropolitan Police Service representation</b></p>
1C	<p>3 local residents have made adverse representations to this application. Their concerns relate as follows:</p> <ul style="list-style-type: none"> <li>• This will result in additional noise at a time when customers are to be consuming alcohol or less likely to consider local residents.</li> <li>• Music has been played from these premises causing a nuisance. The premises appear to leave the doors open to attract passing trade.</li> <li>• New Row is already suffering from late night noise caused by people frequenting the White Swan pub, The Roundhouse, Benito's Hat and The Juice Place in bedfordbury. Adding other premises would make life for residents more miserable.</li> </ul>	<p><b>3 residential representations</b></p>
1D	<p>The Covent Garden Trust, Burleigh Residents Association and Covent Garden Community Association have made adverse representations to this application. Their concerns relate as follows:</p> <ul style="list-style-type: none"> <li>• There are no conditions in the operating schedule.</li> <li>• A licence which runs later than Core Hours will encourage people to stay in the area rather than disperse and effect public nuisance.</li> <li>• The unit has wide doors which fold back to the width of the café with two tables and four chairs in the narrow New Row. There are residents who live directly opposite this shop and basement unit who would be disturbed by this late night use.</li> <li>• Should the licence be granted to Core Hours, a condition is sought requiring the shop doors to be closed after 23:00 on Friday and Saturday. In addition to restricting consumption of food on the premises.</li> </ul>	<p><b>The Covent Garden Trust, Burleigh Residents Association and Covent Garden Community Association representations</b></p>
1E	<p>The following policies within the City Of Westminster Statement of Licensing Policy apply:</p> <p>Prevention of crime and disorder (CD1)  Public Safety (PS1)  Prevention of public nuisance (PN1)  Protection children from harm (CH1)  Stress Area (STR1)  Hours (HRS1)  Fast Food premises within the Stress Area (FFP2)</p>	<p><b>Policies applicable</b></p>
1F	<p><b>Policy STR1 applies:</b> (i)It is the Licensing Authority's policy to refuse applications in the Stress Areas for: pubs and bars; late night refreshment premises offering hot food and drink to take-away and premises offering facilities for music and dancing other than applications to vary hours within the Core Hours under Policy HRS1  (ii)Applications for other licensable activities in the Stress Areas will be subject to other policies and must demonstrate that they will not add to cumulative impact in the Stress Areas.</p>	

<p><b>1G</b></p> <p><b>1H</b></p> <p><b>1I</b></p>	<p><b>Policy HRS1 applies:</b> (i) Applications for hours within the core hours set out in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy.(ii) Applications for hours outside the core hours in this policy will be considered on their merits, subject to other relevant policies and with particular regard to criteria set out in the policy:</p> <p><b>Policy FFP2:</b> It is the Licensing Authority's policy to refuse applications in the Stress Area, other than applications to vary the hours within the core hour's policy.</p> <p>The Licensing Sub-committee may refuse, grant in full or grant in part this proposal, having taken into account the representations received and Westminster's Statement of Licensing Policy. The decision taken should promote the licensing objectives of:</p> <ul style="list-style-type: none"> <li>• prevention of public nuisance,</li> <li>• prevention of crime &amp; disorder,</li> <li>• public safety and</li> <li>• protection of children from harm.</li> </ul>	<p><b>Summary</b></p>
<p><b>Current Licensing Position</b></p>	<p>These premises previously held a premises licence 11/08994/LIPN. This licence lapsed by virtue of the licensees, Spud Ltd entering into voluntary liquidation on 06/03/14. Please refer to <b>Appendix A</b></p>	
<p><b>Residential Density:</b></p>	<p>216 of the 458 units within a 75m radius of the premises are residential or proposed residential, (47%), refer to <b>Appendix C</b>.</p>	
<p><b>List of Appendices:</b></p>	<p>A – Premises Licence History  B - Conditions  C – Residential Map and list of premises in the vicinity</p>	

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

- Licensing Act 2003
- City of Westminster Statement of Licensing Policy (7<sup>th</sup> January 2011)
- Amended Guidance issued under section 182 of the Licensing Act 2003 (Oct 2014)
- Application form
- Plans
- Representations received
- Photos

**Licence & Appeal History**

<b>Application</b>	<b>Details of Application</b>	<b>Date determined</b>	<b>Decision</b>
New 11/08994/LIPN	Application for a new premises licence made by <b>Spud Ltd</b> to permit alcohol on Monday to Saturday 11:00 to 21:00 Sunday 12:00 to 21:00	27.10.2011	Granted by a Licensing Sub Committee  <i><b>Licence lapsed on 6<sup>th</sup> March 2014</b></i>

**There is no appeal history**

## APPENDIX B

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

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

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

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

#### **Mandatory Conditions**

None

#### **Conditions consistent with the operating schedule:**

1. The maximum number of persons accommodated in the basement shall be 12.

#### ***\*Alternative condition proposed by Environmental Health;***

- 1a. *The maximum number of persons permitted inside the premises (inclusive of staff) at any one time shall not exceed:-*

*Basement 10 persons  
Ground Floor 8 persons*

*With no more than 16 persons at any one time.*

#### **Conditions proposed by Police Licensing Team:**

2. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. 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. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period. – Also proposed by the Metropolitan Police Service
3. 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. – Also proposed by the Metropolitan Police Service
4. 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) all ejections of patrons
- (c) any complaints received concerning crime and disorder
- (d) any incidents of disorder
- (e) any faults in the CCTV system or searching equipment or scanning equipment
- (f) any refusal of the sale of alcohol
- (g) any visit by a relevant authority or emergency service.

5. There shall be no sales of hot food or hot drink for consumption on the premises after  
Monday to Thursday 23:30  
Friday to Saturday 00:00  
Sunday 19:00

6. There shall be no sales of hot food or hot drink for consumption off the premises (after 23:00)

***\*Alternative condition proposed by Environmental Health;***

6a. *There shall be no take-away of hot food or hot drink after 23.00 hours daily.*

***\*Alternative condition proposed by Amenity Society;***

6b. *All food shall be consumed on the premises.*

7. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly

***\*Alternative condition proposed by Environmental Health;***

7a. *Notices shall be prominently displayed at exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.*

**Conditions proposed by Environmental Health Service; additional to those outlined above:**

8. After 23.00 hours the consumption of food inside the premises shall only be by customers seated.

9. A waiter/waitress service shall be provided.

10. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

11. After 22.00 hours the entrance doors shall be kept closed except for immediate access and egress.

***\*Alternative condition proposed by Amenity Society;***

11a. *The premises shall keep its doors closed after 23:00 on Friday and Saturday.*

12. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.

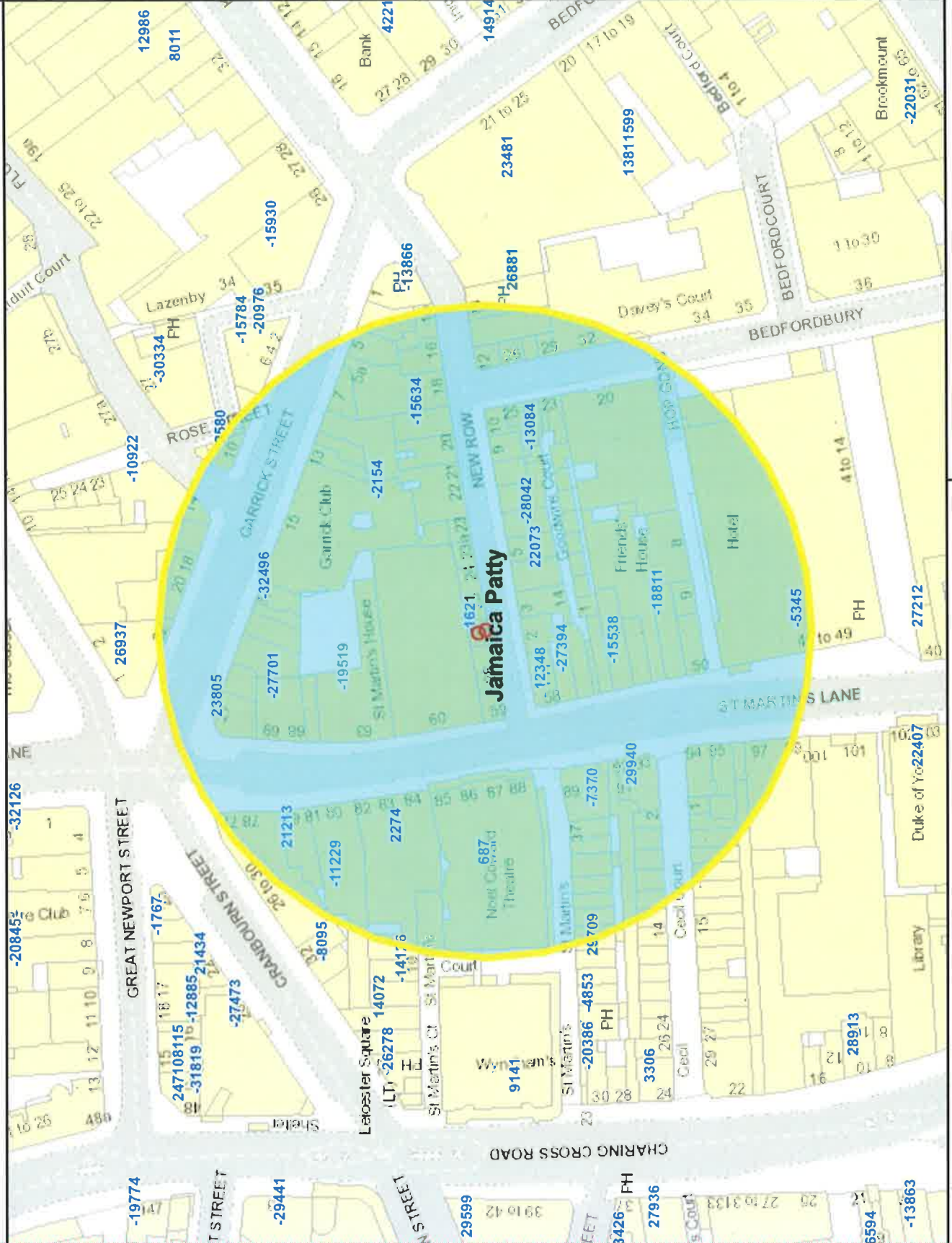
13. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

14. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.



# Jamaica Patty, Basement And Ground Floor, WC2N 4LA

City of Westminster



Residential / Proposed Residential	216
Under Construction	
Other Uses	242
Proportion Residential of all Uses	47%

Data Source: Uniform Database

Date: 05/11/2014

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Meters



**Premises within 75 metres of: Jamaica Patty, Basement And Ground Floor, 26 New Row, WC2N 4LA**

<b>p / n</b>	<b>Name of Premises</b>	<b>Premises Address</b>	<b>Opening Hours</b>
-32496	Simurg	17 Garrick Street WC2E 9AX	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-27394	Pepe Restaurant	57 St Martin's Lane WC2N 4EA	Monday to Thursday 11:00 - 00:00 Friday to Saturday 11:00 - 01:00 Sunday 11:00 - 22:30
-19519	Tarantino	Garrick House 63 - 66 St Martin's Lane WC2N 4JS	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-18811	Cote	Ground Floor 51 St Martin's Lane WC2N 4EA	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-15634	Benito's Hat	Ground 19 New Row WC2N 4LA	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-13084	Giovanni's Restaurant	10 Goodwin's Court WC2N 4LL	Monday to Saturday 10:00 - 15:00 Monday to Saturday 18:00 - 00:30 Sunday 12:00 - 15:00 Sunday 18:00 - 00:00
-5345	St Martin's Lane Hotel	Ground Floor 42 - 49 St Martin's Lane WC2N 4ER	Monday to Sunday 00:00 - 00:00
687	Noel Coward Theatre	Noel Coward Theatre 85-89 St Martin's Lane WC2N 4AU	Monday to Sunday 09:00 - 01:00
2274	Brown's Restaurant	82-84 St Martin's Lane WC2N 4AG	Monday to Sunday 08:00 - 00:00 Thursday to Saturday 08:00 - 01:30 Sunday to Wednesday 08:00 - 00:30
12348	The Angel & Crown	58 St Martin's Lane WC2N 4EA	Monday to Thursday 10:00 - 23:30 Friday to Saturday 10:00 - 00:00 Sunday 12:00 - 22:50 Sundays before Bank Holidays 12:00 - 00:00 Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
21213	Steak & Co	Ground Floor 79 St Martin's Lane WC2N 4AA	Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00
22073	Cafe Nuvo	4 New Row WC2N 4LH	Monday to Sunday 08:00 - 23:00
23805	Bella Italia	70 St Martin's Lane WC2N 4JS	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
29940	Chipotle Mexican Grill	92-93 St Martin's Lane WC2N 4AP	Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00
-28042	Grand Indian 1 Restaurant	6 New Row WC2N 4LH	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-27701	McDonald's	68-69 St Martin's Lane WC2N 4JS	Sunday to Thursday 23:00 - 00:00 Friday to Saturday 23:00 - 01:00
-15538	Green Man & French Horn	54 St Martin's Lane WC2N 4EA	Monday to Thursday 10:00 - 23:30 Friday to Saturday 10:00 - 00:00 Sunday 12:00 - 23:00
-11229	Pizza Express	Ground Floor 80-81 St Martin's Lane WC2N 4AA	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-7370	The Salisbury Public House	The Salisbury Public House 90 St Martin's Lane WC2N 4AP	Monday to Thursday 07:00 - 23:30 Friday to Saturday 07:00 - 00:00 Sunday 07:00 - 22:30 Monday to Wednesday 07:00 - 00:00 Thursday 07:00 - 00:30 Friday to Saturday 07:00 - 01:00 Sunday 07:00 - 23:30
-2154	Garrick Club	15 Garrick Street WC2E 9AY	Monday to Sunday 07:00 - 01:30
-1621	Spud	Basement And Ground Floor 26 New Row WC2N 4LA	Monday to Sunday 08:00 - 23:00
2580	Le Garrick	Ground Floor And Basement 10 - 12 Garrick Street WC2E 9BH	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00

\* required information

### Section 1 of 19

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference  This is the unique reference for this application generated by the system.

Your reference  You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes  No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

### Applicant Details

\* First name

\* Family name

\* E-mail

Main telephone number  Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

Applying as a business or organisation, including as a sole trader

Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

### Applicant Business

\* Is your business registered in the UK with Companies House?  Yes  No

\* Registration number

\* Business name  If your business is registered, use its registered name.

\* VAT number   Put "none" if you are not registered for VAT.

\* Legal status

Continued from previous page...

\* Your position in the business DIRECTOR

Home country United Kingdom

The country where the headquarters of your business is located.

**Registered Address**

Address registered with Companies House.

\* Building number or name 25

\* Street HARLEY STREET

District

\* City or town LONDON

County or administrative area

\* Postcode W1G 9BR

\* Country United Kingdom

**Section 2 of 19**

**PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

**Premises Address**

Are you able to provide a postal address, OS map reference or description of the premises?

Address  OS map reference  Description

**Postal Address Of Premises**

Building number or name SHOP AND BASEMENT 26

Street NEW ROW

District WESTMINSTER

City or town LONDON

County or administrative area

Postcode WC2N 4LA

Country United Kingdom

**Further Details**

Telephone number 0207 8363334

Non-domestic rateable value of premises (£) 29,000

### Section 3 of 19

#### APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company
- A partnership
- An unincorporated association
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales
- Other (for example a statutory corporation)

#### Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

### Section 4 of 19

#### NON INDIVIDUAL APPLICANTS

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

#### Non Individual Applicant's Name

Name

JAMAICA PATTY CO LIMITED

#### Details

Registered number (where applicable)

08381373

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

PRIVATE LIMITED COMPANY

**Address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Contact Details**

E-mail

Telephone number

Other telephone number

**Section 5 of 19**

**OPERATING SCHEDULE**

When do you want the premises licence to start?  /  /   
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end  /  /   
dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

Shop selling hot food and beverages eat in and takeaway in New Row Covent Garden.No alcohol being sold. Shop is on ground floor level with 12 covers in basement and some seating on ground floor.

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Continued from previous page...

**Section 6 of 19**

**PROVISION OF PLAYS**

Will you be providing plays?

Yes  No

**Section 7 of 19**

**PROVISION OF FILMS**

Will you be providing films?

Yes  No

**Section 8 of 19**

**PROVISION OF INDOOR SPORTING EVENTS**

Will you be providing indoor sporting events?

Yes  No

**Section 9 of 19**

**PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

Will you be providing boxing or wrestling entertainments?

Yes  No

**Section 10 of 19**

**PROVISION OF LIVE MUSIC**

Will you be providing live music?

Yes  No

**Section 11 of 19**

**PROVISION OF RECORDED MUSIC**

Will you be providing recorded music?

Yes  No

**Section 12 of 19**

**PROVISION OF PERFORMANCES OF DANCE**

Will you be providing performances of dance?

Yes  No

**Section 13 of 19**

**PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**

Will you be providing anything similar to live music, recorded music or performances of dance?

Yes  No

**Section 14 of 19**

**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

Continued from previous page...

Yes

No

### Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the provision of late night refreshment take place indoors or outdoors or both?

Indoors

Outdoors

Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Sale of hot food and beverages after 23:00

State any seasonal variations

**Continued from previous page...**

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of late night refreshments at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

**Section 15 of 19**

**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

- Yes                       No

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor  
 As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

**Section 16 of 19**

**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

**Section 17 of 19**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**



Continued from previous page...

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Continued from previous page...

**Section 18 of 19**

**LICENSING OBJECTIVES**

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

Conditions to be agreed with responsible authorities

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

e) The protection of children from harm

**Section 19 of 19**

**PAYMENT DETAILS**

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at [http://www.voa.gov.uk/business\\_rates/index.htm](http://www.voa.gov.uk/business_rates/index.htm)

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £8700	£315.00
Band D - £87001 to £12500	£450.00*
Band E - £125001 and over	£635.00*

\*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £12500	£900.00
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**Continued from previous page...**

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000 -14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39000	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00
Capacity 80000-89999	£56,000.00
Capacity 90000 and over	£64,000.00

\* Fee amount (£)

**ATTACHMENTS**

**AUTHORITY POSTAL ADDRESS**

**Address**

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

**DECLARATION**

\* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>

*Continued from previous page...*

Add another signatory

Once you're finished you need to do the following:





1. Save this form to your computer by clicking file/save as...

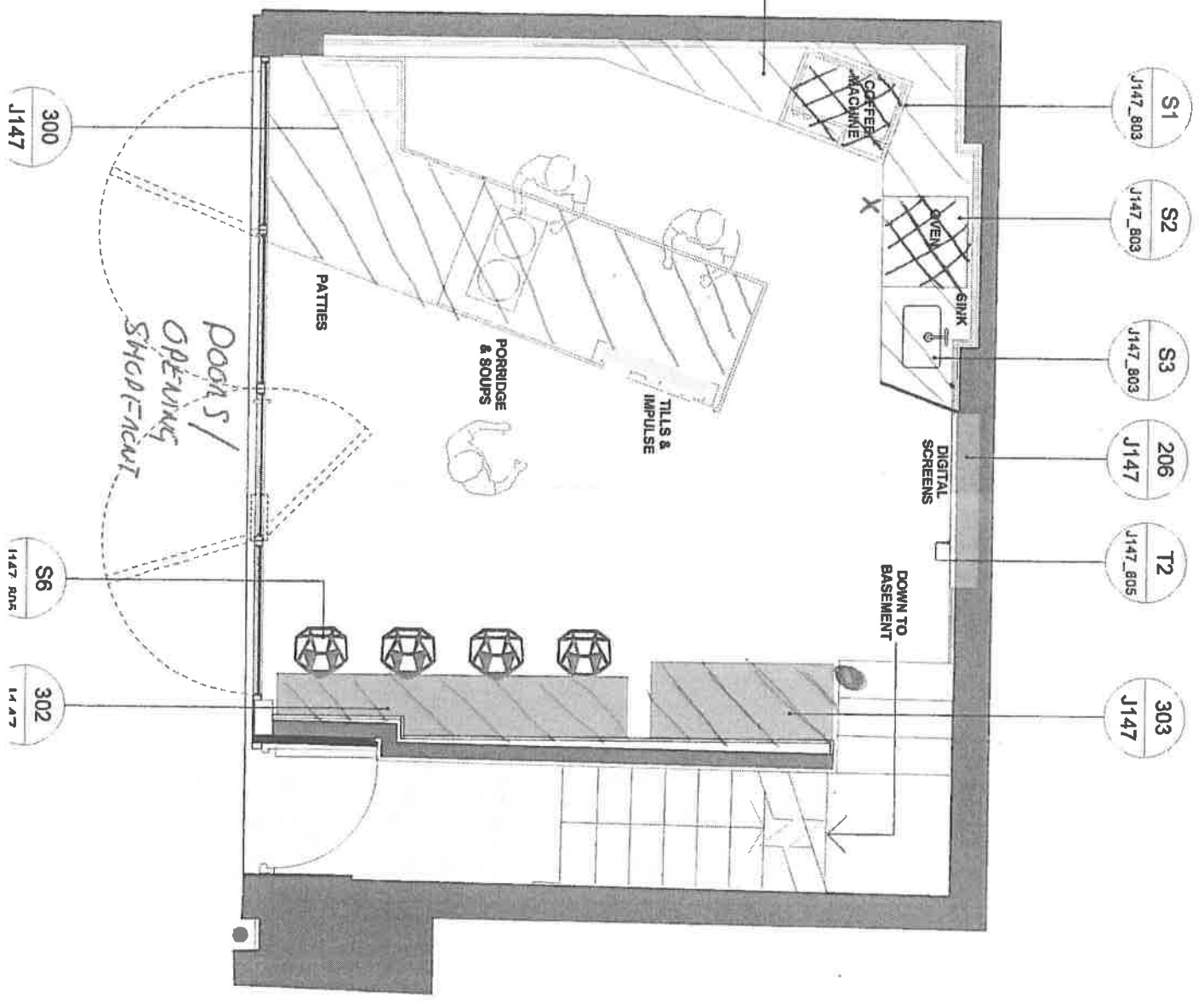
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/westminster/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.





**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

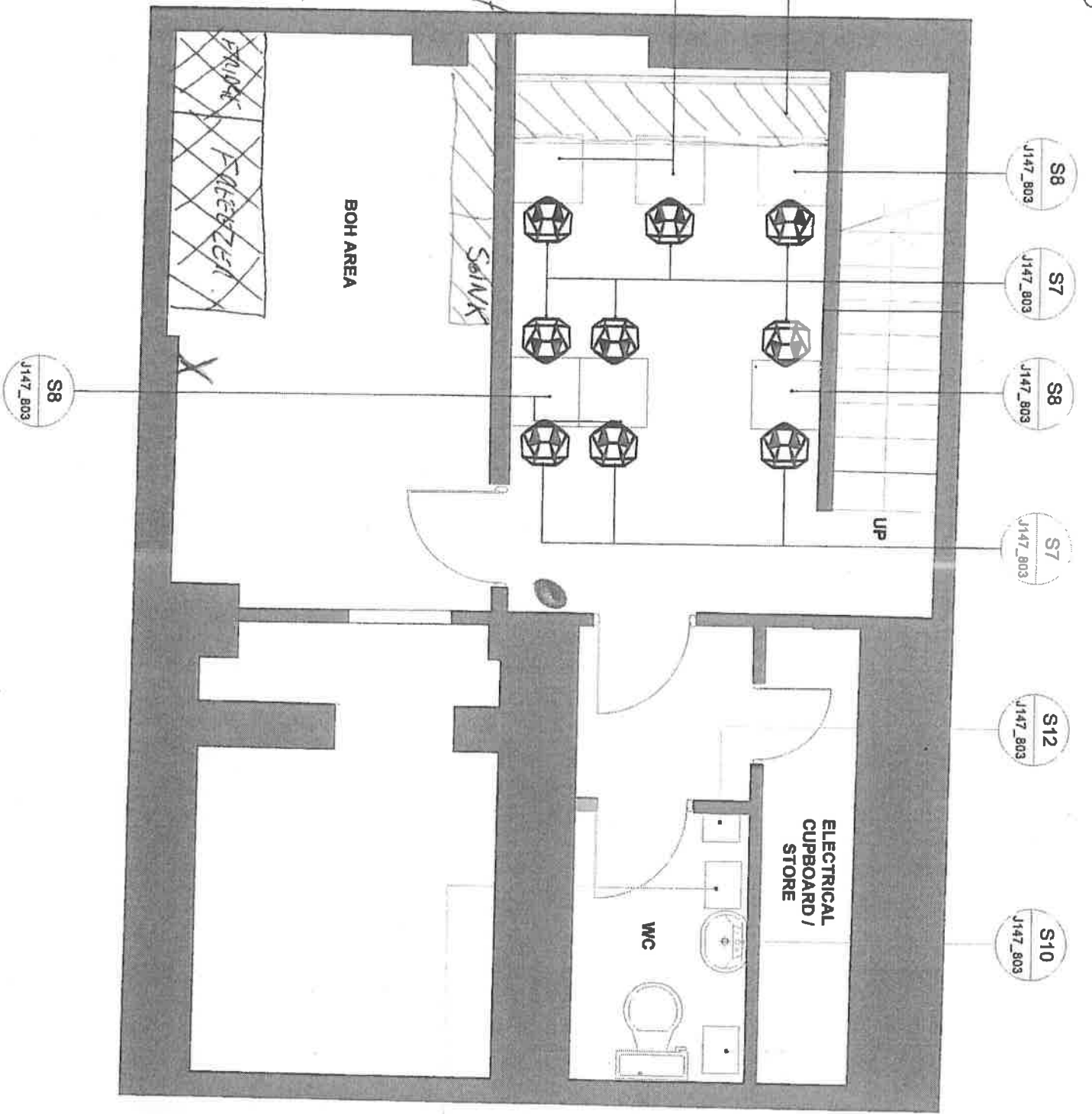
JAMAICA PARTY CO  
 26 New Now  
 Ground Floor

-  = Fixed Furniture
-  = Kitchen Equipment
-  = Fire Blanket
-  = Fire Extinguisher



JAMICA PARTY CO  
 26 NEW NEW  
 BASEMENT

 = Fixed Furniture  
 = Kitchen Equipment  
 = Fire Marked  
 = Fire Extinguisher



S8  
 J147\_803

S8  
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**TO** Licensing Officer

**REFERENCE** 14/08128/LIPN

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**FROM** EH Consultation Team

**REFERENCE**

**BEING DEALT WITH BY** Ian Watson (iwatson@westminster.gov.uk)

**TELEPHONE** 020 7641 3183

**DATE** 20th October 2014

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**The Licensing Act 2003**

**Jamaica Patty, 26 New Row, WC2**

I refer to the application for a New Premises Licence.

**The premises are located within the West End Stress Area as stated in the City of Westminster's Statement of Licensing Policy.**

The applicant has submitted a floor plan of the ground floor and basement.

This representation is based on the plans and operating schedule submitted.

The applicant is seeking the following

1. To provide Late Night Refreshment 'Indoors' and 'Outdoors' Monday to Saturday between 23.00 and 00.00 hours.

I wish to make the following representation

1. The provision and hours requested for Late Night Refreshment will have the likely effect of causing an increase in Public Nuisance within the West End Stress Area.

The granting of the application as presented would have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the West End Stress Area.

The applicant has not provided any conditions in support of the application.

The application is contrary to Westminster Licensing policy FFP2.

Should you wish to discuss the matter further please do not hesitate to contact me.

Ian Watson  
Senior Practitioner Environmental Health (Licensing)

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TO Licensing Officer

REFERENCE 14/08128/LIPN

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FROM EH Consultation Team

REFERENCE

BEING DEALT WITH BY Ian Watson (iwatson@westminster.gov.uk)

TELEPHONE 020 7641 3183

DATE 12th November 2014

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**The Licensing Act 2003**

**Jamaica Patty, 26 New Row, WC2**

I refer to the application for a New Premises Licence.

**The premises are located within the West End Stress Area as stated in the City of Westminster's Statement of Licensing Policy.**

The following conditions are proposed by Environmental Health to support the licensing objectives if the application is granted.

1. There shall be no take-away of hot food or hot drink after 23.00 hours daily.
2. After 23.00 hours the consumption of food inside the premises shall only be by customers seated.
3. A waiter/waitress service shall be provided.
4. The maximum number of persons permitted inside the premises (inclusive of staff) at any one time shall not exceed
  - Basement 10 persons
  - Ground Floor 8 persons
  - With no more than 16 persons at any one time.
5. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
6. After 22.00 hours the entrance doors shall be kept closed except for immediate access and egress.
7. Notices shall be prominently displayed at exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.



8. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
9. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
10. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.

Should you wish to discuss the matter further please do not hesitate to contact me.

Ian Watson  
Senior Practitioner Environmental Health (Licensing)

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TO Licensing Officer

REFERENCE 14/08128/LIPN

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FROM EH Consultation Team

REFERENCE

BEING DEALT WITH BY Ian Watson (iwatson@westminster.gov.uk)

TELEPHONE 020 7641 3183

DATE 12th November 2014

---

**The Licensing Act 2003**

**Jamaica Patty, 26 New Row, WC2**

I refer to the application for a New Premises Licence.

**The premises are located within the West End Stress Area as stated in the City of Westminster's Statement of Licensing Policy.**

Noise history

Saturday 6<sup>th</sup> September 2014 @ 21.50 hours. Complaint of loud music from the Jamaica Patty Co restaurant. Ongoing all day. Complainant contacted @ 22.06 hours no answer left message will drive by. Visited @ 00.10 hours and no noise at the time.

Tuesday 16<sup>th</sup> September 2014 @ 23.09 hours. Loud music coming from the Jamaica Patty goes on every night for past two weeks. Complainant contacted @ 23.27 hours and noise had stopped but shop still open. Visited @ 23.45 hours and no noise heard at time of visit. Spoke to shop assistance who did not give his name, says Teresa Roberts is the manager and can be contacted on 0207 836 xxxx. email is info@jamaicapatty.co.uk. Will speak to Teresa regarding complaint and give advice.

Wednesday 17<sup>th</sup> September 2014 @ 22.27 hours. Take away food place playing music in premises which is disturbing the resident. Coming from vicinity of Jamaica Patty Co. Complainant contacted @ 22.53 hours and in bed and music was on earlier. Now stopped. Advice given on EPA 90 etc, complainant unwilling to allow NT visit.

Should you wish to discuss the matter further please do not hesitate to contact me.

Ian Watson  
Senior Practitioner Environmental Health (Licensing)

Your

Our 14/08128/LIPN

Date: 26<sup>th</sup> September 2014

**METROPOLITAN POLICE  
SERVICE**

**Constable Chris Marriott 3540CW**  
Westminster Police Licensing Unit  
**Westminster City Hall**  
Fourth Floor  
64 Victoria Street  
London  
SW1E 6QP

Telephone: 020 7641 1705

mob

Facsimile: 020 7641 4236

Email: cmarrriott2@westminster.gov.uk

**Application for a New Premises Licence: Jamaica Patty, 26 New Road, WC2**

Dear Mr Roberts,

With reference to the above application, I am writing to inform you that the Metropolitan Police, as a responsible authority have representations to this application. It is our belief that if granted the application would undermine the Licensing Objectives.

The venue is situated within the West End stress area where this is traditionally high crime and disorder. There are concerns that this application will cause further policing problems in an already demanding area and add to the cumulative impact.

Below are the conditions police require. Should you agree to them being added to the operating schedule, we may be in a position to withdraw our representation.

1. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. 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. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
2. 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 are

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.

3. 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) all ejections of patrons
  - (c) any complaints received concerning crime and disorder
  - (d) any incidents of disorder
  - (e) any faults in the CCTV system or searching equipment or scanning equipment
  - (f) any refusal of the sale of alcohol
  - (g) any visit by a relevant authority or emergency service.
  
4. There shall be no sales of hot food or hot drink for consumption on the premises after:  
Monday – Thursday 23:30 hours  
Friday – Saturday 00:00 hours  
Sunday 1900 hours
  
5. There shall be no sales of hot food or hot drink for consumption off the premises (after 23.00).
  
6. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

Should you wish to discuss the matter further please contact me on **0207 641 3179** or via email [cmarriott2@westminster.gov.uk](mailto:cmarriott2@westminster.gov.uk)

Yours sincerely

Chris Marriott.

# Comments for Licensing Application 14/08128/LIPN

## Application Summary

Application Number: 14/08128/LIPN

Address: Basement And Ground Floor 26 New Row London WC2N 4LA

Proposal: Premises Licence - New

Case Officer: Miss Bina Patel

## Customer Details

Name: Mr Steven Fairbrother

Address: Apartment 1 23A New Row London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Comment Reasons:

Comment:4:44 PM on 22 Oct 2014 22nd October 2014

I wish to object to the extension proposed. This application will result in additional noise at a time when customers are likely to have been consuming alcohol and less likely to consider local residents. The design of these premises are a shop front that opens completely onto the street making an extension even more unsuitable in my opinion. Noise will not be contained within. In addition these premise have small benches outside for customers to sit on which they do not have permission for.

Many Thanks - Steven Fairbrother

# Comments for Licensing Application 14/08128/LIPN

## Application Summary

Application Number: 14/08128/LIPN

Address: Basement And Ground Floor 26 New Row London WC2N 4LA

Proposal: Premises Licence - New

Case Officer: Miss Bina Patel

## Customer Details

Name: Ms Abigail Hedderwick

Address: Flat 3 12 Goodwins Court London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Comment Reasons:

Comment:4:14 PM on 20 Oct 2014 I strongly object to this licence application on the grounds of public nuisance. I live diagonally opposite this premises with my bedroom windows looking out onto New Row.

This summer, despite having double glazing in my closed bedroom windows, I was repeatedly disturbed by music played by Jamaica Patty around 23.00. The shop appeared to play music with the doors wide open in order to attract late night passing trade.

I contacted your noise officers and made a complaint twice, but this was after several weeks of disturbance. Your licensing officer did contact me about this, but I was on holiday so couldn't speak to him.

I believe that granting this licence will cause further disturbance to my neighbours and my household even later at night when we have a right to expect relative peace and quiet and should therefore not be granted.

**Patel, Bina**

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**From:** Tanja Howarth [tanja.howarth@btinternet.com]  
**Sent:** 09 October 2014 19:25  
**To:** Premises Licensing  
**Cc:** Meredith Whitten  
**Subject:** Jamaica Patty, 26 New Row, London WC2N 4LA - ref.: 14/08128/LIPN

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

For the attention of Steve Harrison

As a resident for over 30 years at 19 New Row, I strongly object to the Council granting the licensable activities listed in the application.

New Row is already suffering from late-night noise caused by people frequenting THE WHITE SWAN pub, THE ROUNDHOUSE, BENITO'S HAT and THE JUICE PLACE in Bedfordbury. To add another late-night eatery would really make life for residents even more miserable than it is already.

This license would cause immense public nuisance and disorder and I hope Westminster Council will not grant it.

Yours sincerely

Tanja Howarth  
19 New Row  
London WC2N 4LA  
Tel: 0207 2405553

Sent from my iPad

# Comments for Licensing Application 14/08128/LIPN

## Application Summary

Application Number: 14/08128/LIPN

Address: Basement And Ground Floor 26 New Row London WC2N 4LA

Proposal: Premises Licence - New

Case Officer: Miss Bina Patel

## Customer Details

Name: Mrs Sarah Lane

Address: First Floor 13 New Row, London, City of Westminster WC2N 4LF

## Comment Details

Commenter Type: Local Group

Stance: Customer objects to the Licensing Application

Comment Reasons:

Comment: 1:05 PM on 21 Oct 2014 This application is for Late Night Refreshment on 6 days per week from 23:00-00:00 (every day except Sunday). There are no conditions listed in the Operating Schedule which merely states "Conditions to be agreed with responsible authorities". The Trust believes that a licence for LNR which runs later than the core hours will encourage people to stay in the area rather than disperse and so will harm the licensing objective of the prevention of public nuisance. This is particularly the case because the product sold on the premises is easy to eat "on the go" and so will be eaten on the street. We are also concerned for the potential for a hot food takeaway to attract people to New Row in the late evening. There are residents in many of the buildings at above ground floor level and the noise of people in what is otherwise a relatively quiet street is likely to cause a nuisance. The fact that the street is narrow and bounded by high buildings also has the effect of causing a "funnel" of noise, thereby amplifying it. For these reasons we ask that the Licence is refused. If the Licensing Authority chooses to grant a licence up until core hours we would ask that they impose a condition requiring the openable doors of the shopfront are kept closed except for the entry/exit of customers after 23:00 on Friday and Saturday (when core hours are until 00:00); if the Licensing Authority chooses to grant the licence hours completely then in addition to the condition above we ask that the premises be restricted to serve hot food for consumption on the premises only after the end of core hours.

*Covent Garden Trust*



**Patel, Bina**

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**From:** Selwyn Hardy [selwyn.hardy@clara.co.uk]  
**Sent:** 07 October 2014 16:23  
**To:** Jackie Dickens; Premises Licensing  
**Subject:** 26 New Row Jamaican Patty

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**BURLEIGH MANSIONS RESIDENTS' ASSOCIATION**  
as from 42 Burleigh Mansions

96 St. Martin's Lane

London WC2H 0HU

6<sup>th</sup> October 2014

Licensing Service

4<sup>th</sup> Floor City Hall

64 Victoria Street

London SW1P 6QP

Dear Sirs,

26 NEW ROW, LONDON WC2N 4LA JAMAICAN PATTY

We read your notice in West End Extra. We are surprised that have not been notified by your staff despite the fact that many of our residents live well within 100 yards of these premises.

We object to this application which seems to seek to serve food late until midnight Monday to Saturday. The applicant does not appear to ask for a license to sell alcohol. If we have misunderstood and he does wish to serve alcohol, we would object to such a request.

This unit has wide doors which fold back to the width of the café and two tables and four chairs in the narrow New Row. We do not agree that permission should have been granted for this shop front or the tables and chairs. There are local residents who live directly opposite this shop and basement unit. We fear that they would be disturbed by this late night use.

Our particular fear in St. Martin's Lane is that late night revellers would hang about in the street after the pubs have closed and purchase take away food from this café. They would then hang about in the street eating the food which would encourage them to delay moving on to late night buses or tubes.

We are already very disturbed by late night noise in St. Martin's Lane after the pubs close, then again after 3.30 am when some local clubs close and once more as revellers from clubs some way away which close at 4.00 am. What we want is for people to go home quickly and quietly.

There seems little chance of the "quietly" but we oppose anything that would encourage late night revellers to hang about in the street. If the proposal is to serve food inside the café with the doors closed after 11 pm. and not on the tables and chairs on the pavement after 11 pm we would withdraw our objection.

Yours faithfully,

Selwyn Hardy

Chairman BMRA

copy secretary BMRA

# Comments for Licensing Application 14/08128/LIPN

## Application Summary

Application Number: 14/08128/LIPN

Address: Basement And Ground Floor 26 New Row London WC2N 4LA

Proposal: Premises Licence - New

Case Officer: Miss Bina Patel

## Customer Details

Name: Mr David Kaner

Address: 21 Mercer Street London

## Comment Details

Commenter Type: Residents Association

Stance: Customer objects to the Licensing Application

Comment Reasons:

Comment: 7:43 PM on 29 Sep 2014 This representation is being made on behalf of the Covent Garden Community Association.

This application is for Late Night Refreshment on 6 days per week from 23:00-00:00 (every day except Sunday).

There are no conditions listed in the Operating Schedule which merely states "Conditions to be agreed with responsible authorities".

We believe that a licence for LNR which runs later than the core hours will encourage people to stay in the area rather than disperse and so will harm the licensing objective of the prevention of public nuisance. This is particularly the case because this type of product is easy to eat "on the go" and so will be eaten on the street.

We are also concerned for the potential for a hot food takeaway to attract people to New Row in the late evening. There are residents in many of the buildings at above ground floor level and the noise of people in what is otherwise a relatively quiet street is likely to cause a nuisance.

For these reasons we ask that the Licence is refused.

If the Licensing Authority chooses to grant a licence up until core hours we would ask that they impose a condition requiring the doors/shopfront are kept closed except for the entry/exit of customers after 23:00 on Friday and Saturday (when core hours are until 00:00)

if the Licensing Authority chooses to grant the licence hours completely then in addition to the condition above we ask that the premises be restricted to serve hot food for consumption on the

premises only after the end of core hours.

Yours sincerely

David Kaner  
CGCA Licensing Committee

If the

# JAMAICA PATTY CO.



  
FREE BLUE MOUNTAIN  
CAPPUCCINO OR LATTE  
WITH EVERY SLICE  
OF TORTUOLA RASA  
CAKE PURCHASED  
£2.60 TAKE AWAY  
£3.10 EAT IN  
JAMAICA PATTY CO. LTD.  
JAMAICAPATTY.CO.UK

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