



City of Westminster

Committee Agenda

Title: **Licensing Sub-Committee (1)**

Meeting Date: **Thursday 26th January, 2017**

Time: **10.00 am**

Venue: **Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP**

Members: **Councillors:**

Tim Mitchell (Chairman)
Heather Acton
Jan Prendergast

Members of the public are welcome to attend the meeting and listen to the discussion Part 1 of the Agenda

Admission to the public gallery is by ticket, issued from the ground floor reception at City Hall from 9.00am. If you have a disability and require any special assistance please contact the Committee Officer (details listed below) in advance of the meeting.



An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact the Committee Officer, Jonathan Deacon.

**Email: jdeacon@westminster.gov.uk Tel: 020 7641 2783
Corporate Website: www.westminster.gov.uk**

Note for Members: Members are reminded that Officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. With regard to item 2, guidance on declarations of interests is included in the Code of Governance; if Members and Officers have any particular questions they should contact the Director of Law in advance of the meeting please.

AGENDA

PART 1 (IN PUBLIC)

1. MEMBERSHIP

To report any changes to the membership.

2. DECLARATIONS OF INTEREST

To receive declarations by Members and Officers of any personal or prejudicial interests in matters on this agenda.

Licensing Applications for Determination

1. THE WELLINGTON CLUB, 116A KNIGHTSBRIDGE, SW1

(Pages 1 - 46)

| App No | Ward/ Cumulative Impact Area | Site Name and Address | Application | Licensing Reference Number |
|--------|------------------------------------------------------------------|----------------------------------------------|-------------|----------------------------|
| 1. | Knightsbridge and Belgravia Ward / not in cumulative impact area | The Wellington Club, 116A Knightsbridge, SW1 | New | 16/11875/LIPN |

2. PREMIER INN, 90-104 BERWICK STREET, W1

(Pages 47 - 80)

| App No | Ward/ Cumulative Impact Area | Site Name and Address | Application | Licensing Reference Number |
|--------|------------------------------|-----------------------|-------------|----------------------------|
| 2. | West End Ward / | Premier Inn, 90- | New | 16/11235/LIPN |

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|--|------------------------------------------|------------------------------|--|--|
| | West End Cumulative Impact Area | 104 Berwick Street, W1 | | |
|--|------------------------------------------|------------------------------|--|--|

3. THE LEXINGTON, 34 LEXINGTON STREET, W1

**(Pages 81 -
198)**

| App No | Ward/ Cumulative Impact Area | Site Name and Address | Application | Licensing Reference Number |
|--------|----------------------------------------------------------------|----------------------------------------------------|-------------|----------------------------------|
| 3. | West End Ward / West End Cumulative Impact Area | The Lexington, 34 Lexington Street, W1 | New | 16/12033/LIPN |

4. 38 ST JOHN'S WOOD TERRACE, NW8

**(Pages 199 -
224)**

| App No | Ward/ Cumulative Impact Area | Site Name and Address | Application | Licensing Reference Number |
|--------|-------------------------------------------------------------------|--------------------------------------------|-------------|----------------------------------|
| 4. | Abbey Road Ward / not in cumulative impact area | 38 St John's Wood Terrace, NW8 | New | 16/11417/LIPN |

**Charlie Parker
Chief Executive
20 January 2017**

In considering applications for premises licences under the Licensing Act 2003, the sub-committee is advised of the following:

POLICY CONSIDERATIONS

The City of Westminster statement of licensing policy applies to all applications where relevant representations have been made. The Licensing Sub-Committee is required to have regard to the City of Westminster statement of Licensing Policy and the guidance issued by the Secretary of state under Section 182 of the Licensing Act 2003.

GUIDANCE CONSIDERATIONS

The Licensing Authority is required to have regard to any guidance issued by the Secretary of State under the Licensing Act 2003.

CORE HOURS WHEN CUSTOMERS ARE PERMITTED TO BE ON THE PREMISES (As set out in the Council's Statement of Licensing Policy 2011)

- For premises for the supply of alcohol for consumption on the premises:

Friday and Saturday: 10:00 to midnight

Sundays immediately prior to Bank Holidays: Midday to midnight

Other Sundays: Midday to 22:30

Monday to Thursday: 10:00 to 23:30.

- For premises for the supply of alcohol for consumption off the premises:

Monday to Saturday: 08:00 to 23:00

Sundays: 10:00 to 22:30.

- For premises for the provision of other licensable activities:

Friday and Saturday: 09.00 to midnight

Sundays immediately prior to Bank Holidays: 09.00 to midnight

Other Sundays: 09.00 to 22.30

Monday to Thursday: 09.00 to 23.30.

| | |
|--------------------|----------------------------------------------------------------------|
| Item No: | |
| Date: | 26 January 2017 |
| Licensing Ref No: | 16/11875/LIPN - New Premises Licence |
| Title of Report: | The Wellington Club - Shadow Licence 116A Knightsbridge London |
| Report of: | Director of Public Protection and Licensing |
| Wards involved: | Knightsbridge And Belgravia |
| Policy context: | City of Westminster Statement of Licensing Policy |
| Financial summary: | None |
| Report Author: | Miss Heidi Lawrance Senior Licensing Officer |
| Contact details | Telephone: 020 7641 2751 Email: hlawrance@westminster.gov.uk |

1. Application

| 1-A Applicant and premises | | | |
|-----------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------|
| Application Type: | New Premises Licence, Licensing Act 2003 | | |
| Application received date: | 1 November 2016 | | |
| Applicant: | Quaver Limited | | |
| Premises: | The Wellington Club - Shadow Licence | | |
| Premises address: | The Wellington Club 116A Knightsbridge London SW1X 7PL | Ward: | Knightsbridge and Belgravia |
| | | Cumulative Impact Area: | None |
| Premises description: | The premises is currently operating as a Public House. This is an application for a Shadow Licence. | | |
| Premises licence history: | The premises does currently have a Premises Licence (ref: 16/06685/LIPT). | | |
| Applicant submissions: | None submitted. | | |

| 1-B Proposed licensable activities and hours | | | | | | | |
|---------------------------------------------------|------------|--------------------------------------------------------------------------------|------------|----------------------------------|------------|------------|------------|
| Live Music | | | | Indoors, outdoors or both | | | Indoors |
| Day: | Mon | Tues | Wed | Thur | Fri | Sat | Sun |
| Start: | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 |
| End: | 01:00 | 01:00 | 01:00 | 01:00 | 01:00 | 01:00 | 01:00 |
| Seasonal variations/ Non-standard timings: | | From the end of trade on New Years Eve to the start of Trade on New Years Day. | | | | | |

| | | | | | | | |
|---------------------------------------------------|------------|--------------------------------------------------------------------------------|------------|----------------------------------|------------|------------|------------|
| Recorded Music | | | | Indoors, outdoors or both | | | Indoors |
| Day: | Mon | Tues | Wed | Thur | Fri | Sat | Sun |
| Start: | 00:00 | 00:00 | 00:00 | 00:00 | 00:00 | 00:00 | 00:00 |
| End: | 00:00 | 00:00 | 00:00 | 00:00 | 00:00 | 00:00 | 00:00 |
| Seasonal variations/ Non-standard timings: | | From the end of trade on New Years Eve to the start of Trade on New Years Day. | | | | | |

| | | | | | | | |
|---------------------------------------------------|------------|-------------|--------------------------------------------------------------------------------|----------------------------------|------------|------------|------------|
| Performance of Dance | | | | Indoors, outdoors or both | | | Indoors |
| Day: | Mon | Tues | Wed | Thur | Fri | Sat | Sun |
| Start: | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 |
| End: | 01:00 | 01:00 | 01:00 | 01:00 | 01:00 | 01:00 | 01:00 |
| Seasonal variations/ Non-standard timings: | | | From the end of trade on New Years Eve to the start of Trade on New Years Day. | | | | |

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|----------------------------------------------------------------------------------|------------|-------------|--------------------------------------------------------------------------------|----------------------------------|------------|------------|------------|
| Anything of a Similar Description to Live music, Recorded Music and Dance | | | | Indoors, outdoors or both | | | Indoors |
| Day: | Mon | Tues | Wed | Thur | Fri | Sat | Sun |
| Start: | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 |
| End: | 01:00 | 01:00 | 01:00 | 01:00 | 01:00 | 01:00 | 01:00 |
| Seasonal variations/ Non-standard timings: | | | From the end of trade on New Years Eve to the start of Trade on New Years Day. | | | | |

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|---------------------------------------------------|------------|-------------|-----------------------------------------------------------|----------------------------------|------------|------------|------------|
| 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 | 23:00 |
| End: | 01:30 | 01:30 | 01:30 | 01:30 | 01:30 | 01:30 | 01:00 |
| Seasonal variations/ Non-standard timings: | | | New years Eve from 23:00hrs to 05:00hrs on New Years Day. | | | | |

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|---------------------------------------------------|------------|-------------|--------------------------------------------------------------------------------|---------------------------------|------------|------------|------------|
| 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: | 01:00 | 02:00 | 02:00 | 02:00 | 02:00 | 02:00 | 00:30 |
| Seasonal variations/ Non-standard timings: | | | From the end of trade on New Years Eve to the start of Trade on New Years Day. | | | | |

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|---------------------------------------------------|------------|-------------|--------------------------------------------------------------------------------|-------------|------------|------------|------------|
| Hours premises are open to the public | | | | | | | |
| Day: | Mon | Tues | Wed | Thur | Fri | Sat | Sun |
| Start: | 09:00 | 10:00 | 10:00 | 10:00 | 10:00 | 10:00 | 09:00 |
| End: | 01:30 | 02:00 | 02:00 | 02:00 | 02:00 | 02:00 | 01:00 |
| Seasonal variations/ Non-standard timings: | | | From the end of trade on New Years Eve to the start of Trade on New Years Day. | | | | |
| Adult Entertainment: | | | Not applicable. | | | | |

2. Representations

| 2-A Responsible Authorities | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Responsible Authority: | Metropolitan Police Service |
| Representative: | PC Adam Deweltz |
| Received: | 7 th November 2016 |
| <p>With reference to the above, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, will be making a representation against this application.</p> <p>This is a new application which seeks hours past those of Westminster core. It is our belief that if granted the application would undermine the Licensing Objectives in relation to The Prevention of Crime and Disorder.</p> <p><i>Following the submission of this representation, the MET Police have confirmed that the Crime Stats for the premises are very low and as a result they have withdrawn their representation.</i></p> | |

| 2-B Other Persons | |
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| Name: | Mr James Legg |
| Address and/or Residents Association: | LCM Group 3 Orbis Wharf Bridges Court Road London SW11 3GW |
| Received: | 29 th November 2016 |
| <ol style="list-style-type: none"> 1. We write to make a representation ("objection") on behalf of the Wellington Court RTM Company Limited ("RTM") - address seen above. 2. The objection is made in relation to the application made by Quaver Limited for a new premises license for The Wellington Club, 116A Knightsbridge, London SW1X 7PL ("the Club"). 3. The RTM represents 45 residents living in Wellington Court, which comprises of residential flats and the Club. 4. The RTM residents reside in the same building as the Club, which is on the ground floor and basement. The RTM and its residents are therefore in the vicinity. 5. Please find attached a written statement from the RTM with the names of all the residents signed by the management committee, all of whom reside in Wellington Court (Annex 1 of the Schedule). | |

6. Documents in support of these representations are set out in the Schedule attached hereto.

Reasons for the Objection

7. The objection is made due to the unacceptable impact granting the license will have on the residents of Wellington Court. The Club has historically affected the residents' quality of life.
8. Further, granting the new license is not appropriate for the promotion of the licensing objectives, which are addressed below

Prevention of Public Nuisance

9. The noise emanating from the Club already reaches an unacceptable level late at night. The level of noise (including loud music) after midnight is not acceptable, particularly in a residential area.
10. The patrons of the Club, during the trading period, use the surrounding area for urinating and vomiting. This is a regular occurrence, particularly on Friday and Saturday nights.
11. Further, the patrons of the Club leave the premises well after the trading hours (post 2am). This results in a crowd of drunk youths aggregating around the Club entrance, which is intimidating and a nuisance. The main nuisance is caused by yelling, swearing, fighting and obstruction of access to the building .
12. The police have been called to attend on numerous occasions, an example of such a time is in Annex 5 of the Schedule.
13. Granting the new license will exacerbate this public nuisance.

Prevention of Crime and Disorder

14. This issue has been touched on above.
15. The patrons of the Club already cause crime and disorder by:
 - a. Being drunk and disorderly near the Club and Wellington Court.
 - b. By urinating and vomiting in a public place.
 - c. By yelling, swearing and fighting as they leave the Club, this has caused the police to be called.
 - d. By congregating in large groups when they leave the Club, which often blocks the residents access to the building in which they live - this has caused the police to be called.
16. Granting the new license will exacerbate this problem.

Public Safety

17. The RTM has the upmost concern for the safety of its residents and the public.
18. The constant disturbance from the Club not only reduces our residents' quality of life, but also leaves them with concerns for their safety. This is unacceptable in any area and our residents also pay premium prices to live at Wellington Court.
19. Causing residents to be blocked from the entrance of their building late at night is unsafe.
20. Having crowds of drunk users of the Club lingering outside a residential area is not just a nuisance it's also unsafe.
21. Granting the new license will exacerbate this problem.

Conclusion

22. The issues described above stem mainly from loud music, alcohol consumption and people leaving the Club in the early hours of the morning.
23. The new license seeks to increase these activities with insufficient measures to prevent noise, disturbance and safety issues.
24. The new license will not promote the licensing objectives, but will increase the issues described and reduce further the quality of lives of the residents at Wellington Court.
25. Therefore, the RTM objects to the new licence and requests it be rejected.
26. Further, the RTM puts forwards conditions that should be put in place to reduce the above issues:
 - a. The Club must be fitted with adequate soundproofing to reduce noise emanating from the Club. This needs to be put in place in the Club premises and at the Club's expense.
 - b. A restriction on the Club's licensable activities so it does not trade beyond midnight.
 - c. Crowd control/ security to reduce the anti-social behaviour of the patrons leaving the Club late at night (vomiting, urinating, swearing, fighting etc).
27. Thank you for taking the time to consider our objection, which we stress is not made lightly or to cause inconvenience. The issues described are causing serious anguish to the RTM and its residents.

Mr Legg has also provided a link to CCTV footage and further information which can be found at Appendix 6

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| Name: | Miss Najy Nasser |
| Address and/or Residents Association: | 199 Knightsbridge London SW7 1RH |
| Received: | 29 th November 2016 |
| <p>I would like to object to this application. When the Wellington nightclub was open in the past, it resulted in nocturnal disturbance at night, with drunk people speaking very loudly, fighting or arguing, revving up engines, right under my children's bedrooms. The result was my children would be woken up in the middle of the night scared and exhausted and unable to go back to sleep. This causes significant problems as our children are then tired the next day, unable to focus at school and my wife and I will not have had a good night sleep either making the next day more challenging.</p> <p>Loud disturbance at night interferes with our right to quiet enjoyment of our family home and for a family to have proper rest before the next day.</p> | |
| Name: | Mr Francis Corbesier |
| Address and/or Residents Association: | 199 Knightsbridge London SW71RH |
| Received: | 29 th November 2016 |
| <p>There have been numerous issues surrounding this site in the past with rowdy behaviour late at night, various anti-social behaviour including fighting in the streets , people drinking and throwing empty bottles/glasses into the street, drugs, and noise issues related to exit of the customer late at night and their noisy vehicle movements.</p> <p>I wish the Westminster City Council licensing committee to consider my objection which is the same for every neighbour that this new application should be considered as a risk for all of us in terms of :</p> <ul style="list-style-type: none"> - Prevention of crime and disorder - Public safety - Prevention of public nuisance - Protection of children from harm | |
| Name: | Mrs Olivia Thornton |
| Address and/or Residents Association: | 20 Rutland St London SW7 1EF |
| Received: | 29 th November 2016 |
| <p>This sort of establishment should be limited to a recreational district like Soho, not lowering the social scene of this smart residential area. Respectable families with children live nearby.</p> | |

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| Name: | Ms Caroline Lemaire |
| Address and/or Residents Association: | Apartment 122 The Knightsbridge Apartments, 199 Knightsbridge London SW7 1RH |
| Received: | 29 th november 2016 |
| <p>I object to the application of The Wellington nightclub renewing their premises license. In the past, it resulted in many disturbances at night which would include disruptive people shouting in the streets, fighting and on many occasions the use of abusive language - having three young children woken up by this at unreasonable hours affected them and they would struggle to get back to sleep because of the continuous loud interruptions which were occurring outside. The impact on the children could be felt the next day with difficulty to get through the school day as they were exhausted. This is a residential area in which families ought to have rest at night both during weekdays and weekends.</p> | |
| Name: | Dr Therese Nasser |
| Address and/or Residents Association: | 10 Lancelot Place London SW7 1DR |
| Received: | 29 th November 2016 |
| <p>I strongly object to this new licence. This nightclub has already caused a lot of nuisance and anti-social behaviour in the past (fights, noise, littering of the street). We already have a lot of street littering and evening noise with Zuma and the pub on Raphael Street.</p> <p>I am afraid this club which opens very late will attract more problems in the area and will ruin the fine balance there is between permitting people to have fun and letting local residents enjoy a good night and living in a safe area.</p> <p>There are also many children in this area. I really think that there should not be too many nightclubs.</p> <p>I sincerely hope you will reject the application for this club.</p> | |
| Name: | Ian Fergusson |
| Address and/or Residents Association: | Turley The Charlotte Building 17 Gresse Street London W1T 1QL |
| Received: | 29 th November 2016 |
| <p>We are instructed by KRMC to object to the above application.</p> <p>KRMC represents the residents of 199 Knightsbridge which is occupied by over 200</p> | |

families, approximately 500 adults and children. 199 Knightsbridge is located on the opposite side of Knightsbridge from the subject site and is affected by its activities.

License Sought

The application suggests the Wellington Club, or 'The Welly' as per its website, has a 'main restaurant use', with ancillary music and dancing. The Club's capacity is identified as 180 (ground floor-80, basement-100). Information online indicates the basement has hosted music and dancing, with food served on the ground floor. The main use accordingly appears to be a nightclub. This accords with online reviews.

The application also refers to the Wellington Club as a 'private members' club' and sets a condition that there shall be 'no admission to membership of the Club within 48 hours of making a written application for membership'. Reviews online indicate this requirement has been waived in the past.

The proposed license will allow for up to 180 people to exit the premises at closing time (generally 02:00). The activity (and the scale of it) that this has and would cause is a concern to KRMC.

Objection

The Wellington Club has, in recent years, been an un-neighbourly presence in Knightsbridge. The license sought would create public nuisance and risk of crime and disorder and to public safety.

Residents of 199 Knightsbridge have witnessed fights on the street outside of the Club and been disturbed by cars revving engines in the early hours and patrons remaining in the vicinity and making noise after closing time.

The premises license seeks opening hours that exceed the Council's 'Core Hours'. It is considered that, if this license is granted, given the nature of the proposed use and for the reasons outlined above, the hours of operation should be restricted to the Core Hours and on-going monitoring of harm undertaken by the Council.

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| Name: | Robert Hays |
| Address and/or Residents Association: | General Manager Lancelot Place Knightsbridge 10 Lancelot Place London SW7 1DR |
| Received: | 29 th November 2016 |

1. I write to make a representation ("objection") on behalf of the residents at 10 Lancelot Place ("10LP") – address seen above.
2. The objection is made in relation to the application made by Quaver Limited for a new premises license for The Wellington Club, 116A Knightsbridge, London SW1X 7PL ("the Club").
3. 10LP represents residents living in 10 Lancelot Place, which comprises of 53 residential flats.

REASONS FOR THE OBJECTION

4. Further, granting the new license is not appropriate for the promotion of the licensing objectives, which are addressed below.

Prevention of public nuisance

5. The noise emanating from the Club already reaches an unacceptable level late at night. The level of noise (including loud music) after midnight is not acceptable, particularly in a residential area.
6. The patrons of the Club, during the trading period, use the surrounding area for urinating and vomiting. This is a regular occurrence, particularly on Friday and Saturday nights.
7. Further, the patrons of the Club leave the premises well after the trading hours (post 2am). This results in a crowd of drunken youths aggregating around the Club entrance, which is intimidating and a nuisance. The main nuisance is caused by yelling, swearing, fighting and obstruction around the building and the surrounding area. There are many routes for the crowds to disperse by using Trevor Square and the alley ways surrounding 10 Lancelot Place moving into Brompton Road area and causing much disruption.
8. Granting the new license will exacerbate this public nuisance.

Prevention of Crime and Disorder

9. The patrons of the Club have already cause crime and disorder by:
 - a. Being drunk and disorderly near the Club and surrounding residential areas.
 - b. By urinating and vomiting in a public place.
 - c. By yelling, swearing and fighting as they leave the Club.

- d. By congregating in large groups when they leave the Club and making their way through to Brompton Road using various alley ways and routes near 10 Lancelot.

10. Granting the new license will exacerbate this problem.

Public Safety

- 11. 10LP has the up most concern for the safety of its residents and the public.
- 12. The constant disturbance from the Club not only reduces all local residents' quality of life, but also leaves them with concerns for their safety, especially late at night. This is unacceptable in any area.
- 13. Having crowds of drunk users of the Club lingering outside a in the vicinity of residential area is not just a nuisance it's also unsafe.
- 14. Granting the new license will exacerbate this problem.

CONCLUSION

- 15. The issues described above stem mainly from loud music, alcohol consumption and people leaving the Club in the early hours of the morning.
- 16. The new license seeks to increase these activities with insufficient measures to prevent noise, disturbance and safety issues.
- 17. The new license will not promote the licensing objectives, but will increase the issues described and reduce further the quality of lives of the surrounding residents near the club.
- 18. Therefore, 10LP objects to the new licence and requests it be rejected.

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| Name: | Mrs Caroline Stoclin |
| Address and/or Residents Association: | 10 Lancelot Place London SW7 1DR |
| Received: | 20 th November 2016 |

I strongly object to this application.

- Knightsbridge is a residential area where there are already enough places to go out. There are children, elderly people who live and work in this area.
- This is a night club which will open very late until 2 o'clock. They also state that they will perform dance and other things. As they serve alcohol and stay open late at night I am VERY worried as to what kind of activity this club will have.
- Please object to this licence as I am just trying to raise my 3 children and I want a quiet area to raise them.

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| Name: | Rana Almudhaf |
| Address and/or Residents Association: | Flat 6, Albert Gate Court, 124 Knightsbridge, London SW1X 7PE |
| Received: | 28 th November 2016 |
| <p>I am the owner of Flat 6, Albert Gate Court, 124 Knightsbridge, London SW1X 7PE.</p> <p>I have received a Notification of a New Premises Licence Application Under The Licensing Act 2003. The application is for The Wellington Club.</p> <p>This club is directly next door to my residential building.</p> <p>I have suffered for many years as a result of disturbances emanating from the patrons of this nightclub. I have been forced to call the Council's noise abatement team many times over the years. The nuisance is caused by the gathering of the patrons outside the club through the night, to smoke. They are very loud throughout.</p> <p>There have been numerous instances of criminal behaviour. The police have been called a number of times, leading to arrests.</p> <p>All this has made our lives as neighbours very difficult.</p> <p>The new application seeks to reopen the club for even more days. I would like to register my objection to this application.</p> | |
| Name: | Mr Robert Crichton |
| Address and/or Residents Association: | No 5, Trevor Square, London SW7 1DT |
| Received: | 29 th November 2016 |
| <p>Re: Representation to application reference: 16/11875/LIPM</p> <ol style="list-style-type: none"> 1. We write to make a representation ("objection") 2. The objection is made in relation to the application made by Quaver Limited for a new premises license for The Wellington Club, 116A Knightsbridge, London SW1X 7PL ("the Club"). <p>REASONS FOR THE OBJECTION</p> <ol style="list-style-type: none"> 3. The objection is made due to the unacceptable impact granting the license will have on the residents of the neighbourhood. The Club has historically affected the residents' quality of life. 4. Further, granting the new license is not appropriate for the promotion of the licensing objectives, which are addressed below. <p>Prevention of public nuisance</p> | |

5. The noise emanating from the Club already reaches an unacceptable level late at night. The level of noise (including loud music) after midnight is not acceptable, particularly in a residential area.

6. The patrons of the Club, during the trading period, use the surrounding area for urinating and vomiting. This is a regular occurrence, particularly on Friday and Saturday nights.

7. Further, the patrons of the Club leave the premises well after the trading hours (post 2am). This results in a crowd of drunk youths aggregating around the Club entrance.

3. Policy & Guidance

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

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| Policy HRS1 applies | <p>(i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>(ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant policies.</p> |
| Policy PB1 applies: | Applications will only be granted if it can be demonstrated that the proposal meets the relevant criteria in Policies CD1, PS1, PN1 and CH1. |

4. 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 |
| Appendix 6 | Additional information from Mr Legg |

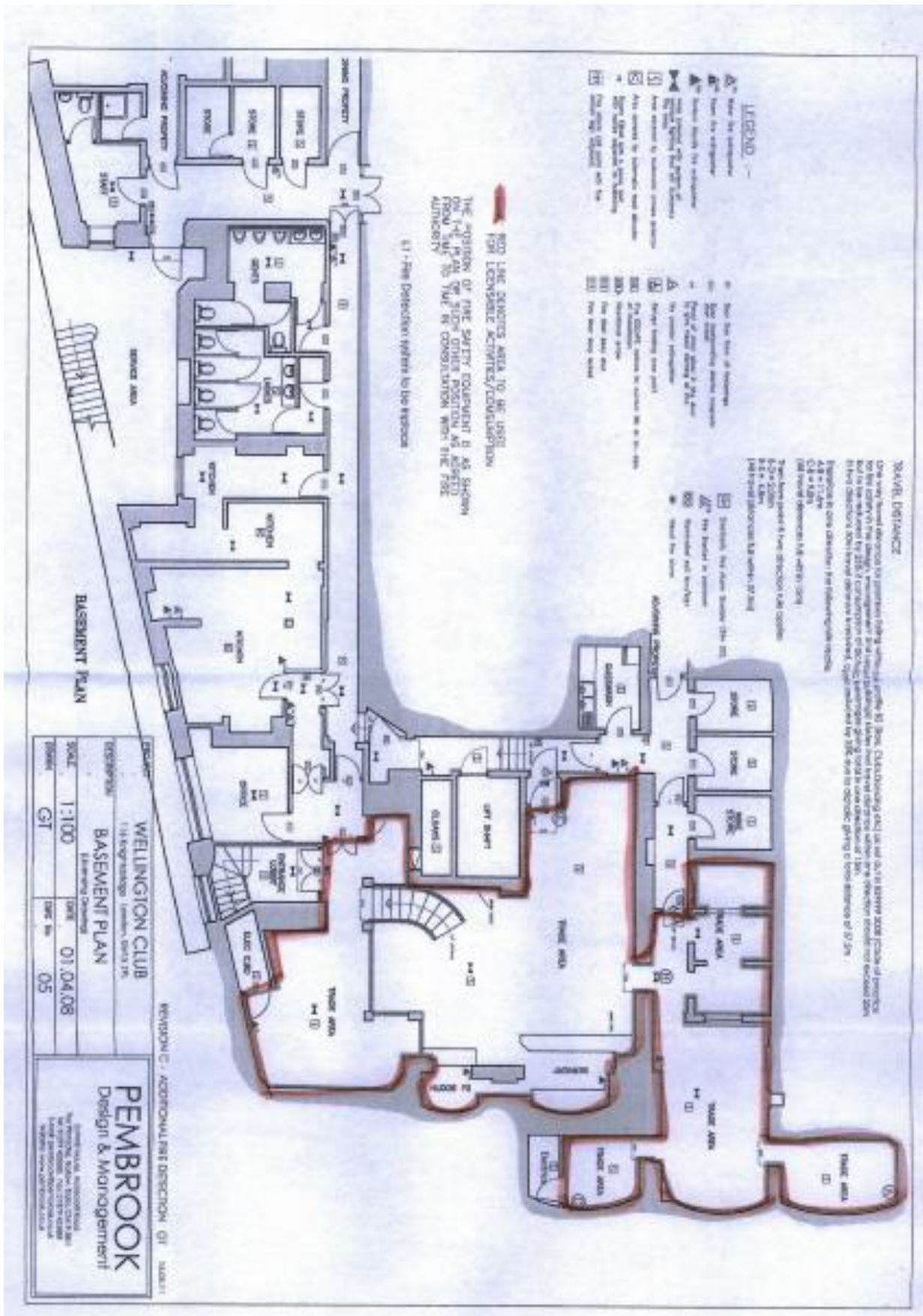
| | |
|-----------------------|-----------------------------------------------------------------|
| Report author: | Miss Heidi Lawrance Senior Licensing Officer |
| Contact: | Telephone: 020 7641 2751 Email: hlawrance@westminster.gov.uk |

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

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|-----------|---------------------------------------------------------------------|--------------------------------|
| 1 | Licensing Act 2003 | N/A |
| 2 | City of Westminster Statement of Licensing Policy | 7 th January 2016 |
| 3 | Amended Guidance issued under section 182 of the Licensing Act 2003 | March 2015 |
| 4 | Application Form | 1 st November 2016 |
| 5 | Representation – PC Adam Deweltz | 7 th December 2016 |
| 6 | Representation – Mr James Legg | 29 th November 2016 |
| 7 | Representation – Miss Najy Nasser | 29 th November 2016 |
| 8 | Representation – Mr Francis Corbesier | 29 th November 2016 |
| 9 | Representation – Mrs Oliver Thornton | 29 th November 2016 |
| 10 | Representation – Ms Caroline Lemaire | 29 th November 2016 |
| 11 | Representation – Dr Therese Nasser | 29 th November 2016 |
| 12 | Representation – Mr Ian Fergusson | 29 th December 2016 |
| 13 | Representation – Mr Robert Hayes | 29 th November 2016 |
| 14 | Representation – Mrs Caroline Stoclin | 29 th November 2016 |
| 15 | Representation - Rana Almudhaf | 28 th November 2016 |
| 16 | Representation - Mr Robert Crichton | 29 th November 2016 |

Premises Plans



Applicant Supporting Documents



18 Soho Square, London W1D 3QL

18 January 2017

Licensing Team
Westminster City Council
4th Floor, City Hall
64 Victoria Street
LONDON SW1E 6QP

Our ref: LT/1543

By Email

Dear Heidi

RE: The Wellington Club - Shadow Licence, 116A Knightsbridge, London, SW1X

I act for Quaver Limited, the landlord, in relation to the shadow licence application listed for hearing on 26 January 2017. I confirm the hearing is necessary and myself and Mr Brijesh Patel, representing the company, will be in attendance at the hearing.

The premises are currently licensed under reference 13/09283/LIPMV and this application has been made for a duplicate shadow licence in terms of conditions, hours, plans and licensable activities.

The shadow licence applied for, in accordance with *Extreme Oyster & Anor V Guildford BC* [2013] EWHC 2174 (Admin) (22 July 2013) is on identical terms in relation to hours and activities as the existing licence. The licence is also for the same capacity as the existing licence, and relies on the same layout plans. My client is not seeking anything additional in terms of the existing licence. Accordingly, there will be no additional impact as the licence sought is on identical terms as the existing licence in terms of numbers, hours and activities.

The Police and Environmental Health have not objected to the application on the above basis.

In relation to the proposed conditions, my client has taken the opportunity to update some of the operational conditions on the licence, thereby improving the existing licence, having regard to the Council's standard conditions. The updated wording of some of the conditions do not detract from the existing licence, but assist in terms of enforcement and clarity.

Should you have any further queries in the interim please contact Lana Tricker on 020 375505138.

Yours faithfully

LT LAW

Lana Tricker; SRA No 488281 T: +44 (0)20 3755 5138 F: +44 (0)20 7025 8132 E: office@lrlaw.co.uk
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Wellington Club-16/11875/LPN - Message (HTML)

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From: Lana Tricker <lana@ltlaw.co.uk> Sent: Wed 18/01/2017 18:53
To: Lana Tricker
Cc: Lawrance, Heidi: WCC
Subject: Wellington Club-16/11875/LPN

Dear Neighbour

I have been forwarded, by Westminster Licensing Team, a copy of your representation against my client's application for a new premises licence for the Wellington Club and I wanted to take the time to explain the application to you further. I act for the landlord of the premises who has applied for a shadow licence for the Wellington Club, as part of its asset protection for the premises. The premises is already licensed on exactly the same terms as my client has applied for- and this application is just a copy of the existing licence which remains in force. This means that there is no new licence for the site as such, just a copy of the existing licence. The Council will be able to confirm this and I confirm that as my client has not asked for more hours or different licensable activities, with the same conditions (albeit updated versions of the council's standard conditions where applicable to assist in enforcement and clarity) the Police and EH have not objected to the application. Please note that I have forwarded copies of your representations to my client so that he is aware of your concerns and it is able to take steps to ensure compliance with the licence conditions. My clients are disappointed to hear of the issues you have had with the premises previously and will be ensuring the lease provisions are tight so that they have the power to remove the tenants from the property if issues continue.

If you would like any further clarification pls let me know, or alternatively, if you would like confirmation of the above, you are also able to contact the Westminster Licensing Case officer, Heidi Lawrance, who I have cc'd into this email.

If you are satisfied with the above you are able to withdraw your representation by emailing Heidi Lawrance.

Thank you for your time.

Kind regards
Lana

Lana Tricker
Principal, LT Law

M: 075257 11530
T: 020 3755 5138

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See more about: Lana Tricker.

Wellington Club-16/11875/LIPN - Message (HTML) (Read-Only)

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From: Lana Tricker <lana@ltlaw.co.uk> Sent: Mon 28/11/2016 12:50
To: mharding@uk-doctors.co.uk
Cc: Lawrance, Heidi: WCC
Subject: Wellington Club-16/11875/LIPN

Dear Dr Harding

I have been forwarded, by Westminster Licensing Team, a copy of your representation against my client's application for a new premises licence for the Wellington Club and I wanted to take the time to explain the application to you further. I act for the landlord of the premises who has applied for a shadow licence for the Wellington Club, as part of its asset protection for the premises. The premises is already licensed on exactly the same terms as my client has applied for- and this application is just a copy of the existing licence. This means that there is no new licence for the site as such, just a copy of the existing licence. The Council will be able to confirm this but as my client has not asked for more hours or different licensable activities, with the same conditions (albeit updated versions of the council's standard conditions where applicable,) the Police and EH have not objected to the application. If you would like any further clarification pls let me know, or alternatively, if you would like confirmation of the above, you are also able to contact the Westminster Licensing Case officer, Heidi Lawrance, who I have cc'd into this email.

If you are satisfied with the above you are able to withdraw your representation by emailing Heidi Lawrance.

Thank you for your time.

Kind regards
Lana

Lana Tricker
Principal, LT Law

M: 075257 11530
T: 020 3755 5138

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See more about: Lana Tricker.

Premises History – Current Licence 16/06685/LIPT

| Application | Details of Application | Date Determined | Decision |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------|
| 05/06275/LIPC | Premises Licence conversion with new Act | 12/08/2005 | Granted under Delegated Authority |
| 07/01476/LIPV | <p>Application to Vary the Premises Licence:</p> <p>1. To provide for a terminal hour for the supply of alcohol of 02:00 Monday to Saturday and 01:00 on Sunday.</p> <p>The premises are never open to the public. This is a private members club, hence no change in opening hours.</p> | 04/06/2007 | Granted by Licensing Sub Committee |
| 08/04413/LIPV | <p>Application to Vary the Premises Licence:</p> <p>Reconfigure lobby access to toilet facilities.</p> | 10/06/2008 | Granted under Delegated Authority |
| 09/04686/LIPV | <p>Application to Vary the Premises Licence:</p> <p>To extend the terminal hour for provision of facilities for dancing (when the public are admitted) from Tuesday to Saturday</p> | | Application Withdrawn |

| | | | |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------|
| | until 02:00. | | |
| 11/03788/LIPVM | Application for a Minor Variation: Amend layout of trading areas in basement. | 17/05/2011 | Application Refused |
| 11/05694/LIPVM | Application for a Minor variation: Amend Layout of Trading areas in basement. | 24/06/2011 | Granted under Delegated Authority |
| 13/09283/LIPVM | Application for a Minor variation: To vary the premises licence in order to install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. | 09/12/2013 | Granted under Delegated Authority |
| 16/06685/LIPT | Transfer of the Premises Licence | Pending | |

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.

Conditions consistent with the operating schedule

9. This licence is subject to all the former rules of management for places of public entertainment licensed by Westminster city council, in force from 4 September 1998 and incorporating amendments agreed by the council on 25 October 1999, 30 June 2000, 16 January 2001 and 1 October 2001.
10. On new year's eve the premises can remain open for the purpose of providing regulated entertainment from the time when the provision of regulated entertainment must otherwise cease on new year's eve to the time when regulated entertainment can commence on new year's day (or until midnight on new year's eve where no regulated entertainment takes place on new year's day).
11. Notwithstanding the provisions of rule of management no. 6 the premises shall remain open for the purposes of this licence from 11pm on each of the days Sunday to Saturday to 1am on the day following.
12. A noise limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an authorised officer of the environmental health service, so as to ensure that no noise nuisance is caused to local residents or businesses. the operational panel of the noise limiter shall then be secured by key or password to the satisfaction of officers from the environmental health service and access shall only be by persons authorised by the premises licence holder. the limiter shall not be altered without prior agreement with the environmental health service. no alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised officer of the environmental health service. no additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.
13. All doors giving access/egress to the premises and all open-able windows shall not be fixed open after 11pm.
14. The number of persons accommodated at any one time in the premises (excluding staff) shall not exceed: ground floor- 80, basement- 100
15. Music and dancing shall remain ancillary to the main restaurant use.
16. The premises may remain open for the sale of alcohol and the provision of late night refreshment from the terminal hour for those activities on new year's eve through to the commencement time for those activities on new year's day.
17. 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 CCTVsystem 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 entire 31 day period.

18. 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.
19. 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. 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 (h) any visit by a relevant authority or emergency service.
20. Alcohol may be sold or supplied:
 - a. Subject to the following paragraphs, the permitted hours on weekdays shall commence at 10.00 and extend until 01.00 on Monday and at 10:00 to 02:00 Tuesday to Saturday on the morning following, except that-
 - (i) the permitted hours shall end at 00.00 midnight on any day on which music and dancing is not provided after midnight; and
 - (ii) on any day that music and dancing end between 00.00 midnight and 01.00, the permitted hours shall end when the music and dancing end;
 - b. In relation to the morning on which summer time begins, paragraph (a) of this condition shall have effect:
 - (i) with the substitution of references to 02.00 for references to 01.00
 - c. Except on Sundays immediately before bank holidays (apart from Easter Sunday), the permitted hours on Sundays shall extend until 00.30 on the morning following [or, if an earlier hour is specified in the special hours certificate, that hour], except that-
 - (i) the permitted hours shall end at 00.00 midnight on any Sunday on which music and dancing is not provided after midnight;
 - (ii) where music and dancing end (or, in the case of casino premises, gaming ends) between 00.00 midnight on any Sunday and 00.30, the permitted hours on that Sunday shall end when the music and dancing end.
 - d. The sale of alcohol must be ancillary to the use of the premises for music and dancing and substantial refreshment.
 - f. The permitted hours on New Year's Eve will extend to the start of permitted hours on the following day 00.00 on 31st December.

NOTE - The above restrictions do not prohibit:

- (a) the sale or supply of alcohol to or the consumption of alcohol by any person residing in the licensed premises;
- (b) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- (c) the sale of alcohol to a trader or registered club for the purposes of the trade or club;
- (d) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
- (e) the taking of alcohol from the premises by a person residing there;
- (f) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied
- (g) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

In this condition, any reference to a person residing in the premises shall be construed as including a person not residing there but carrying on or in charge of the business on the premises.

- 21. The Premises to operate as a private members' club with no admission to the premises to the general public in accordance with the Club Rules.
- 22. No admission to membership of the Club within 48 hours of making a written application for membership.

Conditions proposed by the Environmental Health

None proposed.

Conditions proposed by the Police

None proposed.

Residential Map and List of Premises in the Vicinity

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--------------------------------------------------------------|--|
| | | <p>City of Westminster</p> <p>The Wellington Club</p> | |
| <p>The product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and database right 2013. All rights reserved. Licence number: LA 1000196187</p> | | <p>Data Source: Uniform Database Date: 10/01/2017</p> | |
| Residential / Proposed Residential | 67 | Under Construction | |
| Other Uses | | | |
| Proportion Residential of all Uses | | | |

Premises within 75m of : The Wellington Club, 116A Knightsbridge, SW1X 7PL

| p / n | Name of Premises | Premises Address | Licensed Hours |
|--------------|-------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| -24114 | Mari Vanna | Basement And Ground Floor Right 116 Knightsbridge London SW1X 7PJ | Monday to Saturday 10:00 - 01:30 Sunday 11:00 - 01:30 |
| -14767 | The Wellington Club | Basement And Ground Floor Right 116 Knightsbridge London SW1X 7PJ | Sunday 09:00 - 01:00 Monday 09:00 - 01:30 Tuesday to Saturday 10:00 - 02:00 |
| 22578 | Mari Vanna | Basement And Ground Floor Right 116 Knightsbridge London SW1X 7PJ | Monday to Saturday 10:00 - 01:30 Sunday 11:00 - 01:30 |
| 29291 | Paxton's Head Public House | 153 Knightsbridge London SW1X 7PA | Monday to Sunday 10:00 - 01:30 |

Additional information from Mr James Legg

Annex 1

WELLINGTON COURT RTM COMPANY LTDWellington court, 116 Knightsbridge, London, SW1X 7PL, United Kingdom
Tel: +44 7538821945 Email: wellingtoncortm@gmail.comLicensing Team
Westminster City Council
4th Floor East
64 Victoria Street
London
SW1P 6QP

23 November 2016

Dear Sirs

Re: Representation to application reference: 16/11875/LIPM

In reference to our representations objecting to the application made by Quaver Limited for a new premises license for The Wellington Club, 116A Knightsbridge, London SW1X 7PL, we attach below a list of those residing at Wellington Court, on whose behalf the representations have been made, all of whom subscribe to the contents of the objection.

| | |
|-------------------------|----------------------------------------------------------------|
| Marquess Conyngham | Flat 2 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mrs Shiram | 3 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Syed & Sara Ahmed | 4 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr F Houston | 5 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Madame Areej | 6 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Father Palmer & Dr Cole | 7 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr P Cahill | 9 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr S Saab | 11 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Cheval Property | 14 Wellington Court, 116 Knightsbridge, London SW1X 7PL |

| | |
|--------------------------------------------|-------------------------------------------------------------|
| Mr Al-Nabooda | 15 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr Lesley Hall | 16 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Dr Carlos M Duran | 18a Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Bob Yaspan | 18b Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mrs Mariza | 19a Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr Dmitry Malyshev & Ms Maria Razumeeva | 19b Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mrs Shiram | 20 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mrs Bokser | 21 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr & Mrs Bryce | 22 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mrs Al-Ghanem | 23 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Baron Von Buch | 24a Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mrs Al Saud | 24b Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr Al -Thani | 25 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr H Al -Nakeeb | 26 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr Perucci | 27 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr & Mrs Petrakis | 28 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr Al-Nabooda | 29 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr Rapoport | 30 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mrs Al Abood | 31 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr Simon Cross | 37 Wellington Court, 116 Knightsbridge, London SW1X 7PL |

| | |
|----------------|-------------------------------------------------------------------|
| Mr Blumquist | 38a Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mrs Al-Ghanem | 38b Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Peter Gutridge | 39 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr Vikas Nath | 40 Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Mr Paul Davis | Penthouse Wellington Court, 116 Knightsbridge, London SW1X 7PL |
| Yannis Syrigos | Wellington Court, 116 Knightsbridge, London SW1X 7PL |

All of the above named agree that granting the proposed license will have an unacceptable impact on the residents of Wellington Court's quality of life. The reasons for which are set out in the letter of objection dated 23 November 2016.

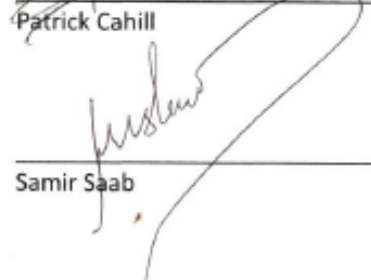
Yours faithfully,

The Management Committee.


Yuri Rapoport


Brigitta Bryce


Patrick Cahill


Samir Saab

James & Brigitta Bryce
22 Wellington Court
116 Knightsbridge
London SW1X 7PL

Licensing Team
Westminster City Council
4th Floor East
64 Victoria Street
London SW1P 6QP

25 November 2016

Dear Sirs,

We are writing to register our objection to the application for a premises licence by the above stated Club. The basis for this opposition is that granting, or extending, a licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

We have lived in Wellington Court for over 20 years, and have seen the Club evolve from a restaurant, to a Club, to a place of antisocial behaviour including violence and disorder over that period of time. On almost a constant basis noise, yelling, smoking, and antisocial behaviour (fighting, urinating and vomiting), has increasingly taken place, especially in the early hours as the Club would begin to close. The sale of alcohol seemed to continue to exceed licencing hours, and the noise was unbearable even after 3-3:30 AM, when the so called members began to leave. We were also disturbed by car horns when drunk club members would move out onto the street, thus blocking traffic causing repeated car horn usage.

The closure of the Club this year has been the only period in many years where we can finally go to sleep without almost constant nocturnal disruptions in the early hours. The weekends, Friday through Sunday were certainly the worst. Enabling the premises

to extend or even sell alcohol would be totally detrimental to the many residents in the building. Granting or extending a licence would provide a further source of alcohol within an area already so heavily populated with licensed premises that crime, disorder and public nuisance have already reached problem levels for the local police. Residents in this area already suffer noise nuisance and antisocial behaviour at all hours of the day and night. They have endured this inconvenience since 2003, when the licensing legislation was first amended, and it is totally unacceptable to expect them to continue to do so.

In view of the above, I would urge the Licensing Authority to refuse the application. Wellington Court is primarily a residential building with a large number of residents and their children, and having concerns over the continued increase in the disorder and antisocial behaviour of the customers of the Club.

Yours faithfully,

James & Brigitta Bryce

Flat 37 Wellington Court
116 Knightsbridge
London
SW1X 7PL

Licensing Team
Westminster City Council
4th Floor East
64 Victoria Street
London
SW1P 6QP

23 November 2016

Dear Sir,

I have been resident in Flat 37 Wellington Court (directly adjoining the old Wellington Club) for almost 21 years.

For the last 15 of these my life and living standard has been particularly affected by the constant noise and disruption caused by these premises on an almost daily basis.

Indeed, after one complaint I made, your noise team attended my apartment and decided it was not fit for human habitation and closed the club on the spot.

I would urge you to refuse any licensing application similar to the preceding one to allow me to fully enjoy my lovely apartment and indeed the wider area which this premises affects, especially as I have some health issues at present which are only made worse by the constant interruption of sleep I have to contend with.

Yours sincerely,

Mr Simon Cross.

The Marquess Conyngham
 2 Wellington Court
 116 Knightsbridge
 London SW1X 7PL

Licensing Team
 Westminster City Council
 4th Floor East
 64 Victoria Street
 London
 SW1P 6QP

23 November 2016

Dear Sirs,

THE WELLINGTON CLUB - NOISE DISTURBANCES.

Please see below a summary of documented noise disturbances between May 2007 and July 2012, after which I began making complaints in person to the club's management.

- | | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14/5/2007 | Letter from City of Westminster Licensing re Wellington Club Application for New Premises Licence. Mention of 10 Noise complaints from residents during August/Sept 2005 from Wellington Court. |
| 6/11/2007 | Email from Henry to Jake Panayiotou & Phill Harding complaining re loud music. |
| 9/11/2007 | Email from Henry to above requesting response. |
| 14/11/2007 | Email Patrick Cahill, Wellington Tenants Assoc. re loud music Sept. 4 th /9 th . |
| 19/11/2007 | Email from Martin Ratley, Westminster City Council requesting details re when noise started and if problems in past etc. |
| 10/1/2008 | Email to Jake Panayiotou & Phill Harding re further noise complaint that morning, plus no reply to email of 6 th and 9 th . |
| 10/1/2008 | Email to Martin Ratley, re noise that morning. |
| 11/1/2008 | Email from Wellington Club acknowledging emails – passed to Phill Harding. |
| 11/1/2008 | Email to Patrick Cahill re noise 10/1/2008. |
| 12/1/2008 | Email from Patrick Cahill re noise 10/1/2008 and in late Summer 2007, noise reaching 4 th floor. |
| 15/1/2008 | Email to Wellington Club re no reply bar acknowledgement. |
| 16/1/2008 | Email from Phill Harding asking for prior notice of your "very sporadic" visits to Flat to enable assessment of situation. |
| 17/1/2008 | Email from Henry to Phill Harding re meeting 22 nd Jan at 11.30 a.m. |
| 17/1/2008 | Email from P Harding agreeing. |

18/1/2008 Email from Simon Cross, Porter, reported noise last night to Marler & Marler.

24/1/2008 Email from Phill Harding to Henry re changes to system.

9/2/2008 Email from Henry to Phill Harding re further noise last night.

10/2/2008 Email from Simon Cross re noise at 11 p.m., 11.42 and 12.15 am – noise til 3 am. Called Club on each occasion.

10/2/2008 Email to Phill Harding re above.

12/2/2018 Email from Simon Cross, noise 11 p.m. Called Westminster Noise at 11.10 p.m. they arrived at 12.05 a.m. til 12.30 a.m. Report from Westminster Noise to follow.

12/2/2008 Email from Henry to Marler & Marler re excessive noise.

13/2/2008 Email from Henry to Marler & Marler re above

14/2/2008 Email from Marler & Marler, stating letter from Wellington Club being sent to Client Thornfield Securities. Have spoken to Phill Harding who has done further sound-proofing works.

14/2/2008 Email from Henry to Marler & Marler saying he should see letter.
Reply from Marler & Marler saying letter only referred to Simon Cross's complaints, no mention of Flat 2.

15/2/2008 Email from Henry to Wellington Club re excessive noise over weekend and Monday night and referring to previous noise events.

15/2/2008 Email from Henry to Martin Ratley, Westminster referring to noise and visit of K. Buck and asking what actions were being taken.

17/2/2008 Email from Henry to Patrick Cahill reporting on exchange of emails with Simon Cross, Marler & Marler, K. Buck.

25/2/2008 Email from Henry to Marler & Marler requesting reply.

25/2/2008 Email from Marler & Marler with copy of email from Simon Cross, enclosing email from Westminster Club – Kevan Buck – reporting on visit of Ian Watson to Club

25/2/2008 Email to K. Buck, Westminster re Simon's reporting of noise and saying had been in touch with Martin Ratley.

25/2/2008 Emails to Patrick Cahill and reply re above.

25/2/2008 Email from K. Buck, Westminster saying "matter in hand and action underway to address the noise".

26/2/2008 Email to Phill Harding re excessive noise 24th Feb 3.30 a.m. (catering equipment being loaded).

28/2/2008 Email from Henry to John Crockford, Westminster, enclosing email to P. Harding re setting sound limiter 12th March and requesting Henry be available to test noise in flat.

28/2/2008. Email from John Crockford changing date to 18th March.

28/2/2008 Email from Henry to John Crockford saying date not convenient for him but Simon Cross, Porter can access flat.

28/2/2008 Email from John Crockford agreeing.
20/3/2008 Email Henry to John Crockford, noise last night but substantially reduced and requesting that Notice not be removed.
10/4/2008 Email Henry to John Crockford – audible noise voice/music last night, 11.40 p.m. and 12.50 am – in corridor.
10/4/2008 Email to P. Harding – as above.
10/4/2008 Email Wellington Club to Henry – Phill away – in process sound-proofing area above cloakroom.
14/4/2008 Email from Henry to P. Harding, noise 11th/12th April – called to Club 12.15 a.m. – telephoned Club 12.55 a.m.
14/4/2008 Email to Martin Ratley, Westminster repeating above.
14/4/2008 Email to John Crockford, Westminster, copy of above.
14/4/2008 Email from Wellington Club apologising for noise – meeting with John Crockford 23rd April to review works being carried out.
19/4/2008 Email from Patrick Cahill to P Harding re noise from 12 p.m. to 2.15 a.m.
21/4/2008 Email Wellington Club – Meeting changed to 24th and saying noise came from Viktor Restaurant.
21/4/2008 Email to Wellington Club confirming meeting.
29/4/2008 Copy Email from Patrick Cahill to Lubov re noise from Viktor.
5/11/2008 Email Henry to P. Harding re noise 1.50 a.m.
5/11/2008 Email to John Crockford and Martin Ratley enclosing email to P. Harding.
7/11/2008 Email to P. Harding requesting reply.
11/11/2008 Email from P. Harding to Henry enclosing copy letter 14/9/2008 outlining works to Lower Passage Way by Front Door.
11/11/2008 Email Henry to P. Harding pointing out that letter was dated 14/9/2004 and not agreeing to works in his flat to rectify problems caused by Club.
26/2/2009 Email to P Harding re extensive noise levels previous 2 nights.
26/2/2009 Email to John Crockford & Martin Ratley with copy of email.
26/2/2009 Email from Patrick Cahill re above.
27/2/2009 Email to P. Harding re noise at 1.15 a.m. previous night, had to dress and go down to Club to complain.
2/3/2009 Email from Martin Ratley, Westminster recommending that in future if noise problem Henry should ring Noise Team.
2/3/2009 Email from Henry to Martin Ratley, noise problems Sunday morning at 2 a.m. – specific song could be heard. His wife had to go down to Club to complain- Music turned down at 2.30 a.m., and ceased at 2.40 a.m.
2/3/2009 Email to P. Harding re above. Reply P. Harding suggesting remedial works in flat.
4/3/2009 Email John Crockford to Henry – urging Henry to use Council’s 24 hours Noise Team’s number.

4/3/2009 Email from John Crockford to P. Harding stating sound-proofing works within Club premises and not resident's flat. Music levels not to be increased.

17/3/2009 Email from P. Harding – ceilings under flat being taken down to install sound-proofing.

18/3/2009 Email to P. Harding – Until sound-proofing installed, music levels should be reduced.

25/3/2009 Email to P. Harding – repeating above.

25/3/2009 Email from P. Harding – ceiling completed- further work needed to reduce threat to Bedroom and further work to be done in Ground Floor toilets.

25/3/2009 Email to P. Harding – didn't respond to request to reduce music levels.

26/3/2009 Email from P. Harding – Music Levels not increased.

31/3/2009 Email > Harding to Henry – Any improvements ? most works to be completed by weekend.

1/4/2009 Email Martin Ratley to Henry giving Licensed Hours for playing music.

28/4/2009 Email to P. Harding from Henry – Son Alex staying flat last weekend – music from Club clearly audible in Flat Sat/Sun.

11/5/2009 Email to P. Harding – Noise from Club 8th May, On-Duty Manager from Club brought into flat to witness noise, then noise turned down.
Sat. 9th MaY/Sun 10th May – 12.40 a.m. 1st complaint in person to Club by wife, Iona, – small improvement, 2nd complaint 1.10 a.m. in person to Christian. 1.30 a.m. music still audible. 2.30 a.m. loud music. 2.40 a.m. phoned Doorman. Music then turned down.

11/5/2009 Email to Martin Ratley & John Crockford re above, enclosing copy of email to P. Harding.

11/5/2009 Email to Patrick Cahill re above.

11/5/2009 Email from Patrick Cahill commenting on Licensing hours.

18/5/2009 Email to John Crockford, Martin Ratley requesting reply to email 11/5.

19/5/2009 Email to John Crockford enclosing copy of email of 11/5.

21/5/2009 Email to Marler & Marler re any reply from Peter Crane.

21/5/2009 Email from P. Harding asking if any improvements to mentioned areas following treatments.

22/5/2009 Email from Marler & Marler saying Mr. Crane advising that sound-proofing being carried out in Club and that his lease was not with Club. Music Licence due renewal June and advising formal complaint to Westminster and that last complaint from Henry to Westminster was in November 2007.

22/5/2009 Email to J. Crockford, re Music Licence and querying statement that last formal complaint was November 2007.

22/5/2009 Email from J. Crockford advising that last lodged complaint to 24 hour Noise Team was November 2007 but numerous emails of complaint had been received but Marler & Marler only interested in complaints to Noise Team.

23/5/2009 Email to Marler & Marler re no response from Mr. Crane or Marler & Marler and that lawyers were being copied on situation.

25/5/2009 2 page letter to Martin Ratley – formal objection to renewal of Licence.

26/5/2009 Email to Martin Ratley with copy of letter.

26/5/2009 Email to Patrick Cahill enclosing copy of email 26th May to Martin Ratley re various complaints, C.C. J. Crockford.

28/5/2009 Email to P. Harding – 1.30 a.m. Music so loud could identify songs..

28/5/2009 Email to Martin Ratley re above.

29/5/2009 Letter P. Cahill to Licensing Team objecting to renewal of Licence from Residents Assoc.

1/6/2009 Emails from Martin Ratley re Licence Hours.

2/6/2009 Email from Marler & Marler saying Thornfield's Lease not with Club. Spoken to Westminster who say only way to get issue addressed is to call the Council's Noise Team.

2/6/2009 Reg. 2 page letter from Henty to Westminster City Hall re complaints & re new Operating Licence.

8/6/2009 Email from Martin Ratley outlining Licence " Unrestricted hours" for regulated entertainment.

9/6/2009 Email from Martin Ratley re term " the provision of facilities for making music" does not include activities of D.J.'s within a Night Club.

23/6/2009 Email David Master, Dawsons enquiring if Henry has contacted Environmental Health and whether they have investigated noise.

24/6/2009 Email to D. Master, Dawsons, enclosing letter to Westminster City Council of 2nd June.

24/6/2009 Email to Maurice Turner Gardner enclosing above.

7/7/2009 Email to Patrick Cahill, saying will lodge objection under heading of "Prevention of Public Nuisance."

10/7/2009 Letter to Director Community Protection, Westminster re Variation Licence, objecting as occupier of Flat 2 on grounds " Prevention of Public Nuisance and Prevention of Crime and Disorder" and giving details of 2 years of noise disruption at nights.

10/7/2009 Email from Patrick Cahill to Wellington Club, Marler & Marler, Peter Crane, objecting to variation of Licence.

10/7/2009 Email from Patrick Cahill saying Peter Crane had also objected to Licence as under terms of lease Club has to be for Private Members only.

17/7/2009 Email to David Masters, Dawson, following telephone Call.

21/7/2009 Email from Andrew Bolton, Environmental Health, Westminster to John Crockford saying Application from Wellington Club withdrawn.

29/7/2009 Email to Phill Harding – Music very loud previous night and Annabelle Conyngham had to ring Club to turn down at 12.54 a.m.

30/7/2009 Email from Phill Harding – Works still ongoing.

31/7/2009 Email from Wellington Club that further works will start on Sunday to address sound at Flat front door.

2/8/2009 Email from Annabelle Conyngham – noise levels unacceptable last night – 2.40 a.m. telephoned Club to turn down music. 3.05 a.m. further noise outside window in passage, moving bins, etc.

2/8/2009 Copies emails between Maurice Turner Gardner and Dawsons – Lawyers.

4/8/2009 Email to Dawsons saying Thornfield not fulfilling obligations in reply to email from Dawsons saying that all noise disturbances has to be notified to Noise Team, not the Club.

5/8/2009 Email Dawsons repeating above, Thornfield not obliged to take action against Club.

11/8/2009 Email – long to Maurice Turner Gardner re Rap Investments Lease with ref to Noise disturbances from Club.

12/8/2009 Email from Marler & Marler saying cause of noise may have been due to old doorway discovered within plasterboard partition wall between flat and club – need access to flat to rectify.

13/8/2009 Email to Marler & Marler saying works to be carried out in Club not flat.

19/8/2009 Email from Wellington Club outlining measures to be undertaken to complete sound-proofing, access to flat needed.

24/8/2009 Email to Phill Harding saying problems have to be sorted from Club's side.

25/8/2009 Email from Phill Harding saying " good reasoning and constructive dialogue will help progress".

11/9/2009 Emails to and from Maurice Turner Gardner & Dawsons re legal issues and claims by Dawsons that you complained to Club and not to Westminster Noise Team and that Club prepared to carry out work on flat side but Henry not agreeing.

14/10/2009 Letter from Maurice Turner Gardner to Dawsons outlining various issues.

15/10/2009 Email Annabelle Conyngham – Loud Music at 2.27 a.m . Had to ring Club to turn sound down.

16/10/2009 Email to David Masters re above.

16/10/2009 Email to P. Harding re above.

26/10/2009 Email from Phill Harding saying Flat corridor wall constructed of wood and broken glass panels covered with thin ply – can't be repaired from Club side.

30/10/2009 Email from Maurice Turner Garden enclosing copy email to Dawsons and their reply.

9/12/2009 Email to Phill Harding re 12.25 a.m. music particularly bass, clearly audible in flat. Called to Club to report plus reported damage inside flat at entrance door.

9/12/2009 Email to Peter Crane thanking him for meeting on 8th to discuss noise problems and to report on disturbance night before.

9/12/2009 Email from Phill Harding saying works considerable but further work needed on corridor wall.

22/12/2009 Email to Phill Harding saying do not think repairs to wall with help as music particularly bass far too loud.

31/3/2011 Email to Peter Crane re noise at 11.30 p.m.. Called to Club to complain.

31/3/2011 Email to Marler & Marler re above.

1/4/2011 Email to Marler & Marler re above.

6/5/2011 Email to Peter Crane re Henry not contacting Noise Team and stating that noise at 3 a.m. this morning and Noise Team contacted and they reverted at 5.10 a.m. to say they would report matter.

6/5/2011 Email to Patrick Cahill with copy of email as above.

6/5/2011 Email to Marler & Marler with copy of email to Peter Crane and pointing out Notice in window of Club "To amend the internal trading area in the basement".

9/5/2011 Email to Peter Crane re Notice displayed at Wellington Club and objections to same by 10th May,. Reported loud music to Noise Team. This in reply to email of 8/5/2011 from Peter Crane re Notice and possible change of use which will not be allowed by Thornfield and all steps taken to prevent any possible increase in music noise factor and "I see you were woken at 3 a.m."

18/5/2011 Long Email to Peter Crane re noise issues and corridor issues and work on flat side.

22/5/2011 Email from Peter Crane saying Westminster Noise Team have to be contacted and their Team then visit flat and there is nothing further can be done.

9/6/2011 Email to Peter Crane – 7th/8th June loud music. Noise Team called and following their visit was informed they were calling to Club to serve a Section 80 Environmental Protection Act Abatement Notice with immediate effect.

10/6/2011 Email from Peter Crane – This is route to take.
Reply from Henry to Peter Crane – they have to adhere to notice.

10/6/2011 Email to Patrick Cahill – re Section 80 E.P. Act Abate Notice served on W. C.

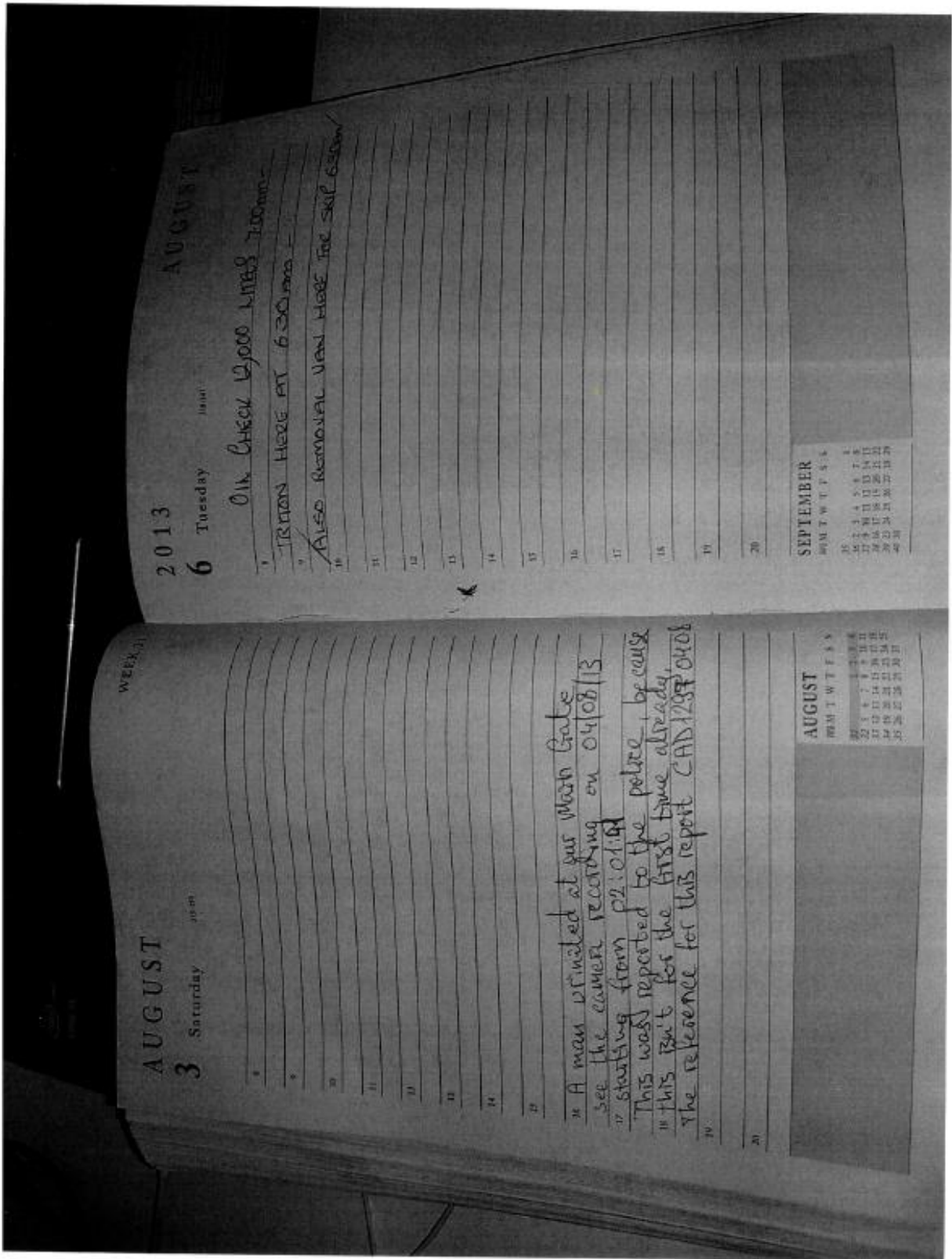
27/6/2011 Very long Email to Marler & Marler re letter from Solicitors acting for Wellington Knightsbridge (Wellington Club) with unfounded allegations

about H and outlining list of complaints re noise and referring to works in flat being rejected.

- 29/6/2011** Letter from Marler & Marler to Solicitors that no unauthorised works carried out to Flat 2.
- 1/7/2011** Email to Marler & Marler re no reply.
- 1/7/2011** Email to Peter Crane re letter.
- 4/7/2011** Email from Peter Crane re Marler & Marler letter to Club solicitors.
- 3/7/2012** Email to Phill Harding – loud music Fri, Sat. and Sunday – 2.10 a.m. complaint in person to Club.

Yours faithfully,

Mr Henry Conyngham



AUGUST

3 Saturday

16 A man identified at our main Gate
 see the camera recording on 04/08/13
 17 starting from P2101A
 18 This was reported to the police, because
 19 this isn't for the first time already,
 the reference for this report CAD 1297 0401

AUGUST

| | | | | | | |
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| | | | | | | |
| 31 | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | | | |

2013

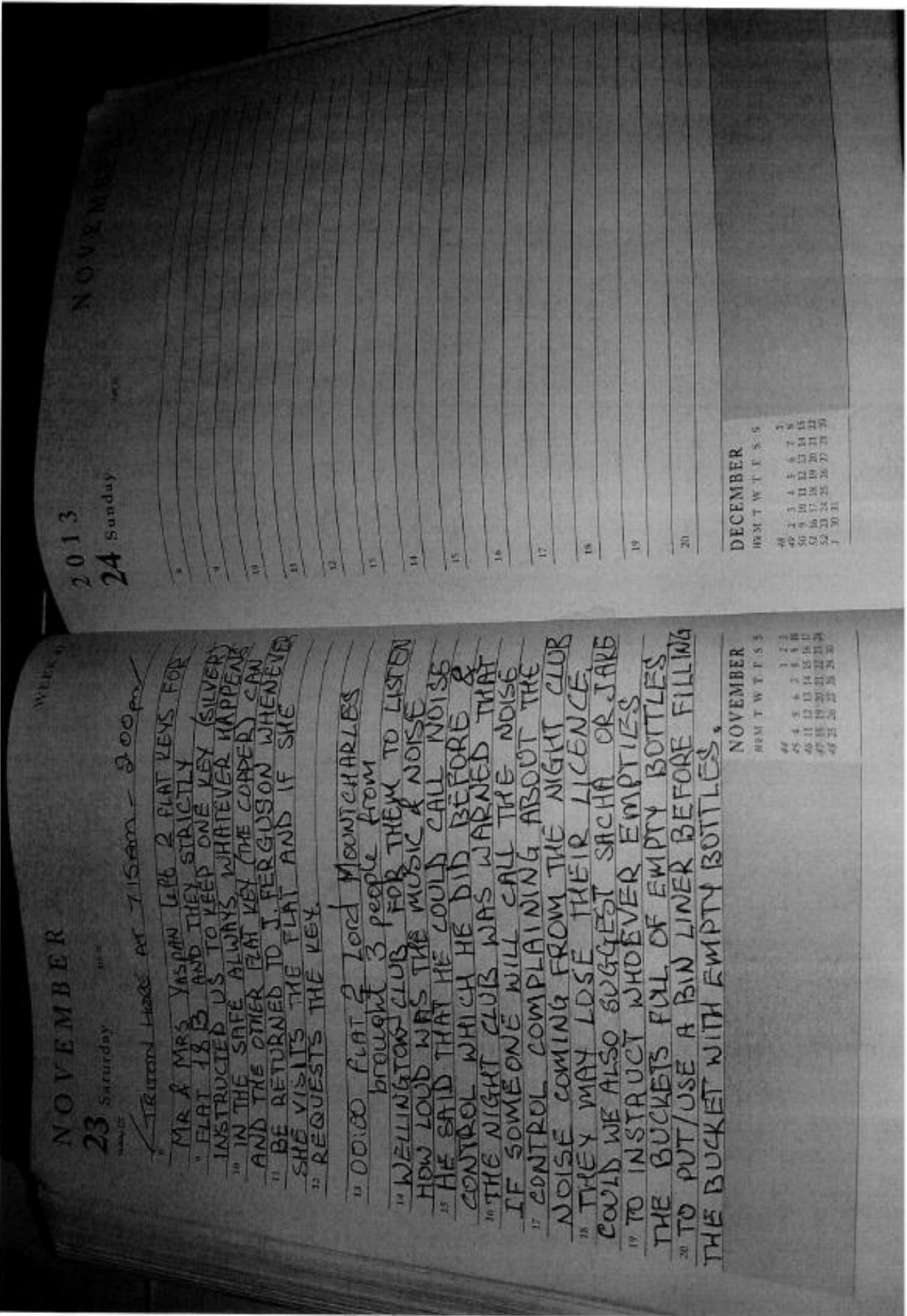
6 Tuesday

AUGUST

Oil Check 12000 litres 7:00am
 7 TRITON HERE AT 6:30am
 8 ALSO REMOVAL VAN HERE FOR SKIP 6:50am

SEPTEMBER

| | | | | | | |
|----|----|----|----|----|----|----|
| | | | | | | |
| 30 | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | | | |



NOVEMBER

23 Saturday

Triston Hoke at 7:15am - 2:00pm

MR & MRS YASMIN LEFT 2 FLAT KEYS FOR
 FLAT 18 B AND THEY STRICTLY
 INSTRUCTED US TO KEEP ONE KEY (SILVER)
 IN THE SAFE ALWAYS. WHATEVER HAPPENS
 AND THE OTHER FLAT KEY (THE COPPER) CAN
 BE RETURNED TO J. FERGUSON WHENEVER
 SHE VISITS THE FLAT AND IF SHE
 REQUESTS THE KEY.

00:00 FLAT 2 Lord Mountcharles
 brought 3 people from
 WELLINGTON CLUB FOR THEM TO LISTEN
 HOW LOUD WAS THE MUSIC & NOISE
 HE SAID THAT HE COULD CALL NOISE
 CONTROL WHICH HE DID BEFORE &
 THE NIGHT CLUB WAS WARNED THAT
 IF SOMEONE WILL CALL THE NOISE
 CONTROL COMPLAINING ABOUT THE
 NOISE COMING FROM THE NIGHT CLUB
 THEY MAY LOSE THEIR LICENCE.
 WE ALSO SUGGEST SACHA OR JAKE
 TO INSTRUCT WHOEVER EMPTIES
 THE BUCKETS FULL OF EMPTY BOTTLES
 TO PUT/USE A BIN LINER BEFORE FILLING
 THE BUCKET WITH EMPTY BOTTLES.

NOVEMBER

2013

24 Sunday

DECEMBER

| MON | TUE | WED | THUR | FRI | SAT | SUN |
|-----|-----|-----|------|-----|-----|-----|
| 28 | 29 | 30 | 31 | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

NOVEMBER

| MON | TUE | WED | THUR | FRI | SAT | SUN |
|-----|-----|-----|------|-----|-----|-----|
| 27 | 28 | 29 | 30 | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

From: **Umid Pulatov** u.polat@yahoo.co.uk
Subject: **Fw: Man urinating at the gate.**
Date: 25 November 2016 at 00:16
To: **Yuri Rapoport** yrapoport@googlemail.com
Cc: **Yuri Rapoport** yrapoport@aol.com

UP

Hi Yuri,

This is the email I am forwarding to you, I sent to Victoria Hart at Marler dated 2nd of November 2014.

On Monday, 3 November 2014, 8:51, Victoria Hart <Victoria.Hart@marlerandmarler.co.uk> wrote:

Dear Umid,

Thank you for your emails.

I will write to the night club this week regarding this.

Kind Regards

Victoria

From: Umid Pulatov [<mailto:u.polat@yahoo.co.uk>]
Sent: 02 November 2014 00:27
To: Victoria Hart
Subject: Man urinating at the gate.

Dear Victoria,

It's me again Umid from Wellington Court, Night Porter. Midnight 00:10 on 02/11/2014 another visitor to Wellington Night Club had a pee right at our main entrance pedestrian gate.

I approached the bouncers and asked them to ask their cleaner to clean up.

I am still waiting for your reply.

Thank you.

With kind regards,

Umid Pulatov.

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| | |
|--------------------|---------------------------------------------------------------|
| Item No: | |
| Date: | 26 January 2017 |
| Licensing Ref No: | 16/11235/LIPN - New Premises Licence |
| Title of Report: | Premier Inn 90-104 Berwick Street London W1F 0QB |
| Report of: | Director of Public Protection and Licensing |
| Wards involved: | West End |
| Policy context: | City of Westminster Statement of Licensing Policy |
| Financial summary: | None |
| Report Author: | Mr Nick Nelson Senior Licensing Officer |
| Contact details | Telephone: 020 7641 3431 Email: nnelson@westminster.gov.uk |

1. Application

| 1-A Applicant and premises | | | |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------|
| Application Type: | New Premises Licence, Licensing Act 2003 | | |
| Application received date: | 17 October 2016 | | |
| Applicant: | Whitbread Group Plc | | |
| Premises: | Premier Inn | | |
| Premises address: | 90-104 Berwick Street London W1F 0QB | Ward: | West End |
| | | Cumulative Impact Area: | West End |
| Premises description: | <p>According to the application, this is a redevelopment site where it is intended to create approximately 110 bed hub by Premier Inn at this location. It is intended that the proposed premises will operate as a stand-alone hotel with related licensed accommodation operating under the hub by Premier Inn brand.</p> <p>The proposed hotel will have at ground floor level, a secure entrance lobby and main hotel reception. The food and beverage provision usual in a development of this site will be situated at basement level. The bedrooms (which will be unlicensed) and which will comprise of the order of some 110 rooms, will be located in the basement, ground and upper floor levels.</p> <p>The entrance to the premises will be off Hopkins Street.</p> | | |
| Premises licence history: | The site has not previously held a premises licence under the Licensing Act 2003. | | |
| Applicant submissions: | <p>The applicant has stated the following on the application form:</p> <ul style="list-style-type: none"> • The hotel reception and food and beverage area as identified on the licensing drawing (3646/LI-001 and 002) are intended to be used (as required) for all licensable activities. • It is not anticipated that the proposed development will adversely affect crime and disorder or public nuisance. • It is proposed that the redevelopment of the site will improve the area by providing jobs for the local community and a new Hotel facility at this location. • Premier Inn is a well-known and the leading budget Hotel brand within the United Kingdom, operated by | | |

| | |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Whitbread Group Plc of which there are a number successfully operating within the Westminster City Council area.</p> <ul style="list-style-type: none"> What is proposed at this site is one of the "hub by Premier Inn", a relatively new hotel concept which is a new generation of compact, city centre hotels. The first hub by Premier Inn opened in the not too distant past at St Martin's Lane within the Westminster Council licensing area. Two further hubs have been licensed subsequently namely on Dacre Street (due to open shortly) and 21 Tothill Street. The format of this Licence application follows the format of those other previously licensed developments. <p>Following consultation with the responsible authorities, the applicant has agreed a schedule of conditions to be added to the licence, if granted (see Appendix 4).</p> <p>In a letter dated 8 December 2016, the applicant wrote to the residential objectors to attempt to mitigate any concerns (see Appendix 2). The same letter was sent to both the Soho Society and Mr Osbourne-Smith.</p> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| 1-B Proposed licensable activities and hours | | | | | | | |
|---------------------------------------------------|------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------|------------|------------|
| Late Night Refreshment: | | | | Indoors, outdoors or both | | | Indoors |
| Day: | Mon | Tues | Wed | Thurs | 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: | | | <p>To extend the proposed hours as identified on New Year's Eve: 23:00 until New Year's Day: 05:00.</p> <p>The premises shall remain open to permit Late Night Refreshment to hotel residents 24 hours a day.</p> <p>Please note that under Schedule 2 Para 3 of the Licensing Act 2003, the premises is exempt from requiring Late Night Refreshment for any person staying at the hotel for the night in question.</p> | | | | |

| | | | | | | | |
|---------------------------------------------------|------------|-------------|------------------------------------------------------------------------------------------------------------|---------------------------------|------------|------------|------------|
| Sale by retail of alcohol | | | | On or off sales or both: | | | Both |
| Day: | Mon | Tues | Wed | Thurs | Fri | Sat | Sun |
| Start: | 10:00 | 10:00 | 10:00 | 10:00 | 10:00 | 10:00 | 10:00 |
| End: | 23:30 | 23:30 | 23:30 | 23:30 | 00:00 | 00:00 | 22:30 |
| Seasonal variations/ Non-standard timings: | | | To extend the proposed hours as identified on New Year's Eve: 10:00 until New Year's Day: terminal hour as | | | | |

| | |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>proposed being 00.30 on 2nd January.</p> <p>The premises shall remain open to permit the sale of alcohol to hotel residents 24 hours a day.</p> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Hours premises are open to the public | | | | | | | |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-------|-------|-------|-------|
| Day: | Mon | Tues | Wed | Thur | Fri | Sat | Sun |
| Start: | 07:00 | 07:00 | 07:00 | 07:00 | 07:00 | 07:00 | 07:00 |
| End: | 00:00 | 00:00 | 00:00 | 00:00 | 00:00 | 00:00 | 23:00 |
| Seasonal variations/ Non-standard timings: | <p>The premises shall remain open 24 hours a day for hotel residents.</p> <p>For non-residents, the premises will close 30 minutes after the end of the non-standard timings for licensable activities.</p> | | | | | | |
| Adult Entertainment: | N/A | | | | | | |

2. Representations

| 2-A Responsible Authorities | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Responsible Authority: | Environmental Health |
| Representative: | Mr Anil Drayan |
| Received: | 31 October 2016 |
| <p>I wish to make the following representations based on the plans submitted and the supporting operating schedule:</p> <ol style="list-style-type: none"> 1. The hours requested for and the Supply of Alcohol 'On' and 'Off' the premises may lead to an increase in Public Nuisance in the West End Cumulative Impact Area. 2. The hours requested for Late Night Refreshment may lead to an increase in Public Nuisance in the West End Cumulative Impact Area. <p>Environmental Health also makes the following comments:</p> <ul style="list-style-type: none"> • Some conditions and undertakings have been offered in the operating schedule and these are under consideration. Environmental Health would wish to ensure that conditions for licensable activities, particularly for the supply of alcohol, are consistent with Westminster's Statement of Licencing Policy for a premises operating in the West End Cumulative Impact area. • Clarification is sought on the circumstances and meaning of '<i>at the manager's discretion</i>' for the provision of Late Night Refreshment. | |

- The provision of sanitary accommodation for any proposed capacity should be in line with British Standard 6465 in order to help with preventing an increase in Public Nuisance in the West End Cumulative Impact Area
- Environmental Health needs to assess for Public Safety the layout of the premises using the submitted plans. The premises will in any case need to be inspected for Public Safety prior to public use and it is noted that the 'works' conditions have been offered in the application.
- The premises will also need to be assessed for its food preparation/cooking facilities in order to evaluate whether Public Nuisance may arise from odour and/or the operation of any plant and machinery.

The applicant is therefore requested to contact the undersigned to discuss all of the above issues. Environmental Health may then propose further conditions to allay its concerns.

Environmental Health has proposed a number of conditions which have been agreed by the applicant (see **Appendix 4**).

| | |
|-------------------------------|---------------------|
| Responsible Authority: | Metropolitan Police |
| Representative: | PC Sandy Russell |
| Received: | 21 October 2016 |

With reference to the above application, I am writing to inform you that the Metropolitan Police, as a responsible authority, will be objecting to this application. It is our belief that if granted the application would undermine the Licensing Objectives. The premises are situated within the West End Cumulative Impact area.

Following consultation, the Police have proposed a number of conditions which have been agreed by the applicant (see **Appendix 4**).

Following the agreement to these conditions, the Police withdrew their representation on 18 November 2016.

| | |
|----------------------------------------------|----------------------------------------------------------------|
| 2-B Other Persons | |
| Name: | Mr Simon Osborne-Smith |
| Address and/or Residents Association: | Flat 50, Ingestre Court Ingestre Place London W1F 0JL |
| Received: | 8 November 2016 |

I write on behalf of my concerned residents as chairman of Ingestre Court Residents' Voice to object to late night refreshment and retail of alcohol. These sales would increase potential of noise from taxis, music playing pedi cabs and would draw drunk loud members of the public onto Hopkins street next to Ingestre Court and increase

public urination and other anti-social behaviour issues. Ingestre Court and Hopkins street are located in a stress area and such late night sales would clearly have a significant detrimental impact on residents.

On 10 December 2016, Mr Osbourne-Smith added:
As a resident of Ingestre Court and chairman of Ingestre Court Residents Voice the application is objected to for the following reasons:-

The original application for the development was to be a high quality hotel without providing food or drink in order to support sales from local businesses. However this application would have a detrimental impact on local businesses.

The application ignores Westminster's stress area noise limits to protect the high density of local residents from noise disturbances between the hours of 10pm and 8pm.

Potential noise disturbances include:-

- Proposed putting out of waste at 6.30 am which would be further increased by bottle sales waste.
- Waste collection vehicles collecting before 8am.
- Noise from extract systems during preparation and operating hours.
- Smokers standing outside the premises who tend to be loud after having alcohol.
- Padi cabs who tend to play loud music when waiting and collecting passengers.
- Taxis using their horns to alert they have arrived to collect passengers or when Hopkins street is congested due to its narrow width.
- Noise from unmonitored children outside the premises, skateboarding is a current noise issue in the area.
- Noise and disorder from dissatisfied patrons ejected from the premises.
- Noise from an increased demand for police and emergency services.

There is a high drugs problem in the area and so permitting the general public in the hotel will be an attraction to dealers and users to conduct their activities away from the streets.

Public urination is an issue in the area and such an application may increase this issue.

Entrance lobby supervision will only address external noise disturbances once they

have occurred and disturbed the local residents and so would not be an effective preventative measure.

The development has already left the local businesses and residents with inadequate parking bays for deliveries and collections and such sales would further add to the existing unworkable provisions.

The application will increase duration and the amount of required roof plant. Current low level background noise monitored levels for this development are inadequate as they will not take into account high level plant noise directed up towards the high level resident's flats to Ingestre court and Kemp house. These flats being constructed in 1975 do not have sound proof windows and rely on opening windows for ventilation. It is requested that further existing noise level comparison levels are recorded from resident's high level flats on elevations facing the roof plant to ensure the development roof plant will not increase these levels.

The entrance to the hotel is in close proximity to Ingestre Courts residents entrance on Hopkins street and their flats above and so any form of approval of this application would have a significant detrimental impact on the residents and so it is requested that restrictions are imposed to prevent future applications to sell food and alcohol to the general public.

| | |
|----------------------------------------------|----------------------------------------------------------------------------|
| Name: | Mr David Gleeson |
| Address and/or Residents Association: | The Soho Society St Anne's Tower 55 Dean Street London W1D 6AF |
| Received: | 15 November 2016 |

I write to make a relevant representation to the above application on behalf of The Soho Society. The Soho Society objects to this application as it is currently presented, on the grounds of prevention of public nuisance, prevention of crime and disorder, and cumulative impact in the West End Cumulative Impact Area.

New licensed premises in the West End Cumulative Impact Area:

The proposal is for a new licensed premises in the West End Cumulative Impact Area. The new Sale by Retail of Alcohol licensable activity is of particular concern, with reference to Westminster City Council stress area and cumulative impact policy. Such new licenses should be prohibited. These venues destroy residential amenity over a wide area through noise nuisance as patrons disperse. If the council were minded to grant a new alcohol license in the cumulative impact area conditions must be inserted to ensure that any sale of alcohol is for bona fide hotel residents only.

Licensing policy and cumulative impact:

The Licensing Authority recognises in its Statement of Licensing Policy 2016 that Westminster has a substantial residential population and that the Council has a duty to protect it from nuisance (Policy 2.2.10).

This area has been identified by the City Council (Policy 2.4.1) as a cumulative impact area because the cumulative effect of the concentration of late night and drink led premises and/or night cafes has led to serious problems of disorder and/or public

nuisance affecting residents, visitors and other businesses. The Policy states that the extent of crime and disorder and public nuisance...arises from the number of people there late at night; a particular number of them being intoxicated, especially in the West End Cumulative Impact Area (Policy 2.4.1).

The policies in relation to the stress areas are directed at the global and cumulative effects of licences on the area as a whole (Policy 2.4.5). The policies are intended to be strict and will only be overridden in 'genuinely exceptional circumstances' (Policy 2.4.2).

The growth in the entertainment industry in Soho has led to a marked deterioration in the quality of life and well-being of local residents and it has jeopardised the sustainability of the community. Soho has a substantial residential community and many of these residents suffer from the problems identified in the 'Characteristics of Cumulative Impact Areas' (Policy Appendix 14). These include, but are not limited to, high levels of noise nuisance, problems with waste, urinating and defecating in the streets, threats to public safety, anti-social behaviour, crime and disorder and the change in character of historic areas.

Conclusion:

Para 9.37 of the s182 Guidance requires the licensing authority to determine the application with a view to promoting the licensing objectives in the overall interests of the local community.

For the reasons I have set out, we believe that the application, if granted in its present form, would fail to promote the licensing objectives of prevention of public nuisance and prevention of crime and disorder. I respectfully urge the Licensing Sub-Committee to reject this application.

On 19 December 2016, Mr Gleeson added:

I write on behalf of the Soho Society to expand on the points made in the representation we submitted on 15 November 2016, and to provide the applicant and the licensing authority with more detailed information as to our concerns.

As the recognised amenity society for Soho, we would have been happy to be contacted by the applicant prior to the application being submitted. We have checked and cannot find a record of any such contact.

The principle concern the Soho Society has relates to the proximity of the proposed public licensed facilities to residential blocks of flats, including Ingestre Court, Kemp House and nos. 7-8 Ingestre Place (no. 8 is Pargiter Court, where I live). The site of the former Trenchard House (bordering Ingestre Place, Broadwick and Hopkins Streets) has also recently been redeveloped and now has approximately 80 occupied residences. In addition, there are numerous single flats in the immediate vicinity (Broadwick Street, Berwick Street and Peter Street). This relatively small area is one of Soho's most densely populated residential corners, with close to three hundred individual homes.

Given that the residences include just about everything from single-person dwellings to family apartments, I would guess that the area around Hopkins Street, i.e. between Berwick Street and Ingestre Place, Peter Street and Broadwick Street, could be home to almost one thousand people. Some are elderly and a few have lived most of their lives here – Pargiter Court is a sheltered scheme run by Soho Housing Association –

and some have recently moved into the area. The new development on the former Trenchard House site brings more families back into the heart of Soho, and this building is crowned by a small number of millionaire apartments which are overlooked by the high-rise flats of Ingestre Court next door. I would estimate that most residents are unfamiliar with the licensing process but if they were aware of this application would be concerned about its impact on their immediate environment.

I note that the applicant states in the application that 'The format of this licence application follows the format of [the applicant's other] previously licensed developments. I am not quite sure what this means. I am aware that the applicant has obtained a premises licence for this brand in the West End Cumulative Impact Area (CIA), at 110 St Martin's Lane. I have studied that premises licence and read the Minutes of the relevant Sub-Committee hearing, and note that in fact the licence granted was on significantly lesser terms than the application now pending in Soho.

With the above in mind, I can confirm that our concerns are as follows:

1. The applicant premises is in the heart of the West End CIA as defined in the City Council's Statement of Licensing Policy 2016 (SLP).
2. The application is, in effect, for a bar open to the public.
3. As such, the application is directly contrary to policies CIP1 and PB2.
4. The hours sought for the public are outside the 'core hours' set out in HRS1 of the SLP.
5. The hours sought for licensable activities are also in excess of the hours granted to the applicant's premises at 110 St Martin's Lane.
6. It is difficult to ascertain from the plans submitted whether the bar is accessed directly or easily from the street. If so, para 2.5.57 of the SLP is engaged.
7. Although the postal address of the premises is Berwick Street, I understand that the main entrance will in fact be on Hopkins Street.
8. Hopkins Street has always been a quiet street, with Berwick Street businesses and shops backing onto it. This makes it a perfect location for private residences, and as I have said above, the street is abutted by numerous high- and low-rise residential properties.
9. The occupants of the numerous residential properties in the near vicinity would be impacted by an increase in public nuisance.
10. The planning permission granted for the development made it clear that the 'food and beverage area' shall not be open to the general public.
11. Although I am aware that a decision of the planning authority does not bind the licensing authority, I feel that the terms of the planning permission are so diametrically opposed to what is sought in the licence application that the considered decision of the planning authority must hold some relevance for the licensing authority when it reaches a decision on the licence application.

I hope that this submission will assist the parties in understanding the reasons for the Soho Society's representation.

We will of course consider any amendments to the application. We will attend the hearing on January 26th and we currently intend to call Mr Andrew Murray, a resident of Kemp House, as a witness.

3. Policy & Guidance

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

| | |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy HRS1 applies | <ul style="list-style-type: none"> (i) Applications for hours within the core hours 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 will be considered on their merits, subject to other relevant policies and with particular regard to the criteria specified. |
| Policy CIP1 applies | <ul style="list-style-type: none"> (i) It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas for: pubs and bars, fast food premises, 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 Cumulative Impact Areas will be subject to other policies, and must demonstrate that they will not add to cumulative impact in the Cumulative Impact Areas. |
| Policy PB2 applies | <p>It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas other than applications to vary hours within the Core Hours under Policy HRS1.</p> |
| Policy HOT1 applies | <p>Subject to the effect on the promotion of the licensing objectives and other relevant policies in this Statement, premises licences for hotels will generally be granted so that:</p> <ul style="list-style-type: none"> (a) Alcohol is permitted to be sold at any time to people staying in hotel rooms for consumption on the premises. (b) The hours of serving alcohol to the general public will be subject to conditions limiting the sale of alcohol after a specified time to those attending pre-booked events held at the hotel. (c) The exhibition of film, in the form of recordings or non- |

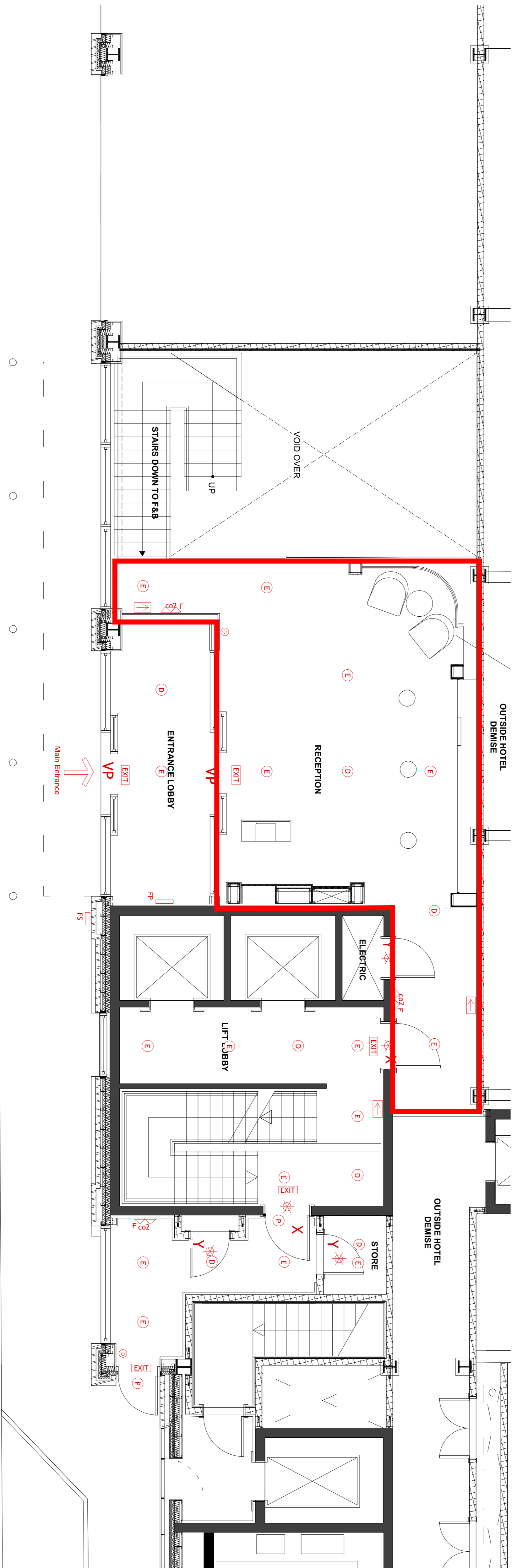
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| | broadcast television programmes to be viewed in hotel bedrooms, will generally be permitted. |
|--|----------------------------------------------------------------------------------------------|

4. Appendices

| | |
|-------------------|------------------------------------------------------|
| Appendix 1 | Premises plans |
| Appendix 2 | Applicant supporting documents |
| Appendix 3 | Premises history - None |
| Appendix 4 | Proposed conditions |
| Appendix 5 | Residential map and list of premises in the vicinity |

| | |
|-----------------------|---------------------------------------------------------------|
| Report author: | Mr Nick Nelson Senior Licensing Officer |
| Contact: | Telephone: 020 7641 3431 Email: nnelson@westminster.gov.uk |

Appendix 1 - Ground Floor



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LICENSEABLE ACTIVITIES MAY BE CARRIED OUT IN THE PUBLIC AREAS OF THE PREMISES.

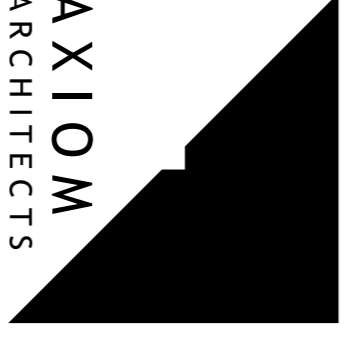
ALL STAIRS AND STAIRCASES COMPLY WITH THE RELEVANT BUILDING REGULATIONS REQUIREMENTS IN FORCE AT THE TIME THEY WERE INSTALLED.

KEY :

- FP FIRE ALARM PANEL
- FS FIREMAN'S SWITCH
- FS FIRE ALARM SOUNDER (WALL MOUNTED)
- FP FIRE ALARM CALL POINT WITH FIRE PROCEDURES NOTICE OVER
- FB FIRE BLANKET
- FD FIRE RISER DUCT
- EL EMERGENCY LIGHT
- EB PUSH BUTTON TO EXIT
- ES GAS SHUT OFF BUTTON
- ED DETECTOR WITH SOUNDER
- ED ILLUMINATED EXIT SIGN
- ED NON-ILLUMINATED FIRE ESCAPE DIRECTIONAL SIGN
- * HALF-HOUR FIRE DOOR
- V AUTOMATIC FIRE DOOR KEEP CLEAR SIGN. THESE DOORS HAVE ELECTROMAGNETIC HOLD OPEN DEVICES LINKED TO THE FIRE ALARM
- X FIRE DOOR KEEP SHUT SIGN
- Y FIRE DOOR KEEP LOCKED SIGN
- VP VISION PANEL
- PB PUSH BAR TO OPEN
- FE FOAM EXTINGUISHER
- PE POWDER EXTINGUISHER
- CE CARBON DIOXIDE EXTINGUISHER
- WE WATER EXTINGUISHER
- WCE WET CHEMICAL EXTINGUISHER
- PHR PH REFUGE

| Rev | Date | Description | By |
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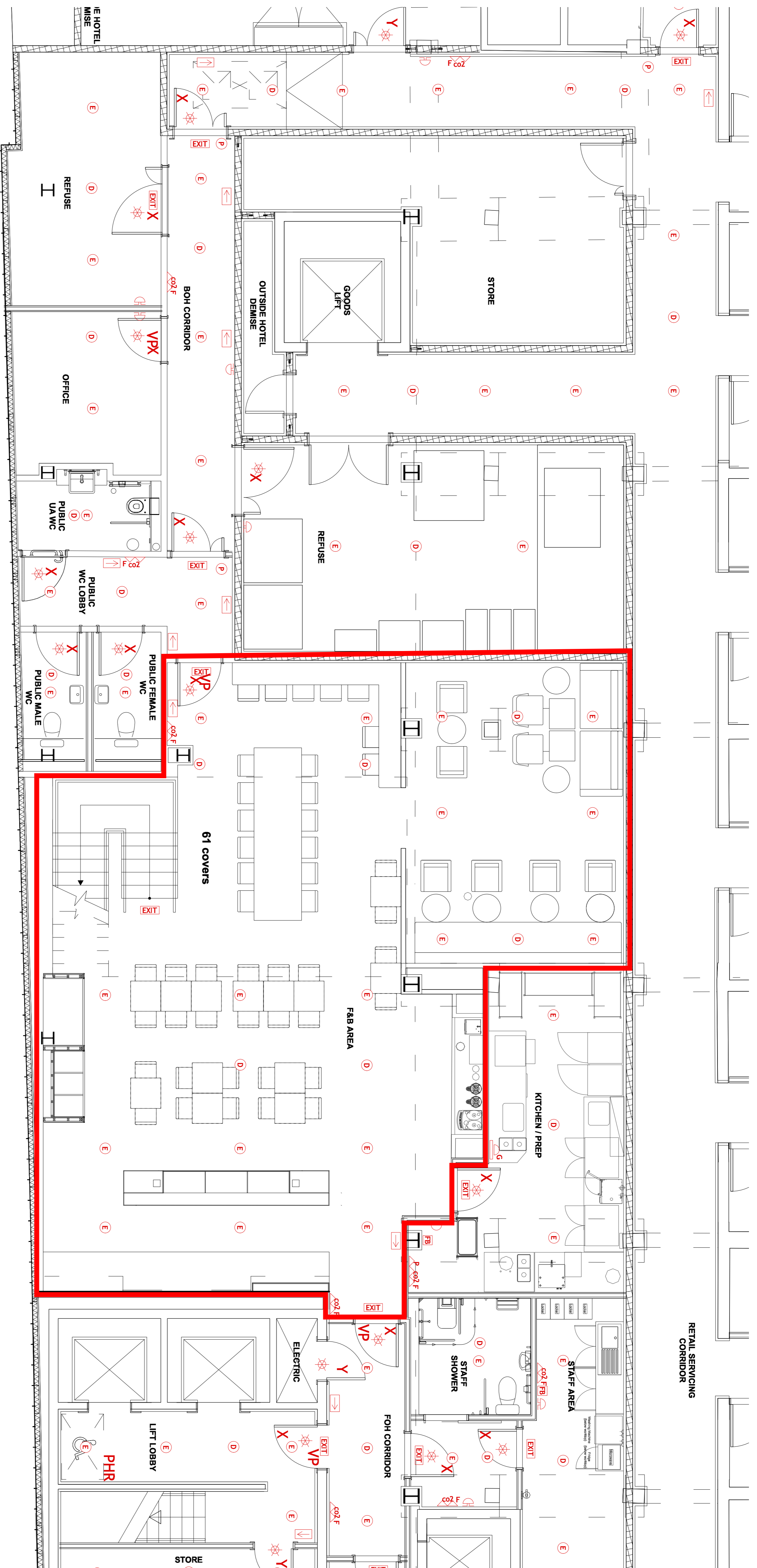
Drawing
Ground Floor Licensing Plan

Legend

Licensed area is public area outlined in red.

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Drawing No. **3646-L1-001**



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LICENSEABLE ACTIVITIES MAY BE CARRIED OUT IN THE PUBLIC AREAS OF THE PREMISES. ALL STAIRS AND STAIRCASES COMPLY WITH THE RELEVANT BUILDING REGULATIONS REQUIREMENTS IN FORCE AT THE TIME THEY WERE INSTALLED.

KEY :

- FP FIRE ALARM PANEL
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- EO NON-ILLUMINATED FIRE ESCAPE DIRECTIONAL SIGN
- EH HALF HOUR FIRE DOOR
- EV AUTOMATIC FIRE DOOR KEEP CLEAR SIGN LINKED TO THE FIRE ALARM
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- CE CARBON DIOXIDE EXTINGUISHER
- WE WATER EXTINGUISHER
- WCE WET CHEMICAL EXTINGUISHER
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Drawing
Basement Floor Licensing Plan

| Scale | Status | Date | Drawn | Checked |
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Drawing No. **3646-L1-002** Revision

Legend

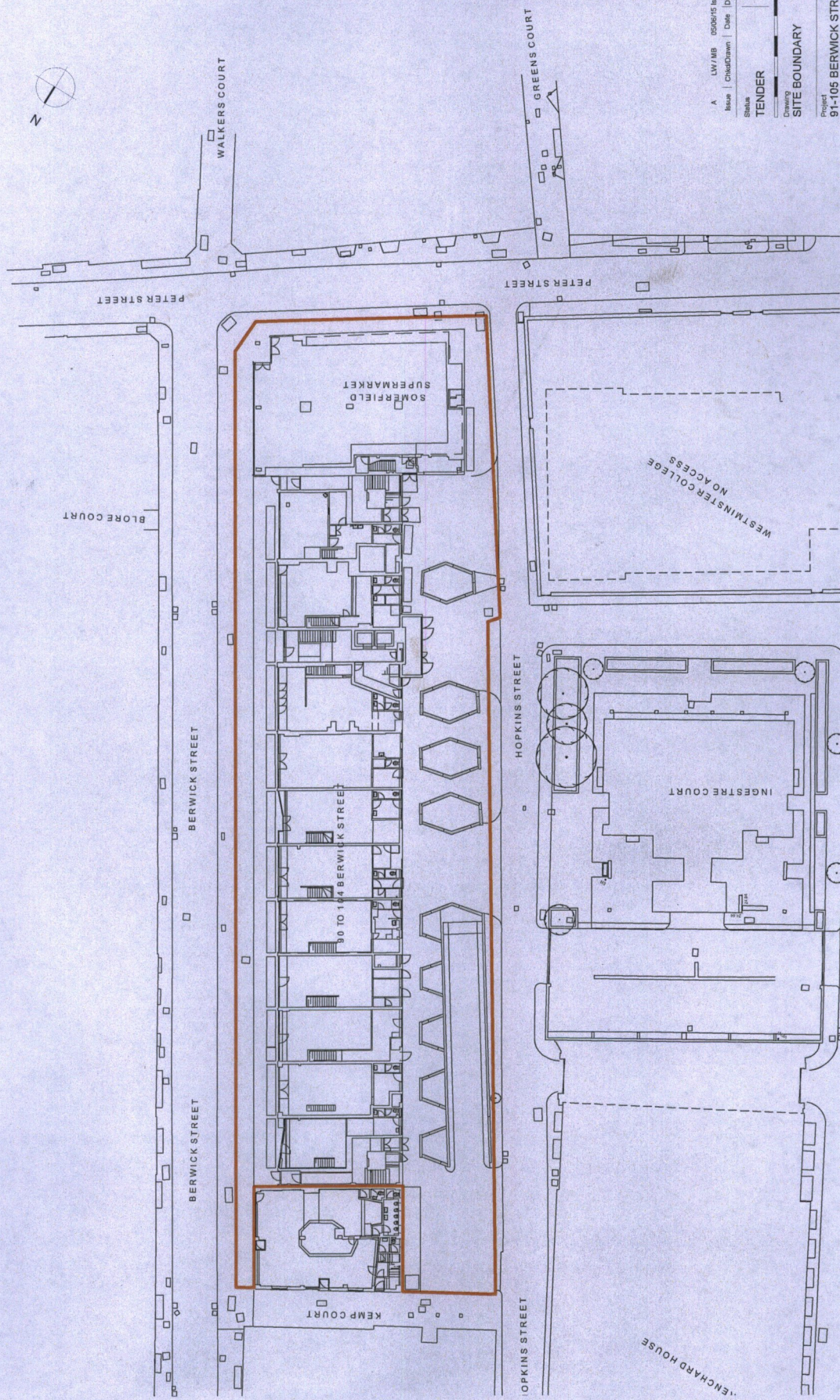
Licensed area is public area outlined in red.

GENERAL NOTES

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Notes

1. SURVEY DATED 2004. DOES NOT REFLECT INTERNAL ARRANGEMENT POST SOFT-STRIP



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|-------------------------------|-----------------------|----------|-------------------|
| A | LW/MB | 05/06/15 | Issued for Tender |
| Issue | Checked/Drawn | Date | Description |
| Status | Job No. | Dwg No. | Issue |
| TENDER | 1106 | 101-00 | A |
| Drawing | 1:400 @ A3 1:200 @ A1 | | |
| SITE BOUNDARY | | | |
| Project 91-105 BERWICK STREET | | | |

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GENERAL NOTES





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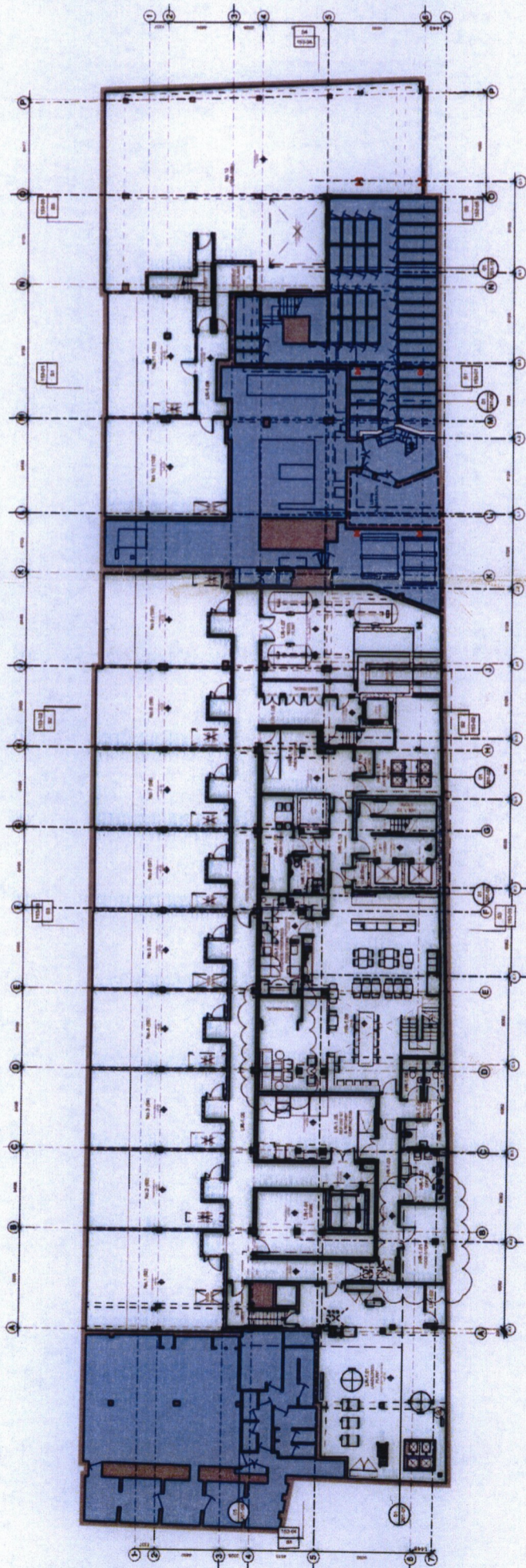
Notes

EXTENT OF EXISTING BUILDING TO 104-105 BERWICK STREET AND LEVEL OF 3RD FLOOR SLAB IS APPROXIMATE AND IS SUBJECT TO FURTHER SURVEY INFORMATION.

REFER TO TLA INFORMATION FOR DETAILS OF LANDSCAPING AT STREET LEVEL AND TO THE TERRACES. REFER TO CREATE INTERIORS FOR THE PRIVATE RESIDENTIAL AREAS.



-  F10/355A - STANDARD BLOCKWORK
-  AREAS OUTSIDE DEMISE
-  IN SITU CONCRETE
-  EXISTING BUILDING



- I LW / MB 31/05/16 Issued for holder review
- H LW / MB 13/05/16 Issued for holder review
- G LW / MB 31/03/16 Issued for Stage 4
- F LW / MB 07/03/16 Issued for structural and services co-ordination.
- E LW / MB 23/10/15 Updated to reflect increased extent of demolition and carry over drainage system.
- D LW / MB 02/10/15 Revised to incorporate updated survey information, further detail to wall types added.
- C LW/LB 05/08/15 Initial Tender Issue
- B LW / MB 24/03/15 Issued for Agreement to Lease Option 1
- A LW / MB 05/11/14 Issued for Stage 3 Report

| Issue | Checked/Drawn | Date | Description |
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| TENDER | 1106 | 151-01 | I |

Drawing: 1:400@A3 1:200@A1
PROPOSED BASEMENT FLOOR PLAN

Project
91-105 BERWICK STREET

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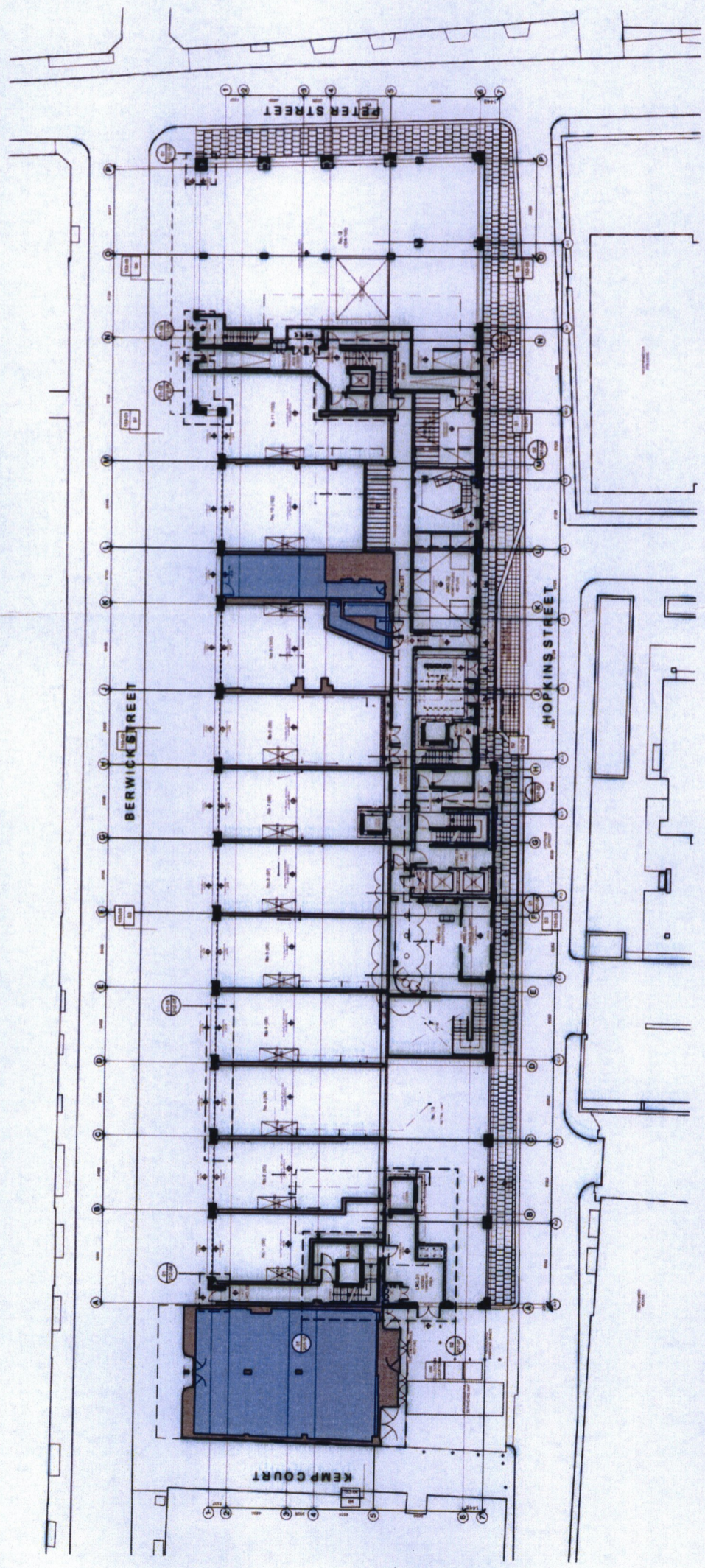
Notes

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- F10/355A - STANDARD BLOCKWORK
- AREAS OUTSIDE DEMISE
- IN SITU CONCRETE
- EXISTING BUILDING



| Issue | Checked/Drawn | Date | Description |
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| H | LW/MB | 31/05/16 | Issued for hotelier review |
| G | LW/MB | 13/05/16 | Issued for hotelier review |
| F | LW/MB | 31/03/16 | Issued for Stage 4 |
| E | LW/MB | 07/03/16 | Issued for structural and services co-ordination |
| D | LW/MB | 02/10/15 | Revised to incorporate updated survey information, further detail to wall types added |
| C | LW/LB | 05/08/15 | Initial Tender Issue |
| B | LW/MB | 24/02/15 | Issued for Agreement to Lease Option 1 |
| A | LW/MB | 05/11/14 | Issued for Stage 3 Report |

| Status | Job No. | Draw No. | Issue |
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| TENDER | 1106 | 151-02 | H |

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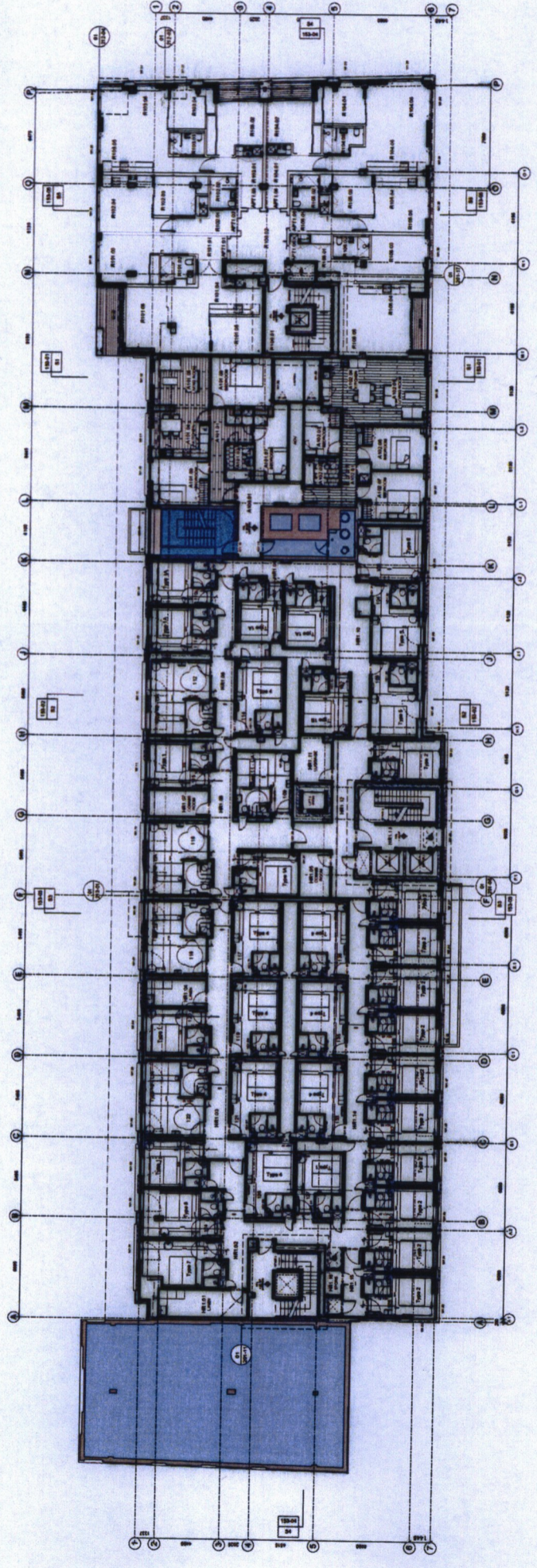
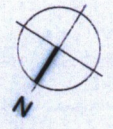
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- F10355A - STANDARD BLOCKWORK
- AREAS OUTSIDE DEMISE
- IN SITU CONCRETE
- EXISTING BUILDING



| Issue | Child/Drawn | Date | Description |
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| H | LW / MB | 13/05/16 | Issued for hoteller review. |
| G | LW / GT | 31/03/16 | Issued for Stage 4 |
| F | LW / MB | 07/03/16 | Issued for structure and services co-ordination. |
| E | LW / MB | 09/10/15 | Revised to incorporate updated survey information. Further details to be added following confirmation of Kemp House services locations. |
| D | LW / LS | 06/06/15 | Initial Tender Issue |
| C | LW / MB | 26/2/15 | Issued for Agreement to Lease Option 2 |
| B | LW / MB | 26/2/15 | Issued for Agreement to Lease Option 1 |
| A | LW / MB | 05/11/14 | Issued for Stage 3 Report |

| Status | Job No. | Drawg No. | Issue |
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| TENDER | 1106 | 151-03 | H |

1:400@A3 1:200@A1

PROPOSED FIRST FLOOR PLAN

Project
91-105 BERWICK STREET

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GENERAL NOTES





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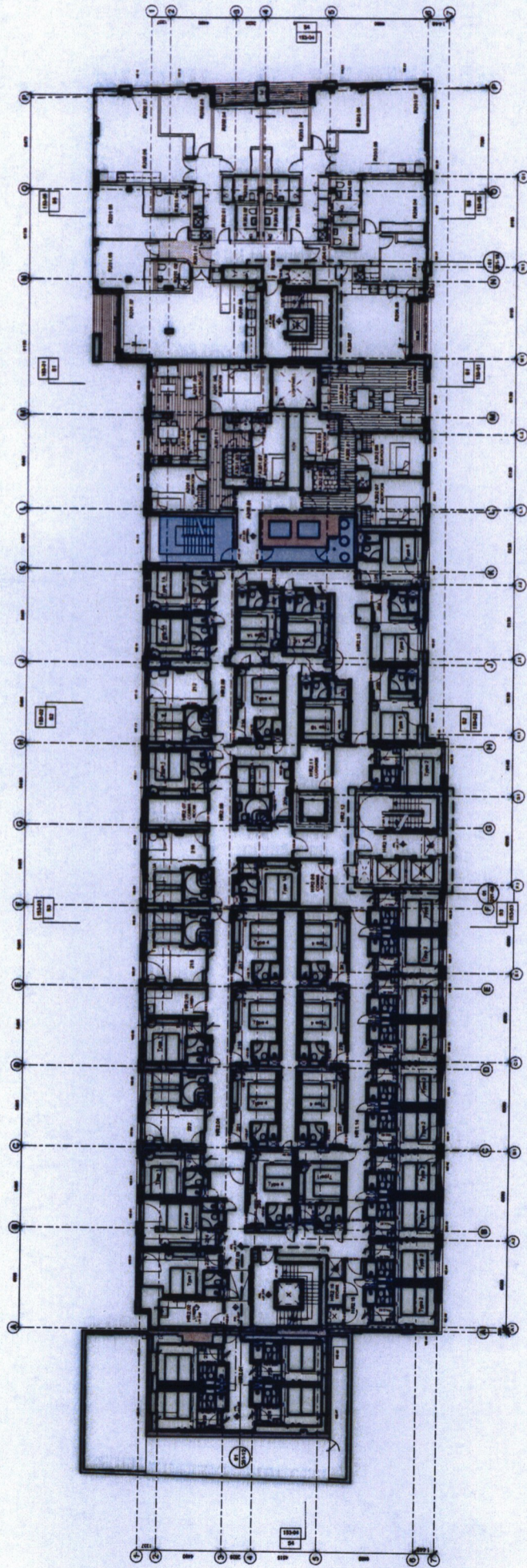
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-  IN SITU CONCRETE
-  EXISTING BUILDING



| Issue | Char/Drawn | Date | Description |
|-------|------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H | LW/MB | 13/05/16 | Issued for holder review. |
| G | LW/MB | 31/03/16 | Issued for Stage 4 |
| F | LW/MB | 07/03/16 | Issued for structure and services co-ordination. |
| E | LW/MB | 02/10/15 | Revised to incorporate updated survey information, further detail to wall types added. Hotel and residential areas amended following confirmation of Kemp House services location. |
| D | LW/LB | 05/05/15 | Initial Tender Issue |
| C | LW/MB | 26/02/15 | Issued for Agreement to Lease Option 2 |
| B | LW/MB | 26/02/15 | Issued for Agreement to Lease Option 1 |
| A | LW/MB | 05/11/14 | Issued for Stage 3 Report |

| Status | Job No. | Dwg No. | Issue |
|--------|---------|---------|-------|
| TENDER | 1106 | 151-04 | H |

Drawing: PROPOSED SECOND FLOOR PLAN
 Scale: 1:400@A3 1:200@A1

Project: 91-105 BERWICK STREET

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GENERAL NOTES






Drawing to be read in conjunction with all information by architects, structural engineer & service consultants.
 The contractor is not to scale from this drawing. All written dimensions to be checked on site before work commences. Discrepancies, where identified, must be reported to the architect immediately.
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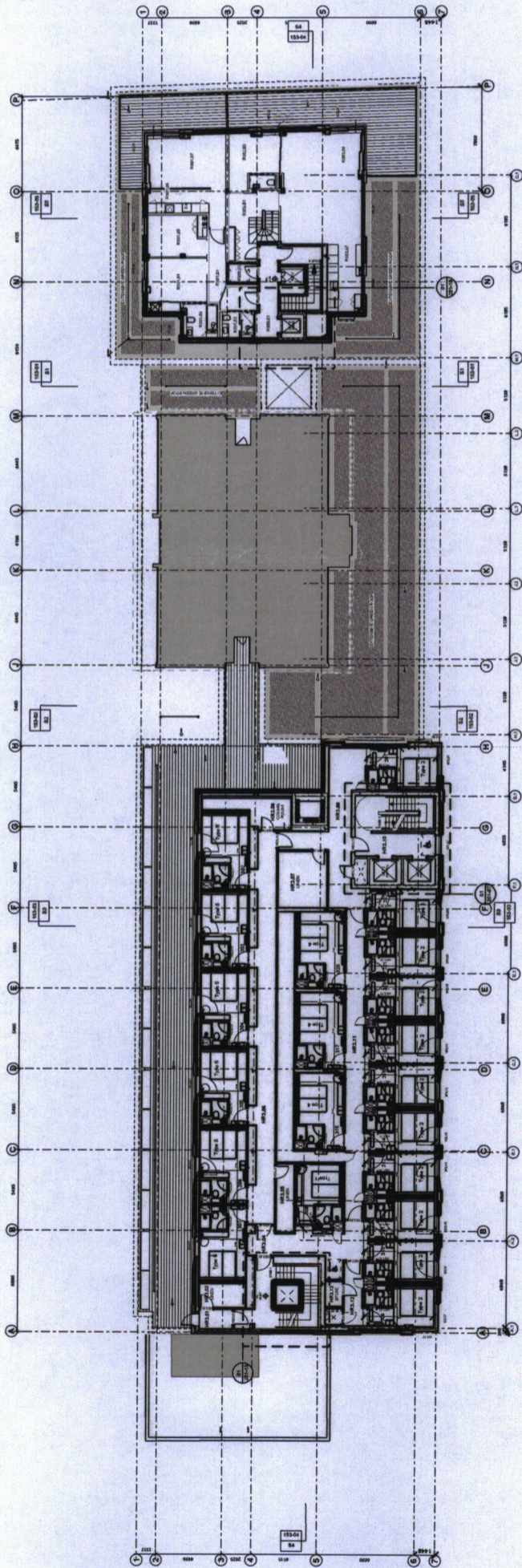
Notes

EXTENT OF EXISTING BUILDING TO 104-105 BERWICK STREET AND LEVEL OF 3RD FLOOR SLAB IS APPROXIMATE AND IS SUBJECT TO FURTHER SURVEY INFORMATION.

REFER TO TLA INFORMATION FOR DETAILS OF LANDSCAPING AT STREET LEVEL AND TO THE TERRACES. REFER TO CREATE INTERIORS FOR THE PRIVATE RESIDENTIAL AREAS.



-  F10355A - STANDARD BLOCKWORK
-  AREAS OUTSIDE DEMISE
-  IN SITU CONCRETE
-  EXISTING BUILDING
-  Spec. ref. N25/210A FALL ARREST SYSTEM



| Issue | Checked/Drawn | Date | Description |
|-------|---------------|----------|---------------------------------------------------------------------------------------|
| A | LW/MB | 05/11/14 | Issued for Stage 3 Report |
| B | LW/MB | 26/2/15 | Issued for Agreement to Lease Option 1 |
| C | LW/MB | 26/2/15 | Issued for Agreement to Lease Option 1 |
| D | LW/LB | 05/06/15 | Initial Tender Issue |
| E | LW/MB | 02/10/15 | Revised to incorporate updated survey information, further detail to wall types added |
| F | LW/MB | 07/03/16 | Issued for structural and services co-ordination. |
| G | LW/MB | 31/03/16 | Issued for Stage 4 |
| H | LW/MB | 13/05/16 | Issued for holder review. |

| Status | Job No. | Dwg No. | Issue |
|--------|---------|---------|-------|
| TENDER | 1106 | 151-05 | H |

Drawing: 1:400@A3 1:200@A1

Project: PROPOSED THIRD FLOOR

PLAN

91-105 BERWICK STREET

Latitude
 Latitude Architects
 15 Waller Street
 London SE1 1QU
 T: +44 (0) 20 7234 0235
 www.latitudearchitects.com

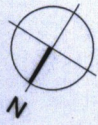
GENERAL NOTES

Drawings to be read in conjunction with all information by architect, structural engineer & service consultants.
 The contractor is not to scale from this drawing. All written dimensions to be checked on site before work commences. Discrepancies, where identified, must be reported to the architect immediately.
 This drawing is the property of Latitude Architects and Designers and must not be reproduced or disclosed to any unauthorised person either wholly or in part without written consent.

Notes

EXTENT OF EXISTING BUILDING TO 104-105 BERWICK STREET AND LEVEL OF 3RD FLOOR SLAB IS APPROXIMATE AND IS SUBJECT TO FURTHER SURVEY INFORMATION.

REFER TO TLA INFORMATION FOR DETAILS OF LANDSCAPING AT STREET LEVEL AND TO THE TERRACES. REFER TO CREATE INTERIORS FOR THE PRIVATE RESIDENTIAL AREAS.



F10/055A - STANDARD BLOCKWORK



AREAS OUTSIDE DEMISE



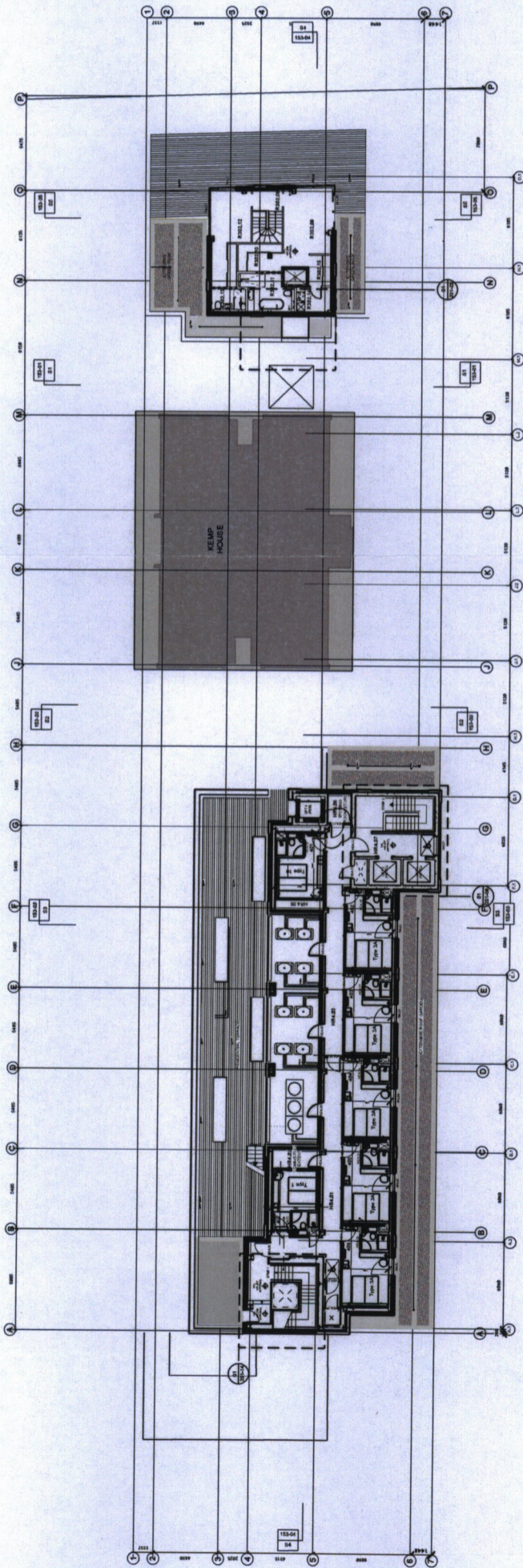
IN SITU CONCRETE



EXISTING BUILDING



Spec. ref. N95 / 210A
 FALL ARREST SYSTEM



| | | | |
|---|---------|----------|---------------------------------------------------------------------------------------|
| H | LW / MB | 13/05/16 | Issued for hotelier review. |
| G | LW / MB | 31/03/16 | Issued for Stage 4 |
| F | LW / MB | 07/03/16 | Issued for structural and services co-ordination. |
| E | LW / MB | 02/10/15 | Revised to incorporate updated survey information, further detail to wall types added |
| D | LW / LB | 05/06/15 | Initial Tender Issue |
| C | LW / MB | 26/02/15 | Issued for Agreement to Lease document Option 2 |
| B | LW / MB | 26/02/15 | Issued for Agreement to Lease Option 1 |
| A | LW / MB | 05/11/14 | Issued for Stage 3 Report |

| Status | Child/Drawn | Date | Description |
|--------|-------------|---------|-------------|
| TENDER | 1106 | 15-1-06 | H |

1:400@A3 1:200@A1

Drawing
PROPOSED FOURTH FLOOR
 PLAN
 Project
91-105 BERWICK STREET

Latitude Architects
 15 Waterloo Street
 Sydney NSW 2000
 T +61 (0) 20 7234 0235
 www.latitudearchitects.com

Our Ref: JRG/PREM/PRE290
Contact: John Gaunt

David Gleeson
Licensing Chair
The Soho Society
St Anne's Tower
55 Dean Street
LONDON
W1D 8AF

8 December 2016

Dear Mr Gleeson,

**Premises – hub by Premier Inn (Proposed), 90-104 Berwick Street, Soho, London, W1F 0QB
PREMISES LICENCE APPLICATION**

We act for Whitbread Group Plc on whose behalf we have lodged the above Premises Licence. We have been supplied with a copy of the objection which you have filed with the Council dated 15th November.

You are, no doubt familiar with the Premier Inn and hub by Premier Inn brand of which there are a significant number nationally and several within the Westminster Council licensing area.

You will have seen the original form of our application which follows Westminster core hours and offered a number of reassurances in terms of proposed conditions on the Licence.

Since the application was lodged we have engaged with both the Police and Environmental Health, the only two Responsible Authorities to make representations to our application. Those representations have effectively been compromised by the agreement of a scheme of conditions set out in the attached document.

We would particularly draw your attention to the following conditions:-

- 1, 2, 3, 11, 17, 18, 19, 20, 24 and 26.

Given the nature of our client's operation, the fact that the food and beverage provision for this proposed Hotel will be in the basement, accessed only through the Hotel reception, which will be 24 hour manned at ground floor level, your concerns may be alleviated.

If the matter is to proceed to a hearing, we currently understand that it is anticipated that the matter will be listed on 26th January at 10.00am.

If a conversation would assist, please do not hesitate to contact me.

I would like to hope that the nature of the application and the reassurance offered through the agreed conditions will enable you to withdraw your representation. I hope to hear from you.

Yours sincerely

John Gaunt
John Gaunt & Partners
Email: jgaunt@john-gaunt.co.uk

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.

Conditions proposed by the Environmental Health and the Police and agreed by the applicant:

9. The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a Hotel.

10. There shall be no self-service of alcohol on the premises and alcohol may only be supplied to:
 - a) Hotel residents;
 - b) To persons in the basement bar where members of the public present for the consumption of alcohol shall vacate the premises by 23:30 Monday to Thursday, midnight Friday and Saturday, 22:30 Sunday; and where
 - c) Alcoholic and other drinks may not be removed from the premises save for consumption in the hotel bedrooms.
11. There shall be no external advertising of the basement bar that is visible from the street.
12. The entrance lobby will be supervised by staff 24 hours a day.
13. There shall be no drinks promotions at the premises which are inconsistent with the need to promote responsible drinking
14. A Challenge 21 scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving licence, passport or proof of age card with the PASS Hologram.
15. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises are open.
16. Children under the age of 16 shall not be permitted to enter the premises after 21:00 unless dining with an adult or attending a pre booked function or resident in the hotel.
17. Staff will receive training on matters concerning underage sales, drugs policies and operating procedures
18. The use of door staff will be risk assessed on an ongoing basis by the licence holder. Where engaged, door staff shall be licenced by the Security Industry Authority.
19. 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 proper request of Police or authorised officer throughout the preceding 31 day period.
20. 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 properly requested.
21. Food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
22. The management of the premises will liaise with police on issues of local concern or disorder. The management will join the local Pubwatch / Safer West End Radio scheme where available.
23. No advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) that advertises or promotes the establishment, its premises, or any

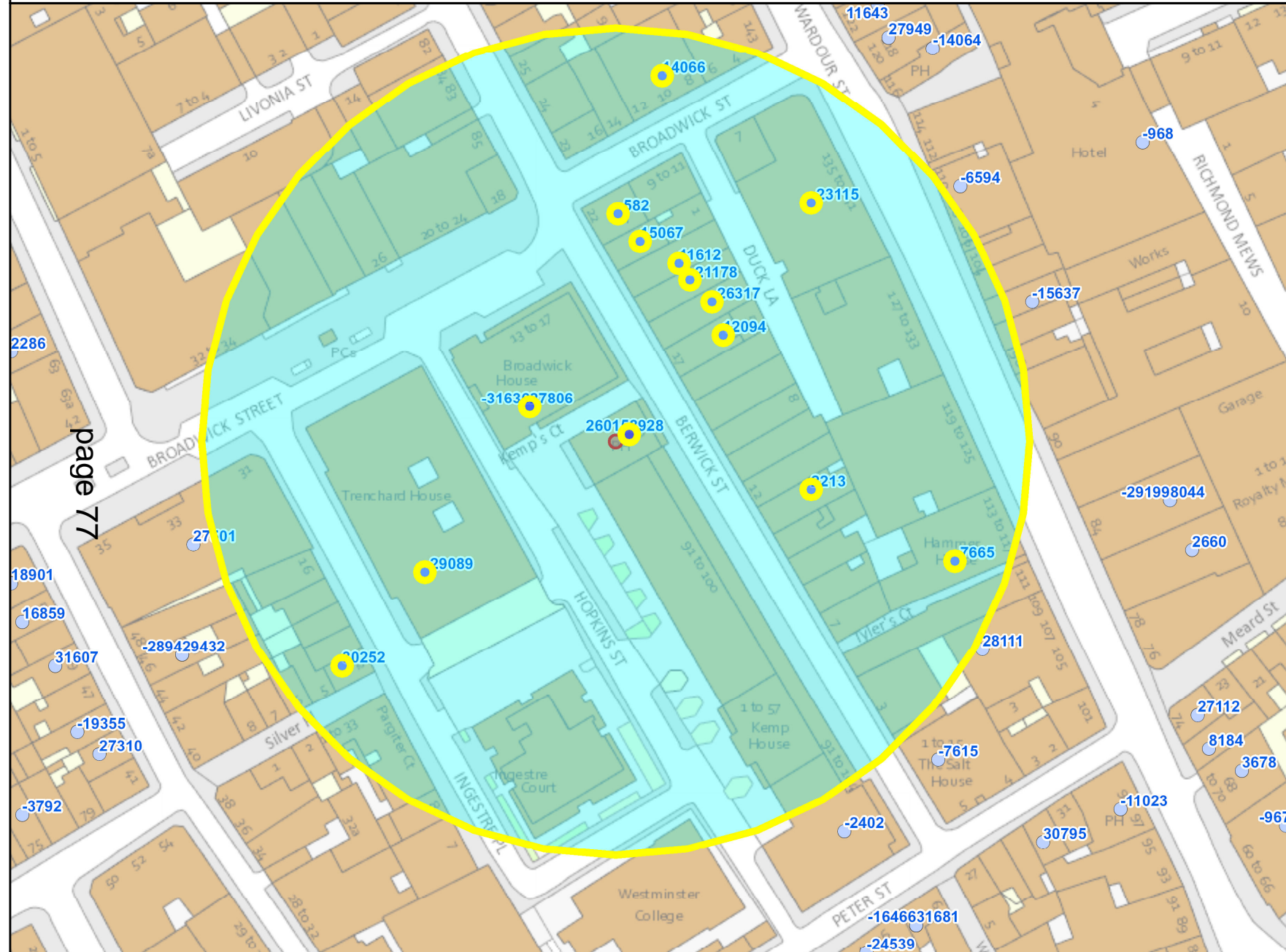
of its events, facilities, goods or services shall be inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or be distributed to the public.

24. 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 regarding crime disorder
 - (d) any incidents of disorder
 - (e) any faults in the CCTV system
 - (f) any visit by a relevant authority or emergency service.
25. 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 inside any noise sensitive premises.
26. Patrons will be encouraged by staff to leave quietly and respect the interests of the occupiers of any nearby noise sensitive premises; where appropriate the licensee or a suitable staff member will monitor patrons leaving at the closing time.
27. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of the local residents and businesses and leave the area quietly.
28. The premises licence holder shall ensure that any patrons smoking immediately outside the premises do so in an orderly manner and so as to ensure that there is no public nuisance or obstruction of the public highway
29. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity upon request.
30. There shall be no striptease or nudity, in the public licensed area and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.
31. 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.
32. No collection of waste or recycling materials (including bottle) from the premises shall take place between 23:00 and 07:00 on the following day.
33. No deliveries to the premises shall take place between 23:00 and 07:00 on the following day.
34. All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
35. Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi.
36. The number of persons permitted in the basement at any one time (excluding staff) shall not exceed 90 persons.

37. No licensable activities shall take place at the premises until the premises have 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 - if there are minor layout changes during the course of construction new plans shall be submitted.



Premier Inn



page 77

| | |
|------------------------------------|-----------|
| Residential / Proposed Residential | 249 |
| Under Construction | Not known |
| Other Uses | Not known |
| Proportion Residential of all Uses | Not known |

10
 Meters

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Data Source: Uniform Database
 Date: 13/01/2017

| Premises within 75m of: Premier Inn, 90-104 Berwick Street | | | |
|-------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| p / n | Name of Premises | Premises Address | Premises Type |
| 14/00806/LIPDPS | Polpetto | 11 Berwick Street London W1F 0PL | Friday to Saturday 09:00 - 00:00 Sunday 09:00 - 22:30 Monday to Thursday 09:00 - 23:30 |
| 16/06604/LIPDPS | Not Recorded | Trenchard House 19 - 25 Broadwick Street London W1F 0DF | Friday to Saturday 08:00 - 00:00 Monday to Thursday 08:00 - 23:30 Sunday 10:00 - 22:30 |
| 15/07158/LIPDPS | Amathus | Hammer House 113-117 Wardour Street London W1F 0UN | Monday to Saturday 08:00 - 23:00 Sunday 10:00 - 22:30 |
| 06/07882/WCCMAP | Blue Posts Public House | 22 Berwick Street London W1F 0QA | Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00 |
| 15/05416/LIPDPS | Duck & Rice | 90-91 Berwick Street London W1F 0QB | Friday to Saturday 10:00 - 00:00 Monday to Thursday 10:00 - 23:30 Sundays before Bank Holidays 12:00 - 00:00 Sunday 12:00 - 22:30 |
| 15/04952/LIPN | Red Dog | Basement And Ground Floor 20 Berwick Street London W1F 0PY | Friday to Saturday 10:00 - 00:00 Monday to Thursday 10:00 - 23:30 Sundays before Bank Holidays 12:00 - 00:00 Sunday 12:00 - 22:30 |
| 15/01484/LIPDPS | The Book Shop | 12 Ingestre Place London W1F 0JF | Monday to Sunday 12:00 - 23:00 |
| 14/06445/LIPT | Mediterranean Cafe | 18 Berwick Street London W1F 0PU | Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00 |
| 14/05938/LIPDPS | The Player | Basement 8 - 12 Broadwick Street London W1F 8HW | Monday to Saturday 10:00 - 01:30 Sunday 12:00 - 00:00 |
| 16/00293/LIPT | Bar Du Marche | Ground Floor 19 Berwick Street London W1F 0PX | Monday to Friday 10:00 - 01:00 Saturday 11:00 - 01:00 Sunday 12:00 - 00:00 |
| 14/09835/LIPDPS | Princi | Basement And Ground Floor 135 - 139 Wardour Street London W1F 0UT | Monday to Sunday 00:00 - 00:00 |
| 13/07127/LIPN | Flat White Limited | 17 Berwick Street London W1F 0PT | Monday to Friday 08:00 - 22:00 Saturday to Sunday 09:00 - 22:00 Sundays before Bank Holidays 09:00 - 23:00 |
| 15/02037/LIPDPS | My Place | Basement And Ground Floor 21 Berwick Street London W1F 0PZ | Thursday to Saturday 07:00 - 00:00 Monday to Wednesday 07:00 - 23:30 Sundays before Bank Holidays 10:00 - 00:00 Sunday 10:00 - 22:30 |
| 15/06480/LIPN | Duck & Rice First Floor | 90-91 Berwick Street London W1F 0QB | Monday to Saturday 10:00 - 01:30 Sunday 12:00 - 01:30 |
| 11/00024/LIPDPS | Yauatcha | Basement 15 - 17 Broadwick Street London W1F 0DE | Monday to Saturday 08:00 - 01:00 Sunday 10:00 - 00:00 Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00 |
| 13/03779/LIPN | Yauatcha | Basement And Ground Floor 15 - 17 Broadwick Street London W1F 0DE | Monday to Sunday 08:00 - 01:00 |

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 | 7 th January 2016 |
| 3 | Amended Guidance issued under section 182 of the Licensing Act 2003 | March 2015 |
| 4 | Application Form | 17 October 2016 |
| 5 | Representation – Environmental Health | 31 October 2016 |
| 6 | Representation – Metropolitan Police | 21 October 2016 |
| 7 | Representation – Mr Osbourne-Smith | 8 November 2016 |
| 8 | Representation – The Soho Society | 15 November 2016 |

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|--------------------|-----------------------------------------------------------------|
| Item No: | |
| Date: | 26 January 2017 |
| Licensing Ref No: | 16/12033/LIPN - New Premises Licence |
| Title of Report: | The Lexington 34 Lexington Street London W1F 0LH |
| Report of: | Director of Public Protection and Licensing |
| Wards involved: | West End |
| Policy context: | City of Westminster Statement of Licensing Policy |
| Financial summary: | None |
| Report Author: | Miss Heidi Lawrance Senior Licensing Officer |
| Contact details | Telephone: 020 7641 2751 Email: hlawrance@westminster.gov.uk |

1. Application

| 1-A Applicant and premises | | | |
|-----------------------------------|---------------------------------------------------------------------------------------------|--------------------------------|----------|
| Application Type: | New Premises Licence, Licensing Act 2003 | | |
| Application received date: | 4 November 2016 | | |
| Applicant: | Lexington Street Limited | | |
| Premises: | The Lexington | | |
| Premises address: | 34 Lexington Street London | Ward: | West End |
| | | Cumulative Impact Area: | West End |
| Premises description: | The premises will be operating as a Brassiere | | |
| Premises licence history: | This is an application for a new premises licence and therefore no premises history exists. | | |
| Applicant submissions: | None Submitted. | | |

| 1-B Proposed licensable activities and hours | | | | | | | |
|---------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------|------------|---------------------------------|------------|------------|------------|
| Sale by retail of alcohol | | | | On or off sales or both: | | | Both |
| Day: | Mon | Tues | Wed | Thur | Fri | Sat | Sun |
| Start: | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 10:00 |
| End: | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 | 22:30 |
| Seasonal variations/ Non-standard timings: | | New Years Eve from the end of permitted hours to the start of the permitted hours on New Years Day. | | | | | |

| Hours premises are open to the public | | | | | | | |
|---------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------|------------|-------------|------------|------------|------------|
| Day: | Mon | Tues | Wed | Thur | Fri | Sat | Sun |
| Start: | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | 10:00 |
| End: | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 | 22:30 |
| Seasonal variations/ Non-standard timings: | | New Years Eve from the end of permitted hours to the start of the permitted hours on New Years Day. | | | | | |
| Adult Entertainment: | | Not applicable | | | | | |

2. Representations

| 2-A Responsible Authorities | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Responsible Authority: | The Metropolitan Police Service |
| Representative: | PC Toby Janes |
| Received: | 30 th November 2016 |
| <p>With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, make a representation against the above application.</p> <p>It is our belief that if granted the application would undermine the licensing objectives in relation to the prevention of crime and disorder as there are insufficient conditions within the operating schedule.</p> <p>The venue is situated in the West End cumulative impact area, a locality where there is traditionally high crime and disorder. We have concerns that this application will cause further policing problems in an already demanding area.</p> | |
| Responsible Authority: | Licensing Authority |
| Representative: | Mr Steven Rowe |
| Received: | 5 th December 2016 |
| <p>As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011 the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the Licensing Objectives:</p> <ul style="list-style-type: none"> • Public Nuisance • Prevention of Crime & Disorder • Public Safety • Protection of Children from Harm <p>As it stands the application does contravene Westminster's Statement of Licensing Policies CIP1, HRS1, OS1, RNT2 and PB2.</p> <p>The application seeks to permit:</p> <p>The Supply of Alcohol both 'on' and 'off' the premises:</p> | |

Monday to Saturday 0800 to 2300 hours

Sundays 1000 to 2230 hours

On New Year's Eve from the end of permitted hours to the start of permitted hours on New Year's Day

The applicants have stated that the premises operates as a Brassiere. The premises are located inside the Cumulative Impact Area.

Policy CIP1 states (i) It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas for: pubs and bars, fast food premises, and premises offering facilities for music and dancing; other than applications to vary hours within the Core Hours under Policy HRS1. However part (ii) states: Applications for other licensable activities in the Cumulative Impact Areas will be subject to other policies, and must demonstrate that they will not add to cumulative impact in the Cumulative Impact Areas.

Policy OS1 states 'Applications will be granted subject to the relevant criteria in Policies CD1, PS1, PN1, CH1 and HRS1 and other policies in this statement, provided it is demonstrated that they will not add to cumulative impact in the Cumulative Impact Areas.

Policy HRS1 states at paragraph 2.3.2: "It is the intention to generally grant licences... where the hours when customers are permitted to be on the premises are within the 'core hours' as set out in Policy HRS1. This is not a policy to refuse applications for longer hours than the core hours and consideration will in all cases be given to the individual merits of an application. Where a proposal is made to operate outside these core hours each application will be considered on its merits against the criteria as set out in paragraph (ii) (of Policy HRS1)".

The application seeks to permit the hours beyond the commencement 'core hours' (for on sales):

Policy RNT2 which relates to restaurants within the CIA states 'Applications will be granted subject to other policies in this Statement and subject to the relevant criteria in Policies CD1, PS1, PN1 and CH1, provided it can be demonstrated that they will not add to cumulative impact in the Cumulative Impact Areas.

Paragraph 2.5.3 of the Council's Policy relating to restaurants states in part that '.....The Council is particularly concerned that restaurant premises in the cumulative impact areas do not, even in part, come to operate as bars and particularly not as "vertical drinking" premises where customers consume alcohol standing throughout the evening.'

Policy PB2 which relates to pubs and bars states 'It is the Licensing Authority's policy to refuse applications in the CIA other than applications to vary the hours within the core hours under policy HRS1'. Please therefore accept this as a formal representation.

Please could you provide me with further details in relation to the following:

How do the applicants intend to operate the supply of alcohol (on and off sales)

Will alcohol only be supplied to those seated at a table? Will this be ancillary to food?

Is there a bar?

Will there be vertical drinking at the premises?

How does the applicant demonstrate that they will not add to cumulative impact in the Cumulative Impact Area.

| | |
|-------------------------------|----------------------------------------|
| Responsible Authority: | Environmental Health Consultation Team |
|-------------------------------|----------------------------------------|

| | |
|------------------------|------------------|
| Representative: | Ms Nicola Curtis |
|------------------------|------------------|

| | |
|------------------|--------------------------------|
| Received: | 23 rd November 2016 |
|------------------|--------------------------------|

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

The premises are located within the West End Cumulative Impact Area as defined within the City of Westminster Statement of Licensing Policy.

The applicant has submitted the following plans for the premises:

- ◆ Licensing Plans Basement and Ground Floor: drawing number 1786-004, Rev A, Dated 25.10.16

This representation is based on the plans and Operating Schedule submitted.

The applicant is seeking the following licensable activities:

1. The Supply of Alcohol both 'on' and 'off' the premises:
 - a. Monday to Saturday 0800 to 2300 hours
 - b. Sundays 1000 to 2230 hours
 - c. On New Year's Eve from the end of permitted hours to the start of permitted hours on New Year's Day

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

1. The Supply of Alcohol 'on' and 'off' the premises will have the likely effect of causing an increase in Public Nuisance in the West End Cumulative Impact Area, and may impact upon Public Safety.

The applicant has provided additional information and conditions with the operating schedule which is being considered but does not fully address the concerns of Environmental Health.

The applicant is advised to contact the undersigned to arrange a suitable time for inspection of the premises.

The granting of the new Premises Licence as presented would have the likely

effect of causing an increase in Public Nuisance in the West End Cumulative Impact area and may impact on Public Safety.

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

| 2-B Other Persons | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| Name: | Mr Steve Chambers |
| Address and/or Residents Association: | The Soho Society 55 Dean Street London W1D 6AF |
| Received: | 14 th December 2016 |
| <p>Reference: 16/12033/LIPN, Premises Licence - New, The Lexington, 34 Lexington Street</p> <p>I write to make a relevant representation to the above application on behalf of The Soho Society.</p> <p>The Soho Society objects to this application as it is currently presented, on the grounds of prevention of public nuisance, prevention of crime and disorder, and cumulative impact in the West End Cumulative Impact Area.</p> <p>About The Soho Society</p> <p>The Soho Society is a charitable company limited by guarantee established in 1972. The society is a recognised amenity group and was formed to make Soho a better place to live, work or visit by preserving and enhancing the area's existing diversity of character and uses, and by improving its facilities, amenities and environment. In particular, the society supports the Westminster City Council's policies, including the cumulative impact policy, as set out in the Statement of Licensing Policy 2016.</p> <p>New licensed premises in the West End Cumulative Impact Area</p> <p>The proposal is for a new licensed premises in the West End Cumulative Impact Area. The new Sale by Retail of Alcohol licensable activity is of particular concern, with reference to Westminster City Council stress area and cumulative impact policy. Such new licenses should be prohibited.</p> <p>Hours of operation</p> <p>The proposal includes licensable activities, including sale of alcohol, well outside of Westminster core hours. The premises are in the West End Cumulative Impact Area. There are private homes in nearby buildings, and residents in the immediate area are subject to noise and general nuisance every night of the week. We therefore feel it is necessary to keep the operating hours within defined core hours, namely Monday to Thursday 10am – 11.30pm, Friday and Saturday 10 am – 12 midnight and Sunday 12 noon – 10.30 pm.</p> | |

Licensing policy and cumulative impact

The Licensing Authority recognises in its Statement of Licensing Policy 2016 that Westminster has a substantial residential population and that the Council has a duty to protect it from nuisance (Policy 2.2.10).

This area has been identified by the City Council (Policy 2.4.1)) as a cumulative impact area because the cumulative effect of the concentration of late night and drink led premises and/or night cafes has led to serious problems of disorder and/or public nuisance affecting residents, visitors and other businesses. The Policy states that the extent of crime and disorder and public nuisance...arises from the number of people there late at night; a particular number of them being intoxicated, especially in the West End Cumulative Impact Area (Policy 2.4.1).

The policies in relation to the stress areas are directed at the global and cumulative effects of licences on the area as a whole (Policy 2.4.5). The policies are intended to be strict and will only be overridden in 'genuinely exceptional circumstances' (Policy 2.4.2).

The growth in the entertainment industry in Soho has led to a marked deterioration in the quality of life and well-being of local residents and it has jeopardised the sustainability of the community. Soho has a substantial residential community and many of these residents suffer from the problems identified in the 'Characteristics of Cumulative Impact Areas' (Policy Appendix 14). These include, but are not limited to, high levels of noise nuisance, problems with waste, urinating and defecating in the streets, threats to public safety, anti-social behaviour, crime and disorder and the change in character of historic areas.

Conclusion

Para 9.37 of the s182 Guidance requires the licensing authority to determine the application with a view to promoting the licensing objectives in the overall interests of the local community.

For the reasons I have set out, we believe that the application, if granted in its present form, would fail to promote the licensing objectives of prevention of public nuisance and prevention of crime and disorder. I respectfully urge the Licensing Sub-Committee to reject this application.

Please let me know if any proposals are made to amend the application; particularly in respect of the hours sought or any further conditions proposed.

3. Policy & Guidance

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

| | |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy HRS1 applies: | (i) Applications for hours within the core hours set out below 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 set out below in this policy will be considered on their merits, subject to other |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | relevant policies. |
| Policy RNT2 applies: | Applications will be granted subject to other policies in this Statement and subject to the relevant criteria in Policies CD1, PS1, PN1 and CH1, provided it can be demonstrated that they will not add to cumulative impact in the Cumulative Impact Areas. |

4. 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 |

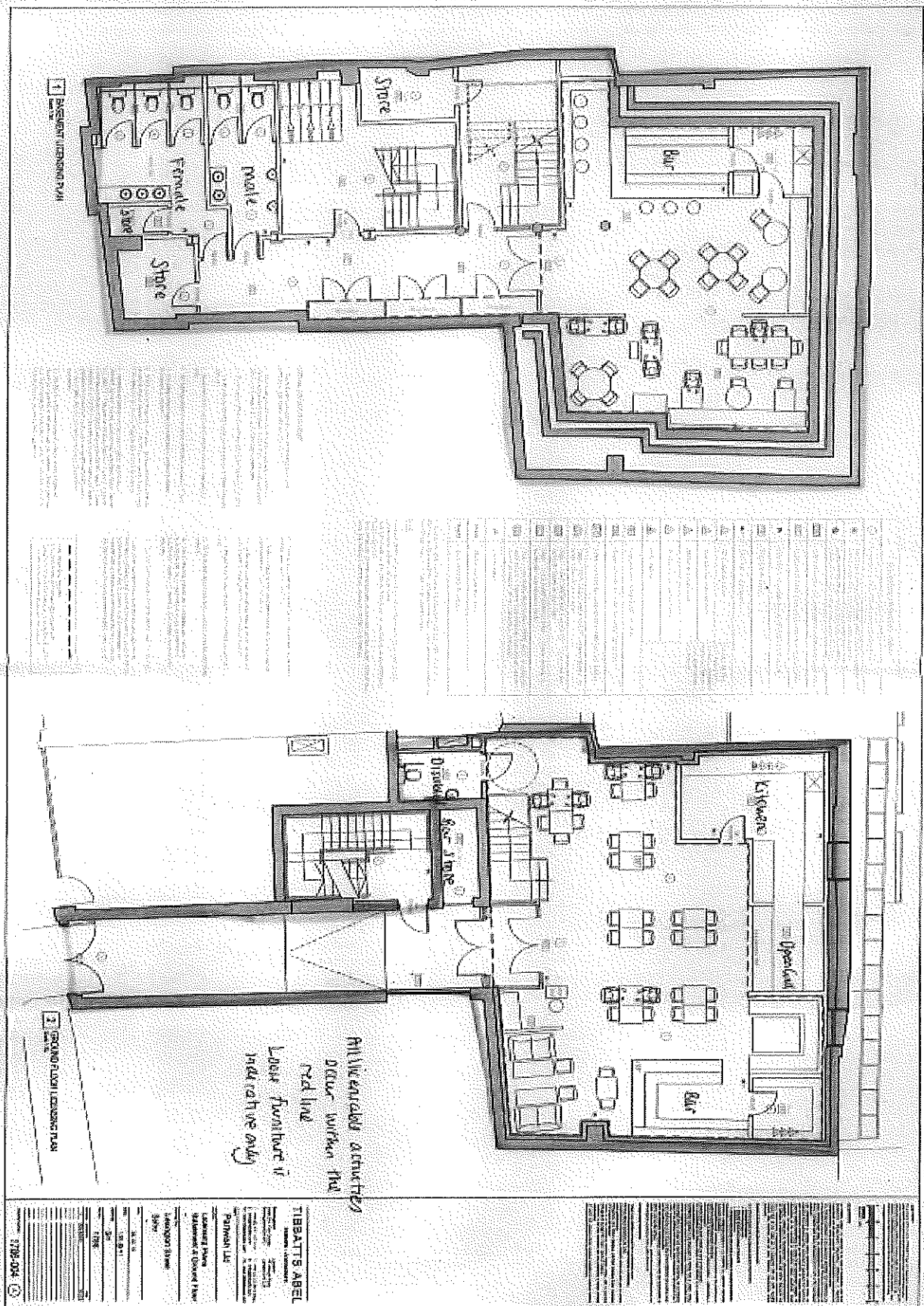
| | |
|-----------------------|-----------------------------------------------------------------|
| Report author: | Miss Heidi Lawrance Senior Licensing Officer |
| Contact: | Telephone: 020 7641 2751 Email: hlawrance@westminster.gov.uk |

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 | 7 th January 2016 |
| 3 | Amended Guidance issued under section 182 of the Licensing Act 2003 | March 2015 |
| 4 | Application form | 4 th November 2016 |
| 5 | Representation – PC Toby Janes | 30 th November 2016 |
| 6 | Representation – Mr Steven Rowe | 5 th December 2016 |
| 7 | Representation – Ms Nicola Curtis | 23 rd November 2016 |
| 8 | Representation – Soho Society | 14 th December 2016 |

Premises Plans



Applicant Supporting Documents

- *"...your staff were so warm and full of infectious energy, the room was welcoming to the point we could hardly bear to leave it, the food was lovely, the whisky delicious."*

Ajesh Patalay, Senior Editor, Porter Magazine

- *"Please pass on our sincere thanks & gratitude to Lindsey & the Copper Dog crew - they all bar none played the perfect hosts and we all had a truly memorable evening. Hats off to the chefs also - the food was superb!"*

Michael Gaffney, World Duty Free

- *"The Copper Dog is literally our family's home from home. Whether it's a wee coffee break as we're walking past on the Speyside way, a lunch or dinner with live local music or a company event in a private room the Copper Dog team run a versatile venue that's contemporary, comfy and welcoming. The decor is totally 'on point' and makes for beautiful ambience during winter and summer evenings. The menu champions fresh local produce and is constantly evolving making it difficult to name a favourite dish. The Copper Dog is a definitely a top foodie destination in Speyside."*

The Walker Family, Walkers Shortbread

- *"To further support the Hotel and its experience the development of the Copper Dog delivers such an experience that is needed when talking about the "third space" in life. Whether it is a dining experience of just a social aspect that is required the Copper Dog will deliver in both aspects."*

Both The Craigellachie and Copper Dog also fully understand the need to support the local community. With the hotel home furnishings and the Copper Dog culinary ingredients all supporting home grown, local/family businesses."

George McNeil, Managing Director, Johnstons of Elgin

- *"The hotel was perfect, the pub and the food served was amazing and the whole level of detail incredible. Can't thank you enough."*

Michael Thomas Ryan, The Curtain, London

Appendix

1.

"...your staff were so warm and full of infectious energy, the room was welcoming to the point we could hardly bear to leave it, the food was lovely, the whisky delicious."

Ajesh Patalay, Senior Editor, Porter Magazine

1.1

"Please pass on our sincere thanks & gratitude to Lindsey & the Copper Dog crew - they all bar none played the perfect hosts and we all had a truly memorable evening. Hats off to the chefs also - the food was superb!"

Michael Gaffney, World Duty Free

1.2

"The Copper Dog is literally our family's home from home. Whether it's a wee coffee break as we're walking past on the Speyside way, a lunch or dinner with live local music or a company event in a private room the Copper Dog team run a versatile venue that's contemporary, comfy and welcoming. The decor is totally 'on point' and makes for beautiful ambience during winter and summer evenings. The menu champions fresh local produce and is constantly evolving making it difficult to name a favourite dish. The Copper Dog is a definitely a top foodie destination in Speyside."

The Walker Family, Walkers Shortbread

1.3

"To further support the Hotel and its experience the development of the Copper Dog delivers such an experience that is needed when talking about the "third space" in life. Whether it is a

dining experience of just a social aspect that is required the Copper Dog will deliver in both aspects.

Both The Craigellachie and Copper Dog also fully understand the need to support the local community. With the hotel home furnishings and the Copper Dog culinary ingredients all supporting home grown, local/family businesses."

George McNeil, Managing Director, Johnstons of Elgin

1.4

"The hotel was perfect, the pub and the food served was amazing and the whole level of detail incredible. Can't thank you enough."

Michael Thomas Ryan, The Curtain, London

2. Spey Alley Menu

2.1 Breakfast Menu

2.2 Quaich whisky book

3. Speyside film

3.1 Hotel film

3.2 What is a Copper Dog

3.3 The Liquid

4. Quaich brand book

BREAKFAST

PORRIDGE

Served with your choice of;

Cinnamon
& red berries.

Honey
& banana.

Pomegranate seeds
& blueberries.

FULL SCOTTISH BREAKFAST

Choose from Ayrshire bacon, Royan's of Elgin pork sausages, grilled tomato & button mushrooms, Grant's haggis & black pudding, potato scone, plus your choice of locally laid free-range eggs.

SCOTTISH SMOKED SALMON

Sutherland's of Portsoy cold-smoked Scottish salmon, with freshly prepared scrambled eggs.

ACHILTIBUIE KIPPERS

Served with whole grain toast and a half grilled tomato.

SMOKED HADDOCK

Poached filet of smoked haddock topped with a poached egg and hollandaise sauce.

PANCAKES

Stack of pancakes served with streaky bacon and maple syrup.

EGGS

Two poached hen's eggs on a toasted muffin, served;

BENEDICT

Honey-roast ham & Hollandaise.

HEMMINGWAY

Portsoy cold-smoked salmon & Hollandaise.

CONTINENTAL BUFFET

Please enjoy our continental selection of freshly baked pastries, home made yoghurt, fresh fruit and local cheeses.

FRUIT JUICES

TROPICAL CLEANSING JUICE

Spinach, cucumber, pineapple, cayenne pepper, coconut water.

BERRY & OATS ENERGY BOOST

Mixed red berries, oats, mint, and almond milk.

DETOX BLAST

Spinach, Kale, apple, mandarin, basil, ice, coconut water.

TRADITIONAL

Freshly squeezed Seville orange Juice, pressed apple and pink grapefruit juice available.

**THE
CRAIGELLACHIE
SPEYSIDE . ESTD 1893**

SPEY ALLEY

Start

| | |
|----------------------------------------------------------------------------------------|------|
| Scotch broth | 4.95 |
| Oysters, shallot vinegar, lemon 'see board for details' | MVP |
| Copper Dog Whisky cured smoked salmon, soda bread, garnish | 8.95 |
| Baked Connage Clava, spiced fig chutney, sour dough | 7.95 |
| Warm salt baked beetroot & squash salad, goats cheese, toasted chestnuts | 6.95 |
| Sautéed mushrooms on toast, bone marrow, garlic butter, crispy Allarburn Farm hens egg | 7.95 |
| Hand-dived Shetland Scallops in the Half Shell, Roast Cauliflower, Brioche Herb Crumb | 9.95 |
| Speyside Wood Pigeon Pie, Game Liver Pate, Creamed Celeriac, Raspberry Game Jus | 8.50 |
| Royan's of Elgin Venison Haggis, Roast Turnip, Whisky Sauce | 7.50 |

Classics

| | |
|--------------------------------------------------------------------------------------|-------|
| Steamed Shetland Mussels, Smoked Bacon, White Wine, Hand Cut Chips | 14.95 |
| 'Spey Valley Brewery' Beer Battered Haddock, Mushy Peas, Hand Cut Chips | 14.95 |
| Roast Monkfish Tail, Samphire, Spiced Split Peas, New Potatoes | 21.95 |
| Steamed North Sea Hake, Beetroot, Carrots, Spinach | 19.50 |
| Fisherman's Pie, Seasonal Vegetables | 11.95 |
| Beef & Ale Suet Pudding, Butter Roast Carrots, Onion Gravy | 16.50 |
| Royan's of Elgin Copper Dog Sausages, Rumble thumps, Caramelised Onion Gravy | 12.50 |
| Copper Dog Burger, Smoked Cheddar, Roast Garlic Mayo, Pickled Onions, Spiced Ketchup | 15.50 |

Grill

| | |
|---------------------------------------------------|------------------|
| Choice of hand cut chips or buttered new potatoes | |
| Whole Lemon Sole | 26.95 |
| Scottish Sea Trout | 20.50 |
| Rack of Morayshire Lamb | 24.95 |
| Heritage Breed Fillet Steak 8oz | 27.50 |
| Heritage Breed Rib Eye Steak 14oz | 26.95 |
| Steak Board to Share | 29.95 per person |
| Gartmore Farm Spatchcock Chicken | 15.50 |
| Mossie Farm "Mossie" Pork Chop 12oz | 17.50 |

Sauces & Butters 2.00

Peppercorn - Whisky & Mushroom - Garlic Butter - Blue Cheese & Toasted Almond Butter - Béarnaise

Sides 2.95

Hand Cut Chips - House Mash - Mustard Seed & Honey Roast Carrots - Neeps & Tatties
Broccoli, Blue Cheese & Toasted Almonds - Green Leaf Salad - Mac & Cheese - Brussel Sprouts,
Smoked Bacon & Chestnuts

Please let us know if you have allergies or require more information on ingredients used in our dishes

From friends of the Copper Dog, Phillippe & Lynne Raimbault; exceptional white & rose Sancerre 32.95

Red

| | Bottle | Lg Glass | Sm Glass |
|------------------------------------------------------|--------|----------|----------|
| Argento Malbec, Argentina | 19.95 | 6.90 | 4.00 |
| Billi Billi Shiraz, Australia | 21.95 | 7.50 | 4.30 |
| Riva Leone Barbera, Italy | 22.95 | 7.90 | 4.50 |
| Hubert & Fils Cotes du Rhone, France | 25.95 | 8.90 | 5.00 |
| H De L'hospitalet Pinot Noir, France | 27.00 | 9.20 | 5.20 |
| Xanadu Exmoor Drive Cabernet Sauvignon, Australia | | | 30.95 |
| Chianti Classico Campomaggio, Italy | | | 33.95 |
| Charles Smith Boom Boom Syrah, USA | | | 43.95 |
| Angelo Veglio Barolo, Italy | | | 44.95 |
| Vivanco Reserva, Spain | | | 49.95 |
| Vieux Chevalier Châteauneuf-du-Pape, France | | | 49.95 |
| Chateau Tour Pibran Pauillac, France | | | 69.95 |

Sparkling & Champagne

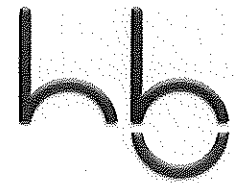
| | Bottle | Flute |
|-----------------------------------|--------|-------|
| Tosti Prosecco 75cl | 23.95 | 6.50 |
| Laurent-Perrier Brut NV | 65.00 | 11.00 |
| Laurent-Perrier Cuve Rose Brut NV | 85.00 | |

White

| | Bottle | Lg Glass | Sm Glass |
|------------------------------------------------|--------|----------|----------|
| Ceps du Sud Viognier, France | 19.95 | 6.90 | 4.00 |
| Argento Pinot Grigio, Argentina | 21.95 | 7.50 | 4.30 |
| Stone Barn Chardonnay, USA | 22.95 | 7.90 | 4.50 |
| Vivanco Rioja White, Spain | 25.95 | 8.90 | 5.00 |
| Picpoul De Pinet Els Pyreneus, France | 22.95 | 7.90 | 4.50 |
| Johnson Estate Sauvignon Blanc, New Zealand | 28.95 | 9.90 | 5.50 |
| Kung Fu Girl Riesling, USA | 28.95 | 9.90 | 5.50 |
| A20 Albarino, Spain | | | 28.95 |
| Pouilly Fume Les Affaubertis E Louis, France | | | 34.95 |
| Huia Pinot Gris, New Zealand | | | 36.95 |
| Domaine Roux Chassagne-Montrachet | | | 69.95 |
| Les Chaumes, France | | | |
| Mersault Cuvee Charles Maxime | | | 69.95 |
| Latour Giraud, France | | | |

Rosé

| | Bottle | Lg Glass | Sm Glass |
|-------------------------------|--------|----------|----------|
| Domaine D'astros Rosé, France | 19.95 | 6.90 | 3.50 |
| Vivanco Rosé, Spain | 23.95 | 8.20 | 4.50 |
| Whispering Angel Rosé, France | 39.95 | | |



surveyors & valuers

To Whom It May Concern

12 January 2017

Dear Sirs

**RE Lexington Street Limited
 34 Lexington Street, London W1**

I write to you in reference to the licencing application for the above property which has been lodged by Lexington Street Limited as we act on behalf of the freeholder, Merrybond Properties Limited.

When bought to the market, this prestigious Soho site received a wealth interest and a number of offers to take a lease of the unit. The decision to go with Lexington Street Limited was not taken lightly but their track record of opening and running successful establishments speaks for itself and we have every confidence that this one will not be any different.

If you require any further information regarding the property, please do not hesitate to contact me.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Daniel Grahame'.

**DANIEL GRAHAME
ASSOCIATE DIRECTOR
0207 907 4507
daniel.grahame@hbsv.com**

Portland House
4 Great Portland Street
London W1W 8QJ



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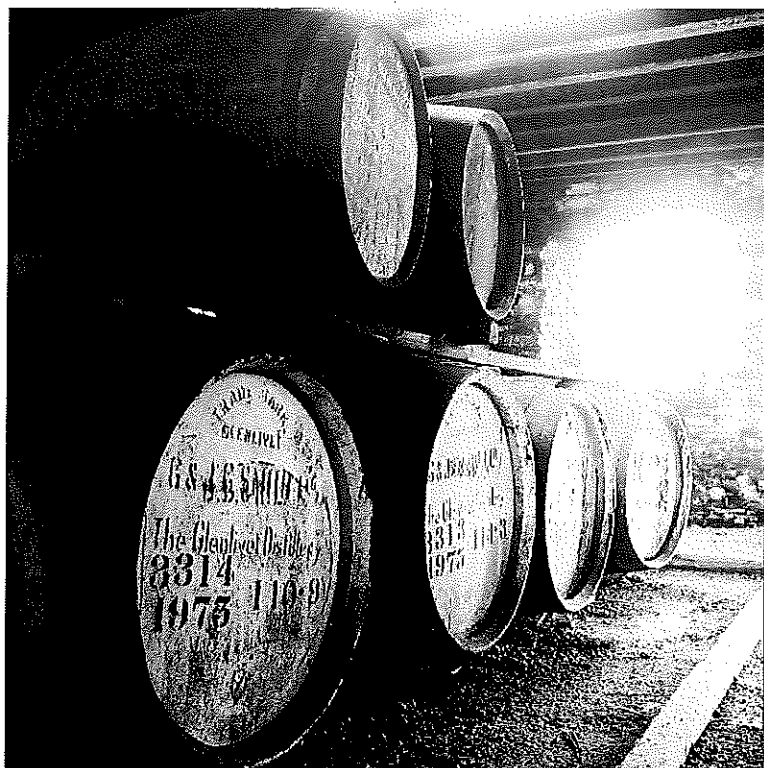


QUAICH

SPEYSIDE, SCOTLAND

1890

IN THE SPIRIT OF FRIENDSHIP
FROM THE HIGHLANDS OF SCOTLAND



INTRODUCTION

When Letter 10 (single cask) and Letter 10 (part 1) are in a bar that was opened nearly 200 years ago for that very reason. On the banks of the River Clyde, The Glasgow Bar in the Glasgow Hotel boasts Scotland's largest selection of single malt whiskies, and now it is being promoted across the world, bringing this unique experience to a wider channel.

This document investigates that history, sets out our vision for the new bar, and explains the geographic and cultural roots behind the brand and how these influence the present social whisky experience.

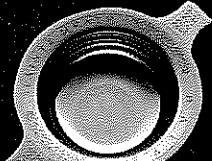


QUAICH HISTORY

A quaich (pronounced "quake") is a traditional shallow two-handled Scottish cup for the drinking of whisky. The word means "cup of friendship" and is derived from the Gaelic word "cuich" meaning cup. It is used to toast special occasions such as arrivals, departures and weddings.

The Quaich is surrounded by myth and mystique and dates back to pre-midieval times. As a sharing cup which was passed around the group, it could not be personal, so its purpose was practical as much as anything. Similarly, because it is presented and received with two hands, one could not drink from it and hold a weapon, which is why the Quaich has evolved to represent a symbol of trust and friendship.

There is also a romantic aspect to its past as King James VI of Scotland (son of Mary Queen of Scots) gave Anne of Denmark a quaich on their wedding day in 1589.

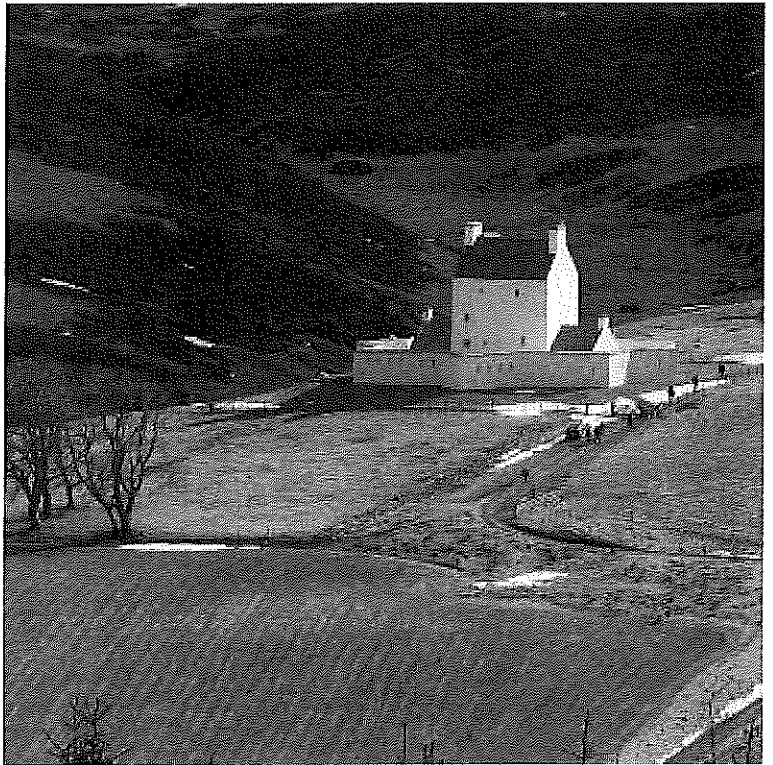




THE HISTORY OF WHISKY

The word whisky is based on the Gaelic *uisge beatha*, meaning "Water of Life" because of its original use for medicinal purposes. Scotland is a land of water, so grain – is the backbone of whisky, and distilling was already a well-established practice by the time the entry "Eight bells of malt to Fraer John Cor wherewith to make aqua vitae" appeared in the Exchequer Rolls of Scotland in 1494.

Until the 19th century, whiskies were essentially malt whiskies, but with the invention of the copper still, other grain whiskies were produced, providing the basis for the blended whisky we know today. Since then, whisky has spread worldwide, and the Quai celebrates all whiskies, wherever they are made.

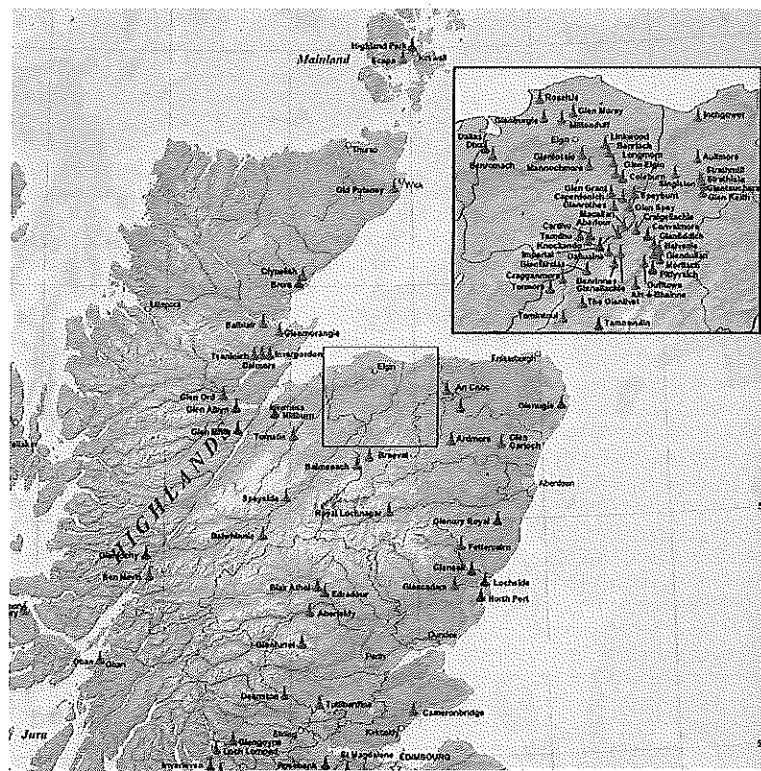




THE QUAICH BRAND

The QuaiCh symbol is the triquetra, representing three interconnected, separate entities. Our triquetra refers to the three elements required in making whisky: earth, water and fire.

The triquetra shape is based on a trefoil knot which has no end and no beginning. This continual form symbolises enduring friendships. Our guests will find their own meanings in the QuaiCh as they make and strengthen their own relationships.



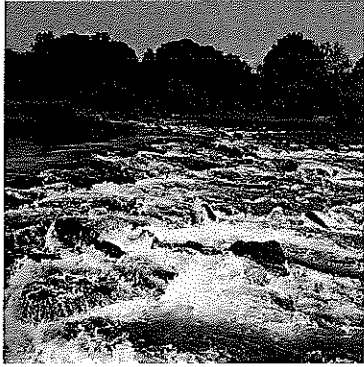
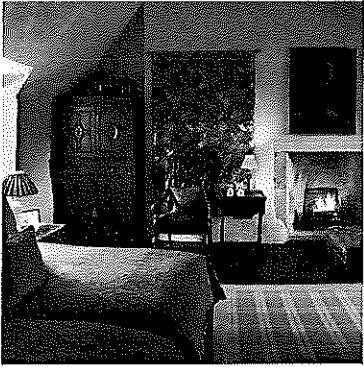
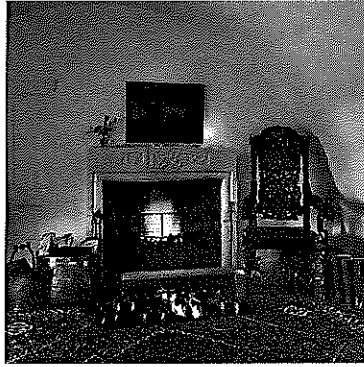
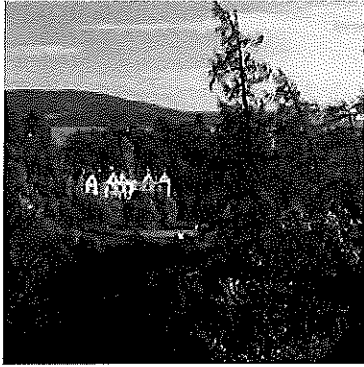
SPEYSIDE

THE WORLD'S ONLY
WHISKY VALLEY

Speyside is arguably the most famous of the Scottish whisky regions. Located in the north-eastern corner of the Scottish Highlands, the area is centred around the majestic and fast-flowing River Spey, and produces more whisky than any other region.

Speyside incorporates Morayshire, Banffshire and part of Aberdeenshire, and contains half of all Scottish distilleries. It produces the two best-selling single malt whiskies in the world. The Glenlivet and Glenfiddich, as well as other celebrated whiskies such as Macallan and Bunnahabhain.

The River Spey and its tributaries impart their own particular flavours to their whiskies. These vary from the classic Speyside style - creamy, honeyed and fruity - to more gaulty malts such as Glenlivet, Tamnavulin and Tainlouth. Others, such as Macallan, Glenfiddich and Glenmorangie are bolder and more sherried, while Kinlochbainne, Auchmore and BenRiach comprise the peatier end of the spectrum. One thing is for certain: you'll never find a better place to sample the delights of the Spey than in the Quaich.



THE CRAIGELLACHIE HOTEL

The physical home of the Gaaich brand is the original Gaaich Bar, which is located in the Craigellachie Hotel on the banks of the River Spey.

The Craigellachie is a 45 room boutique hotel offering a superior Scottish Highlands experience. With a beautiful setting overlooking the river, the hotel provides access to all the region has to offer including distillery visits, fishing, shooting and the nearby Glenmore Forest Park. The hotel is an easy drive from Aberdeen or Inverness and Loch Ness.

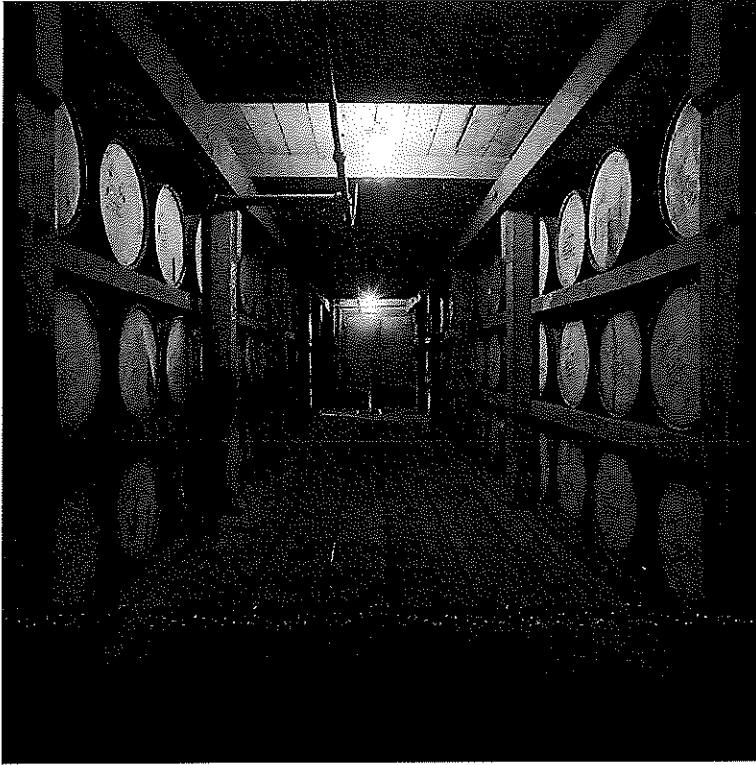
The Gaaich Bar itself is one of the oldest bars in Scotland. Founded in 1896, it offers the world's largest selection of single malt whiskies by the glass, with well over 700 bottles. The selection includes popular locally made whiskies and some unique and rare whiskies which can only be found at Craigellachie.



THE BAR

The Quench is best-suited to a comfortable living room populated by friends, acquaintances and like-minded souls. Whether seeking company or solitude, The Quench fits like a glove, a familiar and reassuring place to withdraw from the outer world for a little while.

Wood paneled walls, leather benches, and table, pewter, brass and copper fittings adorning the dark wood bar. Quench will give traditional materials a contemporary twist to create a timeless venue.



THE BANQUET ROOM

Separate to the Oustich bar, but inextricably linked, the Banquet Room is a private space for hire that serves magnificent Scottish food with an accompanying whisky tasting menu. It is in these splendid, evocative surroundings that the essence of the Oustich experience will be brought most vividly to life.

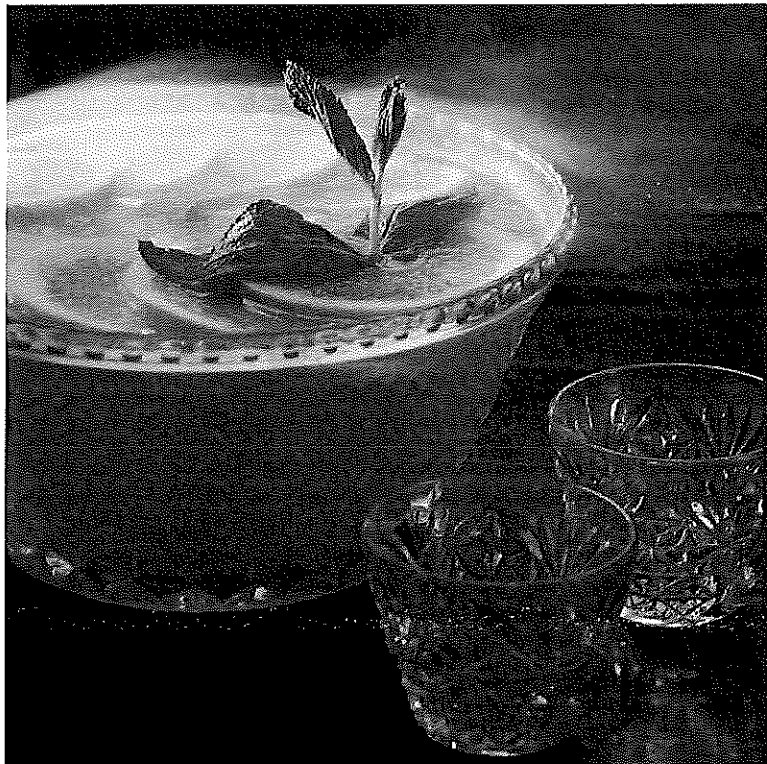


OUR DRINKS

"THERE ARE TWO THINGS A HIGHLANDER LIKES NAKED,
AND ONE OF THEM IS MALT WHISKY."

Highland's proverb

While the Ouisich will likely become famous for its splendid
selection of single malts, our ingenious whisky cocktails will
be equally important to our offer. Whisky cocktails have
emerged as something of a fad in the last couple
of years, but at Ouisich we will raise the bar even further.



WHISKY COCKTAILS

THE SPEYSIDE SMOKIE

A fierce mix of Talisker and Lagavulin single malts, Zacapa Rum, Ancho Formula sweet Vermicelli and Pao Bros orange Bitters. This one is for those with a bent for strong and punchy drinks.

WHISKY CON CARNE

Illegal reposado Mezcal and Lagavulin 18 provide the smoky while it's sweetened with las michas and a mix and maraschino liqueur. A dash of dashes of orange bitters to tie it together and finished with a pancetta and maple rim.

As well as this extensive and creative range of cocktails, luxury spirits and champagnes also feature on the menu along with local craft beers.



QUAICH FOOD

There must be something in the air in the Scottish Highlands. Then again, maybe it's the fact that there isn't that makes its natural produce so sought after. From Speyside salmon to venison or beef from the Highlands chain, restaurants from across the UK and beyond are keen to source food and drink with a Scottish provenance.

Naturally at Quaich we shouldn't be ignoring the measures on our doorstep, indeed, with a local single malt or craft beer in the glass, it's possible anything guests imbibe will be sourced from within the immediate area.

We'll also ensure that all our produce is sustainably and responsibly sourced and select only the best local suppliers.



THE EXPERIENCE

The Guitch experience remains as true to its Spayside provenance as possible. Whether patrons are seeking shelter from a harsh Scottish winter or escaping the cauldron of a Singapore summer, the bar environment remains the same: a cosy but never stifling bolthole, where one can relax amongst bar staff who are as happy to talk about the affairs of the day as they are to hold fort on the merits of particular molts.



THE QUACH BAR CIRCLE OF FRIENDS

Our circle of friends comprises those who appreciate what the Quach brand stands for, who enjoy visiting the bar and partaking in traditional Shyadeh rituals, such as firing and shooting.

Current friends include Guy Ritchie, ADR 2014, Jensen Button, Liam Neeson, Lulu Guinness, Dame Victoria Beckham, Gilian Anderson, Eric Roberts, Tom Sellek, Streptococcus, Billy Brinsford and Tom Parker-Baker.

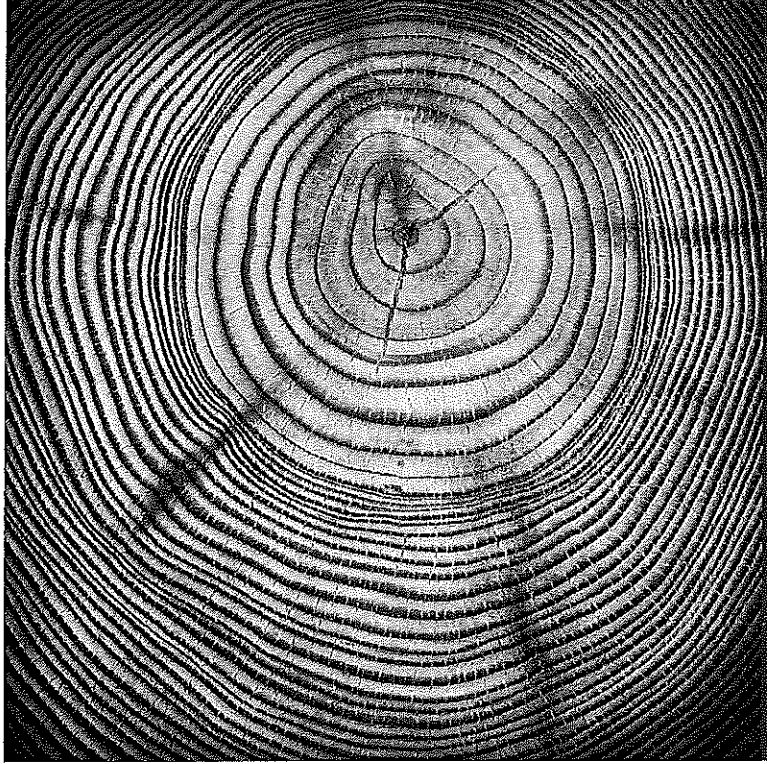
— (C) —

*I take this cup into my hand
and drink to those who're here,
For we may never know
where we'll be in another year.
Some may be wed, some may
be dead, some may be layin' low,
Some may be on a foreign shore
and not know where to go.
For friendship is a silken thread
that binds us all together,
As long as we don't break that
thread we'll be friends forever.
To friendship!*

— (C) —

OUR TOAST

We have our own local, brewed here, really in this bar.
We don't expect staff or patrons to learn this, but if
they drink to something, we believe that they can
drink to nothing better than friendship.



THE SPIRIT OF SPEYSIDE WHEREVER YOU ARE

All Quich Bars will bring little pieces of Speyside to patrons wherever they are.

Ice-cubes made with water from the Spey river provide a blend flavour of Speyside during the whisky tasting experience. The river's high quality water is used in bar whisky-making process and provides a perfect match to a glass of malt.

Peat burning stoves filled with smouldering peat from the region and peats of heathland from the banks of the River Spey provide the essence of Speyside.



THE TEAM



PIERS ADAM



CHARLES OAK



TOM PARKER-BOWLES



EWAN VENTERS

PIERS ADAM
CEO of The Parfith Group

Piers' unrivalled contact book has established him, according to *The Sunday Times* as 'One of the significant players in the way Londoners are eating and drinking out.'

The man behind such notable venues as Mink, Windy Nite, Pipette and the W Hotel, Piers' ability to procure talent is unrivalled, and he is a passionate believer in the commercial value of British popular culture beyond music and fashion.

Quail is Piers' latest project and he is heading up the team.

CHARLES OAK
Managing Director, Luxury
The Parfith Group

An award winning hotelier and operator with impeccable industry credentials, Charles has been recruited as Managing Director of the group's luxury portfolio.

After successful management roles at amongst others, Claridges, The Connaught and The Plaza Regency, Charles acquired first-hand experience of luxury Scottish resorts when launching The Carnegie Club at Skibo Castle and, prior to that, at Ackerhill Tower in Wick.

Subsequently he returned to London where he assumed the position of General Manager at the May Fair Hotel, and transformed its fortunes, restoring its original iconic status.

TOM PARKER-BOWLES
Fogel Curator, The Crickallates Hotel

A renowned gastronome and food writer, Tom is a respected authority on culinary matters. In 2010, his book *Full English: A Journey Through the British and Irish Eat* won the Guild of Food Writers award for best work on British food.

A passionate advocate of organic farming methods, Parker-Bowles recently published *Let's Eat: Recipes From My Kitchen Notebook*, and continues to contribute to *Esquire* magazine as their Food Editor.

EWAN VENTERS
CEO of Fortnum & Mason

Ewan is Chief Executive Officer at Fortnum & Mason and one of the most influential experts in the British food scene. The man who introduced the £35 Wagyu beef and fore was sent back to the world, Ewan had previously been executive director for food at Sainsbury's.

A native of Fife, Ewan numbers most of Britain's leading chefs among his friends and is happy also to share his opinions with his large Twitter following.

DIAGEO RESERVE[®]



FOUNTAIN & MASON
ESTABLISHED 1852

WILLIAM GRANT & SONS
ESTABLISHED 1850

PRODUCT OF SCOTLAND
Walkers
ESTABLISHED 1850

RANGE ROVER

Harris Tweed
THE HARRIS TWEED AUTHORITY
CERTIFICATION TRADE MARK

JOHNSTONS OF ELGIN
SINCE 1797

LINLEY

Hamilton & Inches
ESTABLISHED 1850

GARRARD
ESTABLISHED 1850

BRAND PARTNERS

FOOD & DRINK

Diageo luxury brands (Johnnie Walker Blue Label, Johnnie Walker Gold Label Reserve, Johnnie Walker Platinum Label, Red Label, Zacapa, Don Julio, Ciro, and Tsquisqui Number Ten), Pol Roger champagne, Fountain & Mason

AUTOMOTIVE

Range Rover

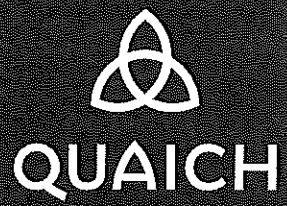
TAILORING

Harris Tweed

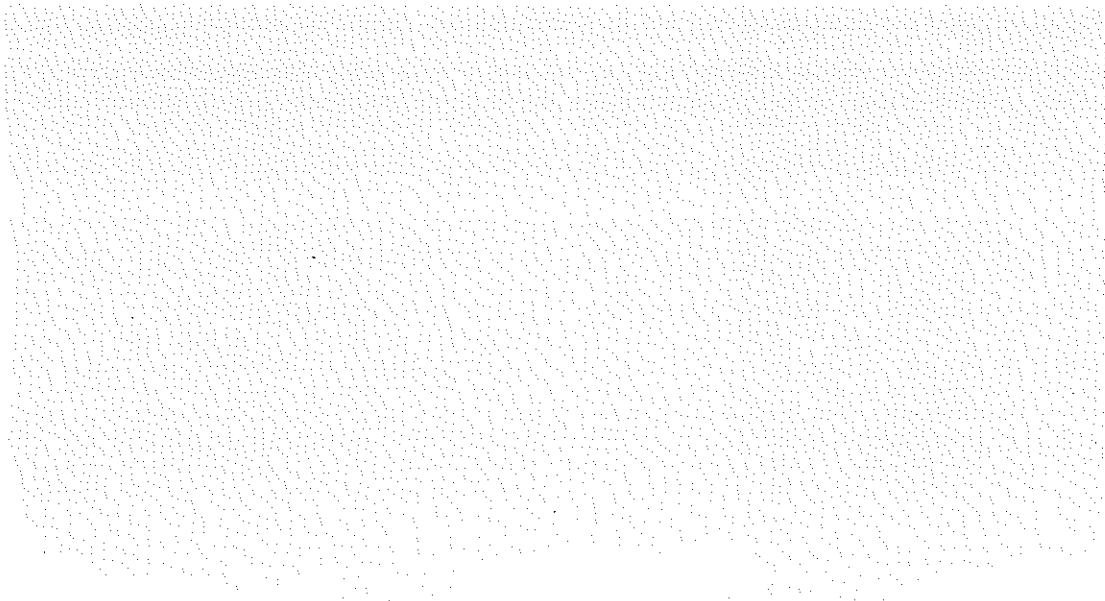
GLASSWARE

David Linley



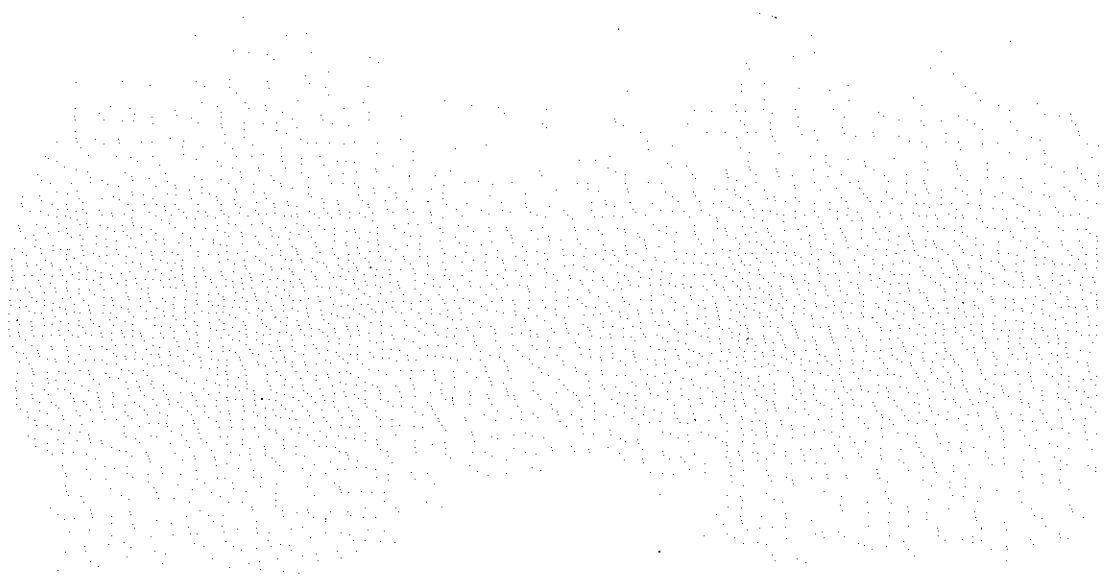


For further information please contact Charles Oak
telephone: +44(0)7738 628539 • email: charles@partwish.com



QUAICH

SPEYSIDE . 1893



IT'S AS AULD AS YOU!

That's right...these whiskies are as old and as fantastic as you!
Can you really walk away from tasting a whisky born the same year??

| | | |
|------|--------------------------------------------------|-----------------|
| 1967 | GLENROTHES 1967 | 46.60% {£75.10} |
| 1968 | GORDON & MACPHAIL GLEN GRANT 1968 | 40% {£25.00} |
| | HIGHLAND PARK 1968 | 45.60% {106.50} |
| | REGIS MALTS SPRINGBANK 40 | 40.20% {£45.10} |
| 1969 | GLENFARCLAS FAMILY CASK 1969 | 56.20% {£36.60} |
| | DUNCAN TAYLOR KINCLAITH 36 RAREST OF THE RARE | 50.10% {£60.00} |
| 1970 | GORDON & MACPHAIL STRATHISLA 1970 | 43% {£36.00} |
| | PORT ELLEN 13TH EDITION | 55% {£99.50} |
| 1972 | GLENFARCLAS FAMILY CASK 1972 | 51.10% {£34.10} |
| 1974 | DALMORE 1974 | 42% {£90.00} |
| 1975 | GLENROTHES 1975 | 43% {£40.00} |
| 1976 | JURA 1976 | 46% {£90.00} |
| | GORDON & MACPHAIL MORTLACH 1976 | 43% {£35.00} |

| | | |
|------|--------------------------------------------|-----------------|
| 1977 | CONVALMORE 36 | |
| 1978 | GLENCADAM 1978 | 46% {£27.95} |
| 1979 | BERRY BROS & RUDD BALMENACH 1979 | 56.30% {£19.75} |
| | GLENROTHES 1979 | 55.30% {£57.00} |
| 1980 | GORDON & MACPHAIL DALLAS DHU 1980 | 43% {£22.50} |
| | GLENUGIE 30 DEOCH N DORAS | 52.13% {£28.00} |
| | SCAPA 25 | 54% {£31.75} |
| 1981 | DALMORE 1981 | 42% {£60.00} |
| 1983 | BALBLAIR 1983 | 46% {£22.75} |
| 1984 | GORDON & MACPHAIL GLENURY 1984 RARE OLD | 46% {£36.00} |
| 1987 | DALWHINNIE 25 | 52.10% {£23.50} |
| 1988 | JURA DELME EVANS | 59.98% {£12.85} |
| 1989 | BENRIACH SAUTERNES 1989 | 49.10% {£10.00} |
| | JURA ELEMENTS WATER | 49.60% {£17.10} |
| | NORTH BRITISH 1989 SHERRY HOGSHEAD | 56.30% {£19.75} |

| | | |
|------|---------------------------------------------------------------|-----------------|
| 1990 | BALBLAIR 1990 | 46% {£10.50} |
| | OLD PULTENEY 1990 | 46% {£17.20} |
| 1991 | 1991 GORDON & MACPHAIL BRUICHLADDICH 1991 CASK STRENGTH | 52.40% {£14.50} |
| 1992 | TOMATIN 1992 | 53.90% {£16.00} |
| | GLENKINCHIE 1992 MANAGERS CHOICE | 58.10% {£35.00} |
| 1993 | JURA BOUTIQUE 1993 SHERRY JI | 54% {£9.05} |
| 1994 | BENRIACH VIRGIN AMERICAN OAK 1994 | 55.30% {£10.20} |
| | GLENDRONACH SINGLE CASK 1994 OLOROSO | 56.20% {£12.50} |
| | ROYAL LOCHNAGAR 1994 MANAGERS CHOICE | 59.30% {£20.00} |
| 1995 | 1995 DUNCAN TAYLOR ABERLOUR 11 NC2 RANGE | 46% {£3.60} |
| | GORDON & MACPHAIL ABERFELDY 1995 CASK STRENGTH | 55.80% {£10.20} |
| 1996 | GLENGOYNE 1996 PORTWOOD | 46% {£11.50} |

TO SHARE OR NOT TO SHARE...

Too much to choose from? Why not try a selection of four whiskies to help you decide which whiskies are for you? Each selection comes on a bespoke tasting flight - all whiskies are 25ml measures (and, aye, you'll save a few pennies but shsst it's our little secret... ker-ching!)

DAVE BROOM

award winning writer from Glasgow who, as he would say, "gets paid to drink whisky and write about it" I know, it's a tough life.

HIDDEN GEMS {£17.00}

AULTMORE 12/ LINKWOOD 12/ GLEN ELGIN 12/ BENRIACH 10 CURIOSITAS

Speyside is home to Scotland's greatest concentration of whisky distilleries, many of which are not front line single malts but who provide the complex flavours needed for great blends. Here's a selection of some of the greatest.

NEIL RIDLEY & JOEL HARRISON

TWO EX MUSIC PRODUCERS

you'll probably find them in a warehouse hunting for their next EXILE cask to bottle

THE WORM HASN'T TURNED {£21.00}

CRAIGELLACHIE 17/ DALWHINNIE 15/ CRAGGANMORE 12/ TALISKER skye

The way spirit which rises in vapour form from the second 'spirit still' and is condensed back into a liquid will have a huge impact on the taste of each distilleries New Make. The traditional way to condense spirit is using a worm tub, a copper coil plunged into cold water.

Only handful of distilleries still use this method. Here are our top picks.

HANS OFFRINGA

is a dear friend of The Craigellachie who loves a bourbon and recently made a Keeper of the Quaich

FOR THE LOVE OF WOOD {£21.00}

GLENMORANGIE 10/GLENMORANGIE LASANTA/GLENMORANGIE QUINTA RUBAN/GLENMORANGIE NECTAR D'OR

What a cask can do for you. A vertical tasting.

LYNDSEY GRAY

artist turned whisky lover manager of The Quaich whisky bar

AND NOW FOR SOMETHING COMPLETELY DIFFERENT {£18.50}

GLEN MORAY 10/ BALVENIE 14 caribbean cask / g&m BALBLAIR 1991 crozes hermitage private collection / TALISKER port rhuige

Gone are the days where your only options were bourbon or sherry casks... the whisky industry is day by day pushing the boundaries and experimenting with different finishes to find the perfect match for their spirit.

OUR whisky TAILS

FLY CUP {£9.95}

Inspired by a "fly cup" - a Scottish phrase for an afternoon cup of tea or coffee (...and a cheeky piece of cake) this cocktail uses ABERLOUR 10 with double cream, disaronno and kahlua. If you like a Brandy Alexander....you'll love this.

SMOKIN' KINGS {£9.95}

Taking inspiration from King Edward VII who was notorious for smoking a copious amount of cigars a day - we've paired wisps of sweet smoke from SMOKEHEAD with a refreshing citrus burst of Kings Ginger (created to revive and stimulate the King), Grand Marnier, orange juice and egg white for a velvety texture. Turns out ginger and smoke are the perfect pair - no wonder he never stopped.

STORMS AT DUSK {£9.95}

Looking for something different? GLENFIDDICH 15, Grand Marnier, chamomile syrup and grapefruit juice served over an ice shard of frozen berries that will create a fruity sweetness as it melts. Enjoy this stunning drink that develops and changes into something completely different with each sip.

"The Cocktail" rose to prominence in pre-prohibition America, with the first documented definition referring to the creation as a "stimulating liquor, composed of spirits of any kind, sugar, water and bitters".

In 1893, The American Bar at the Savoy in London introduced cocktails to Europe, and a number of legendary hotels the world over quickly followed suit.

Hotel bars were truly responsible for the world's first romance with cocktails and, with this in mind, The Quaich Bar team has hand picked a list of classic libations from legendary bartenders and thrown in a few contemporary creations of our own.

Sláinte

THE whisky CLASSICS

QUAICH CHAMPAGNE COCKTAIL {£18.00}

The classic brandy based champagne cocktail is the epitome of elegance. We take Apricot Brandy, bitters, brown sugar, ABERFELDY 12 for a highland twist and top up with champagne.

OLD FASHIONED

As cocktails became more desirable, the tried and trusted recipes laid down by luminaries such as 'Professor' Jerry Thomas and legendary Scottish bartender Harry MacElhone made way for intricate creations; curaco, absinthe, and a range of other liqueurs were added by adventurous bartenders. The result? Swathes of people asking for drinks to be made 'in the old-fashioned way' - spirit, sugar, bitters and water.

Our hotel team personally recommend:

LYNDSEY - LAGAVULIN 16 {£10.95}

KIERAN - AUCHENTOSHAN THREE WOOD {£10.95}

MARK - WOODFORD RESERVE {£9.95}

COLIN - GLENFIDDICH 15 {£10.95}

MANHATTAN {£9.95}

GLENDRONACH 12 and Italian vermouth, together with a dash of bitters, are carefully stirred over ice to give you this sweet classic.

CHURCHILL {£9.95}

Joe Gilmore created this drink in honour of Sir Winston Churchill, by carefully mixing his favourite dram - JOHNNIE WALKER black label - with lime juice, triple sec and vermouth.

SAZERAC {£9.95}

The Sazerac was created in 1838 by Antoine Peychaud in New Orleans.

Originally a cognac based drink, it

was made using Peychaud's very own family bitters recipe and served in an absinthe rinsed glass. At the end of the 19th century cognac was less readily available, so the base spirit changed to American Rye whisky.

BLOOD AND SAND {£9.95}

MACALLAN gold and Cherry Heering are matched with Italian vermouth and orange juice. This drink was created for the premiere of Rudolph Valentino's bull fighter film, of the same name, in 1922. The red cherry liqueur representing blood and the orange, sand.

"Sometimes life is sad. You can cry into your booze, if you want. I think that's called a Whiskey Sour." - Jarod Kintz

THE gin CLASSICS

RAMOS GIN FIZZ {£9.95}

Henry Ramos created this classic in New Orleans in 1888 but kept the recipe under lock and key until the prohibition. We've used TANQUERAY with double cream, egg white, lemon & lime juice. The story goes that he made the formula widely available as an act of civil disobedience, encouraging the public to learn this concoction at home. Saying this, the cocktail is known to traditionally be shaken for 14-15 minutes with 6 bar "shakers" to each bartender.

GIMLET {£9.95}

Having been the preferred antiscorbutic of the British Navy in the 19th century, this cocktail is simple in its creation - we use DAFFY's gin and lime juice. Simple.

MARTINI

The quintessential gin drink, we stir our Martini's in the traditional manner.

CLASSIC NO.3, DRY VERMOUTH, GRAPEFRUIT TWIST {£9.95}

BLUE EDEN MILL OAK, DRY VERMOUTH, BLUE CHEESE {£9.95}

CRISP HENDRICKS, ELDERFLOWER LIQUEUR, DRY VERMOUTH, CUCUMBER {£9.95}

SMOKY BOTANIST, LAGAVULIN 16, DRY VERMOUTH, LEMON TWIST {£10.95}

WHITE LADY {£9.95}

TANQUERAY, triple sec, lemon juice, gomme and egg white. This version of the classic White Lady was created by Harry MacElhone in 1923 at his own Harry's New York bar in Paris, France. According to Joe Gilmore, this was one of Laurel and Hardy's favourite drinks

NEGRONI {£9.95}

Named after Camillo Luigi Manfredo Maria Negroni (don't expect us to repeat that!) this drink was created when he asked bartender Fosco Scarselli to fortify his Americano (Campari, Italian vermouth, soda) with gin. Obviously you would get rid of the soda. This is a favourite amongst bartenders - let's be honest, only good people like Campari - and for this classic we've used EDEN MILL hop.

CORPSE REVIVER #2 {£9.95}

BOTANIST, dry vermouth, triple sec and lemon juice served in an absinthe rinsed glass. First recorded in 1930 by Harry Craddock this perfectly balanced concoction of dry, sweet, sour and bitter was regarded as the "hair of the dog" that would cure you of your hangover. Move over Irn Bru.

"I must get out of these wet clothes and into a Dry Martini" - Mae West

CIGARS

cigar included in prices stated below

COHIBA robusto {£25.00}

medium/full flavour chocolate and hazelnut notes with a hint of cinnamon spice

KIERAN suggests;

GLENMORANGIE signet

MONTECRISTO open master {£25.00}

light/medium flavour mild woody flavours, hints of oak and dried red fruits

KIERAN suggests;

GLENFARCLAS 15

BOLIVAR no.2 {£25.00}

full bodied big, uncompromising smoke with an abundance of spice and pepper

KIERAN suggests;

TALISKER 25

CHEESE

cheese included in prices stated below

BRIE morangie

This smooth and creamy brie will lift out the sweetness of the citrus and the creamy notes in the whisky.

LYNDSEY suggests;

GLENMORANGIE original {£5.10}

PARMESAN

This whisky will bind the dryness of the cheese whilst bringing forward the sweet fruity flavours and clear barley notes. Slight jabs of saltiness.

LYNDSEY suggests;

GLEN GARIOCH 12 {£7.60}

APPLEWOOD smoked

This pairing hooked me onto peated whiskies - the applewood compliments the nutty and oily texture of the whisky and the creaminess helps smooth the smoke.

LYNDSEY suggests;

LAGAVULIN 16

{£8.00}

BLUE dunsyre

a contrast in flavours yet a perfect pair - the red berry sweetness of the whisky cuts through the salt of the cheese. They compliment each other with their mellow creamy textures.

LYNDSEY suggests;

BALVENIE 21 portwood {£16.40}

CHEDDAR tain truckle

This smooth yet strong cheddar will bring out the creamy and nutty notes of the whisky

LYNDSEY suggests;

GLEN ELGIN 12 {£5.50}

SPEYSIDE

These whiskies are said to be light, floral and fruity – yet being home to over half of Scotland’s distilleries there is quite an extensive profile of flavours and aromas with some of the biggest players in the industry being just a stone’s throw away from each other. There is a lot more to Speyside than people realise.

| | | |
|-------------------|-------------------------------------------|----------------|
| | ABERLOUR 10 | 40% {£3.50} |
| | ABERLOUR 12 | 43% {£4.85} |
| | ABERLOUR 15 | 48% {£6.25} |
| | ABERLOUR 16 | 40% {£8.00} |
| | ABERLOUR 17 | 55.3% {£10.80} |
| | ABERLOUR 18 | 43% {£11.40} |
| | ABERLOUR 25 | 51.1% {£40.00} |
| | ABERLOUR a’bunadh ABERLOUR | 60.1% {£4.80} |
| duncan taylor | 11 nc2 range ABERLOUR 10 | 46% {3.60} |
| hart brothers | | 46% {£3.50} |
| | ALLT A BHAINNE 1996 connoisseur choice | |
| gordon & macphail | | 46% {£7.50} |
| | AUCHROISK 10 flora & fauna | |
| | AUCHROISK 20 | 43% {£6.25} |
| | AUCHROISK 1999 manager’s choice | 58.1% {£17.50} |
| | | 60.6% {£18.00} |
| | AUCHROISK 1993 connoisseur choice | |
| gordon & macphail | | 43% {£9.50} |
| | AULTMORE 12 | |
| | AULTMORE 25 | 40% {£6.25} |
| | AULTMORE 2000 connoisseur choice | 46% {£26.50} |
| gordon & macphail | | 46% {£5.00} |

| | | |
|-------------------|--------------------------------------|-----------------|
| gordon & macphail | BALMENACH 1979 | 56.3% {£19.75} |
| gordon & macphail | BALMENACH 1999 connoisseur choice | 43% {£4.50} 46% |
| berry bros & rudd | BALMENACH 2004 connoisseur choice | {£4.20} |
| | BALVENIE 10 founder's reserve | 40% {£17.20} |
| | BALVENIE 12 doublewood | 40% {£4.50} 40% |
| | BALVENIE 12 signature batch 3 | {£14.50} |
| | BALVENIE 12 single barrel bourbon | 47.8% {£6.20} |
| | BALVENIE 14 caribbean cask | 43% {£6.90} |
| | BALVENIE 15 single barrel sherry | 47.8% {£9.00} |
| | BALVENIE 17 doublewood | 43% {£11.00} |
| | BALVENIE 17 madeira cask | 43% {£22.50} |
| | BALVENIE 17 peated cask | 43% {£22.50} |
| | BALVENIE 17 rum cask BALVENIE | 43% {£25.00} |
| | 21 portwood BALVENIE 30 | 40% {£14.90} |
| | BENRIACH heart of speyside | 47.3% {£56.00} |
| | BENRIACH 10 curiositas | 40% {£2.80} |
| | BENRIACH 16 | 40% {£4.50} |
| | BENRIACH 17 septendecim | 40% {£4.80} |
| | BENRIACH 20 | 46% {£6.20} 43% |
| | BENRIACH 25 authenticus | {£6.70} 46% |
| | BENRIACH sauternes 1989 | {£17.50} |
| | BENRIACH virgin american oak 1994 | 49.1% {£10.00} |
| | | 55.3% {£10.20} |

| | | |
|-----------------------|------------------------------------|-----------------|
| | BENRINNES 15 | 43% {£7.00} |
| | BENRINNES 23 | 58.8% {£22.50} |
| | BENRINNES 1996 manager's choice | 59.3% {£18.00} |
| douglas of drumlanrig | BENRINNES 10 | 46% {£4.50} 43% |
| a.d. rattray | STRONACHIE (benrinnes) | {£3.80} |
| | BENROMACH forres | 45.7% {£5.20} |
| | BENROMACH organic | 43% {£3.80} 46% |
| | BENROMACH peat smoke | {£4.25} 40% |
| | BENROMACH traditional | {£2.80} 43% |
| | BENROMACH 30 | {£25.00} 43% |
| | BENROMACH 35 | {£29.50} |
| | BIRNIE MOSS | 48% {£3.70} |
| douglas of drumlanrig | BRAEVAL 12 | 46% {£5.10} |
| | CARDHU 12 | 40% {£3.50} 40% |
| | CARDHU 15 | {£5.50} 40% |
| | CARDHU 18 | {£9.90} |
| | CARDHU 21 | 54.2% {£19.50} |
| | CARDHU special cask reserve | 40% {£6.50} |
| | CRAGGANMORE 12 | 40% {£3.75} 56% |
| | CRAGGANMORE 21 | {£25.75} 40% |
| | CRAGGANMORE distillers edition | {£6.90} |
| glenkeir treasures | CRAGGANMORE 21 | 48.4% {£12.50} |

| | | |
|-------------------|---------------------------------------------|-----------------|
| | CRAIGELLACHIE 13 | 46% {£5.50} 46% |
| | CRAIGELLACHIE 17 | {£8.50} 46% |
| | CRAIGELLACHIE 19 travel retail exclusive | {£12.00} |
| | CRAIGELLACHIE 21 hotel exclusive | 57.2% {£28.50} |
| | CRAIGELLACHIE 23 | 46% {£23.50} |
| | DAILUAINÉ 16 flora & fauna | 43% {£7.50} |
| | DAILUAINÉ 1997 manager's choice | 58.6% {£26.00} |
| gordon & macphail | DAILUAINÉ 1998 connoisseur choice | 46% {£5.80} |
| | DUFFTOWN PURE MALT 8 | 40% {£25.10} |
| | SINGLETON OF DUFFTOWN 12 | 40% {£4.10} 40% |
| | SINGLETON OF DUFFTOWN 15 | {£5.20} 40% |
| | SINGLETON OF DUFFTOWN 18 | {£6.50} 40% |
| | SINGLETON OF DUFFTOWN sunray | {£5.20} 40% |
| | SINGLETON OF DUFFTOWN tailfire | {£4.80} 46% |
| gordon & macphail | DUFFTOWN 2004 connoisseur choice | {£4.20} |
| | GLENDULLAN 12 flora & fauna | 43% {£14.50} |
| | GLENDULLAN 1995 managers choice | 58.7% {£18.00} |

| | | |
|-------------------|------------------------------------------|-----------------|
| duncan taylor | GLENDULLAN 11 nc2 range | 46% {£3.35} 43% |
| gordon & macphail | GLENDULLAN 1997 connoisseur choice | {£6.50} |
| | GLEN ELGIN 12 | 43% {£4.00} |
| | GLEN ELGIN 1998 manager's choice | 61.1% {£32.00} |
| gordon & macphail | GLEN ELGIN 1996 connoisseur choice | 46% {£7.50} |
| | GLENFARCLAS 10 | 40% {£3.75} |
| | GLENFARCLAS 15 | 46% {£4.95} |
| | GLENFARCLAS 17 | 43% {£6.25} |
| | GLENFARCLAS 21 | 43% {£9.75} 43% |
| | GLENFARCLAS 25 | {£15.00} |
| | GLENFARCLAS 31 | 42.8% {£32.50} |
| | GLENFARCLAS 105 | 60% {£6.15} 60% |
| | GLENFARCLAS 105 20yr | {£21.00} 43% |
| | GLENFARCLAS 511.19s.od family reserve | {£9.95} |
| | GLENFARCLAS family cask 1972 | 51.1% {£34.10} |
| | GLENFARCLAS family cask 1993 | 58.9% {£12.85} |
| | GLENFARCLAS family cask 1994 | 59.6% {£12.60} |
| | GLENFIDDICH 12 | 40% {£3.50} 40% |
| | GLENFIDDICH 14 rich oak | {£4.95} |

| | | |
|-------------------|------------------------------------------------------------|-----------------|
| | GLENFIDDICH 14 bourbon barrel reserve - US exclusive | 43% {£6.90} |
| | GLENFIDDICH 15 | 40% {£5.80} |
| | GLENFIDDICH 18 | 40% {£7.75} 40% |
| | GLENFIDDICH 21 | {£14.65} 43% |
| | GLENFIDDICH 26 excellence | {£37.50} |
| | GLENFIDDICH 40 | 45.9% {£105.00} |
| | GLENFIDDICH original | 40% {£7.90} |
| | GLENFIDDICH snow phoenix | 47.6% {£28.50} |
| hart brothers | GLENFIDDICH 40 | 47.5% {£55.10} |
| | GLENGLOSSAUGH revival | 46% {£3.80} 50% |
| | GLENGLOSSAUGH evolution | {£4.80} 50% |
| | GLENGLOSSAUGH torfa | {£4.20} |
| | GLENGLOSSAUGH 30 | 44.8% {£22.50} |
| | GLENGLOSSAUGH 35 the chosen few | 49.6% {£50.00} |
| | GLENGLOSSAUGH 1978 massandra collection | 44.8% {£42.00} |
| | GLENGLOSSAUGH the spirit drink | 50% {£3.50} |
| | GLEN GRANT major's reserve | 40% {£3.25} 40% |
| | GLEN GRANT 10 | {£4.65} 40% |
| | GLEN GRANT 12 | {£5.50} 40% |
| gordon & macphail | GLEN GRANT 1968 | {£25.00} |

| | | |
|-------------------|------------------------------------------|-----------------|
| | GLENLIVET founders reserve | 40% {£5.20} |
| | GLENLIVET 15 | 40% {£5.95} |
| | GLENLIVET 18 | 43% {£7.95} 43% |
| | GLENLIVET 21 | {£12.50} 43% |
| | GLENLIVET 25 | {£22.50} 48% |
| | GLENLIVET cipher | {£15.00} |
| | GLENLIVET inverbye single cask | 50.8% {£16.50} |
| | GLENLIVET nadurra oloroso | 60.7% {£6.75} |
| | GLENLIVET nadurra peated | 48.7% {£8.00} |
| gordon & macphail | GLENLIVET 1959 private collection | 47.5% {£37.00} |
| | GLENLOSSIE 10 flora & fauna | 43% {£7.50} 46% |
| douglas mcgibbon | GLENLOSSIE 12 provenance | {£4.50} |
| | GLEN MORAY classic | 40% {£2.80} |
| | GLEN MORAY classic peated cask finish | 40% {£3.20} |
| | GLEN MORAY classic port cask finish | 40% {£3.80} |
| | GLEN MORAY 10 | 40% {£3.10} 40% |
| | GLEN MORAY 12 | {£3.40} 40% |
| | GLEN MORAY 16 | {£3.95} 46% |
| duncan taylor | GLEN MORAY 16 nc2 range | {£3.60} |

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|-------------------|--------------------------------------|-----------------|
| | GLENROTHES vintage reserve | 40% {£4.80} 43% |
| | GLENROTHES 2001 | {£5.50} 43% |
| | GLENROTHES 1998 | {£8.20} 43% |
| | GLENROTHES 1988 | {£30.00} |
| | GLENROTHES 1979 | 55.3% {£57.00} |
| | GLENROTHES 1975 | 43% {£40.00} |
| | GLENROTHES 1967 | 46.6% {£75.10} |
| | GLENROTHES john ramsay | 46.7% {£90.00} |
| gordon & macphail | GLENROTHES 8 macphails collection | 40% {£3.50} |
| | GLEN SPEY 12 flora & fauna | 43% {£6.50} 52% |
| | GLEN SPEY 1996 manager's choice | {£27.00} 43% |
| gordon & macphail | GLEN SPEY 1995 connoisseur choice | {£8.50} |
| gordon & macphail | GLENTAUCHERS 1996 | 43% {£6.80} |
| gordon & macphail | GLENTAUCHERS 1995 cask strength | 58.3% {£8.00} |
| | INCHGOWER 14 flora & fauna | 43% {£6.50} 46% |
| | INCHGOWER 12 provenance | {£4.80} 46% |
| gordon & macphail | INCHGOWER 1998 connoisseur choice | {£5.60} |

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|-------------------|------------------------------------|-----------------|
| | KNOCKANDO 12 | 43% {£4.80} |
| | KNOCKANDO 1996 manager's choice | 58.5% {£40.00} |
| | LINKWOOD 12 flora & fauna | 43% {£6.50} |
| | LINKWOOD 1996 manager's choice | 58.2% {£20.00} |
| gordon & macphail | LINKWOOD 25 | 43% {£16.00} |
| gordon & macphail | LINKWOOD 1939 | 40% {£155.10} |
| | LONGMORN distiller's choice | 40% {£4.60} 46% |
| douglas mcgibbon | LONGMORN 12 provenance | {£4.80} |
| | MACALLAN gold | 40% {£3.50} |
| | MACALLAN amber MACALLAN | 40% {£5.80} |
| | sienna MACALLAN 12 | 43% {£8.90} |
| | MACALLAN 18 | 43% {£6.50} 43% |
| | MACALLAN 21 fine oak | {£17.50} 43% |
| | MACALLAN 25 sherry cask | {£29.50} 43% |
| | MACALLAN m - 1824 series | {£62.00} |
| | MACALLAN reflexion MACALLAN | 44.5% {£165.00} |
| | 1940 speymalt MACALLAN 1950 | 43% {£75.00} |
| gordon & macphail | speymalt MACALLAN 1994 | 40% {£295.00} |
| gordon & macphail | speymalt MACALLAN 2005 | 43% {£180.00} |
| gordon & macphail | speymalt | 43% {£10.50} |
| gordon & macphail | | 43% {£4.50} |

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|-------------------|-----------------------------------------------|-----------------|
| ian macleod | MACLEOD'S 8 speyside | 40% {£3.20} |
| | MANNOCHEMORE 12 flora & fauna | 43% {£4.80} |
| | MANNOCHEMORE 18 | 54.9% {£14.00} |
| | MANNOCHEMORE 1998 manager's choice | 59.1% {£18.00} |
| gordon & macphail | MANNOCHEMORE 1991 connoisseur choice | 46% {£3.75} |
| | LOCH DHU 10 the black whisky (mannochmore) | 40% {£18.50} |
| | MORTLACH rare old | 43.4% {£9.20} |
| | MORTLACH 25 | 43.4% {£88.50} |
| gordon & macphail | MORTLACH 15 | {£6.50} |
| gordon & macphail | MORTLACH 1936 connoisseur choice | 40% {£155.00} |
| gordon & macphail | MORTLACH 1954 | 43% {£115.00} |
| gordon & macphail | MORTLACH 1976 | 43% {£35.00} |
| | SPEYBURN 25 | 46% {£21.90} |
| | THE SPEYSIDE 12 | 40% {£3.45} |
| | STRATHISLA 12 | 40% {£3.75} 43% |
| gordon & macphail | STRATHISLA 1970 | {£36.00} |

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|-------------------|---------------------------------------|-----------------|
| | STRATHMILL 12 flora & fauna | 43% {£6.50} |
| | STRATHMILL 1996 manager's choice | 60.1% {£27.00} |
| gordon & macphail | STRATHMILL 1999 connoisseur choice | 46% {£6.50} |
| | TAMDHU 10 | 43% {£3.50} |
| | TAMDHU batch strength | 58.8% {£7.50} |
| | TOMINTOUL 10 | 40% {£3.20} |
| | TOMINTOUL 12 oloroso finish | 40% {£4.40} 46% |
| | TOMINTOUL 14 | {£5.00} 40% |
| | TOMINTOUL 21 | {£12.50} 54.9% |
| | TOMINTOUL 1977 | 40% {£3.80} |
| | TOMINTOUL peaty tang | 40% {£2.85} |
| | TORMORE 12 | 46% {£7.50} |
| gordon & macphail | TORMORE 1997 connoisseur choice | |

HIGHLAND

The Highlands cover a vast majority of Scotland - from Stirling to the west coast islands to Orkney - therefore there is a large variety of whiskies, and some may say it's like a big box of chocolates.. you never know what you're gonna get. Saying that, many of these whiskies are influenced by their surroundings.

| | | |
|-------------------|--------------------------------|-----------------|
| | ABERFELDY 12 | 40% {£4.45} |
| | ABERFELDY 21 | 40% {£12.50} |
| | ABERFELDY single cask | 61.50% {£16.50} |
| duncan taylor | ABERFELDY 13 nc2 range | 46% {£3.65} |
| gordon & macphail | ABERFELDY 1995 cask strength | 55.80% {£10.20} |
| | ANCNOC 12 | 40% {£3.85} 46% |
| | ANCNOC 18 | {£8.90} 46% |
| | ANCNOC 22 | {£11.40} 46% |
| | ANCNOC rascan | {£5.80} 46% |
| | ANCNOC rutter | {£7.50} |
| | ANCNOC | 46% {£6.90} |
| | peter arkle 3rd edition bricks | |
| | ARDMORE traditional ARDMORE | 46% {£4.95} 40% |
| | legacy | {£4.50} 46% |
| douglas mcgibbon | ARDMORE 8 provenance | {£3.90} |
| gordon & macphail | ARDMORE 1996 | 43% {£7.50} |
| | ARRAN 10 anniversary edition | 46% {£8.60} |
| | ARRAN 14 | 46% {£4.25} |
| | ARRAN 17 limited release ARRAN | 46% {£8.90} |
| | port cask finish | 50% {£4.60} 50% |
| | ARRAN sauternes cask finish | {£4.60} 43% |
| gordon & macphail | ARRAN 1998 | {£4.00} |
| | connoisseur choice | |

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|-------------------|----------------------------------------|-----------------|
| ian macleod | AS WE GET IT 8 highland | 60.80% {£5.10} |
| | BALBLAIR 1983 | 46% {£22.75} |
| | BALBLAIR 1990 | 46% {£10.50} |
| | BALBLAIR 1997 | 46% {£7.50} 46% |
| | BALBLAIR 1999 | {£6.75} 46% |
| duncan taylor | BALBLAIR 2003 | {£4.50} 40% |
| | BALBLAIR elements | {£3.20} 45% |
| gordon & macphail | BALBLAIR 1991 | {£10.50} |
| | croze hermitage private collection | |
| | BEN NEVIS 10 | 46% {£4.40} |
| | BLAIR ATHOL 12 flora & fauna | 43% {£5.70} |
| | BLAIR ATHOL 1995 managers choice | 54.70% {£24.00} |
| douglas laing | BLAIR ATHOL 15 old malt cask | 50% {£6.90} 46% |
| gordon & macphail | BLAIR ATHOL 1997 connoisseur choice | {£6.80} |
| | CLYNELISH 14 | 46% {£5.90} |
| | CLYNELISH distillers edition | 46% {£7.50} 46% |
| gordon & macphail | CLYNELISH 1997 connoisseur choice | {£6.80} |

| | | |
|---------------|-------------------------------|-----------------|
| | DALMORE 12 | 40% {£4.50} 40% |
| | DALMORE 15 | {£8.80} 43% |
| | DALMORE 18 | {£15.00} 42% |
| | DALMORE 21 | {£29.00} 42% |
| | DALMORE 25 | {£42.00} 45% |
| | DALMORE 30 | {£105.00} |
| | DALMORE 1974 | 42% {£90.00} |
| | DALMORE 1980 | 40% {£62.00} |
| | DALMORE 1981 | 42% {£60.00} |
| | DALMORE castle leod DALMORE | 46% {£17.00} |
| | cigar malt DALMORE cromartie | 44% {£8.50} 45% |
| | DALMORE king alexander | {£17.00} 40% |
| | | {£17.00} |
| | DALWHINNIE 15 DALWHINNIE | |
| | distillers edition DALWHINNIE | 43% {£4.45} |
| | winter's gold DALWHINNIE 25 | 43% {£7.40} 43% |
| | | {£5.80} |
| | DEANSTON 12 | 52.1% {£23.50} |
| | DEANSTON 18 | |
| douglas laing | DEANSTON virgin oak | 46.3% {£5.25} |
| | DEANSTON 16 old malt cask | 46.3% {£7.80} |
| | | 46.3% {£4.80} |
| | | 50% {£6.50} |

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|-----------------------|--------------------------------------|---------------------------------|
| | EDRADOUR 10 | 40% {£3.95} |
| | EDRADOUR 2000 cask strength | 57.1% {£6.20} |
| signatory | EDRADOUR 12 caledonia | 46% {£4.95} 46% |
| | EDRADOUR 11 non chill filtered | {£6.50} |
| | FETTERCAIRN fìor FETTERCAIRN | 42% {£4.30} |
| | fasque FETTERCAIRN 24 | 42% {£3.75} |
| | FETTERCAIRN 30 FETTERCAIRN | 44.4% {£16.00} |
| | 40 FETTERCAIRN 12 | 43.3% {£28.00} |
| | | 40% {£80.00} |
| douglas of drumlanrig | GLENCADAM 10 | 46% {£4.80} |
| | GLENCADAM 12 | |
| | GLENCADAM 14 | 46% {£3.40} |
| | GLENCADAM 21 | 46% {£4.50} |
| | GLENCADAM 1978 | 46% {£5.80} |
| | GLENCADAM 1987 connoisseur choice | 46% {£9.80} 46% {£27.95} 43% |
| gordon & macphail | GLENCADAM 1991 connoisseur choice | {£12.00} 46% |
| gordon & macphail | GLEN DEVERON 10 | {£8.50} |
| | GLEN DEVERON 12 | |
| | GLEN DEVERON 15 | 40% {£3.45} |
| | MACDUFF 2000 connoisseur choice | |
| gordon & macphail | | 40% {£4.35} 46% {£4.80} |

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|-----------------------------------------------|-----------------|
| GLENDRONACH 12 | 43% {£5.75} |
| GLENDRONACH 12 sauternes cask finish | 46% {£6.25} |
| GLENDRONACH 14 virgin oak finish | 46% {£7.75} 46% |
| GLENDRONACH 18 | {£9.75} 46% |
| GLENDRONACH 18 marsala cask finish | {£10.25} 48% |
| GLENDRONACH 21 | {£11.85} |
| GLENDRONACH 25 grandeur batch 007 | 50.6% {£32.50} |
| GLENDRONACH peated | 46% {£3.80} |
| GLENDRONACH single cask 1995 oloroso | 56.9% {£12.90} |
| GLENDRONACH single cask 1995 pedro ximinez | 52.8% {£13.50} |
| | |
| GLEN GARIOCH 8 | 40% {£2.70} 48% |
| GLEN GARIOCH founders reserve | {£5.10} |
| GLEN GARIOCH 12 | 48% {£6.10} |
| GLEN GARIOCH 1991 | 54.7% {£9.50} |
| GLEN GARIOCH 1995 | 55.3% {£7.50} |
| GLEN GARIOCH virgin oak | 48% {£7.50} |

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|--------------------------|-----------------|
| GLENGOYNE 10 GLENGOYNE | 40% {£3.70} |
| 12 GLENGOYNE 15 | 43% {£5.20} |
| GLENGOYNE 18 GLENGOYNE | 43% {£7.50} 43% |
| 21 GLENGOYNE 35 | {£8.45} 43% |
| GLENGOYNE 1996 portwood | {£11.50} |
| GLENGOYNE cask strength | 46.8% {£120.00} |
| GLENGOYNE spring | 46% {£11.50} |
| | 58.7% {£6.50} |
| GLENMORANGIE 10 original | 55% {£14.10} |
| GLENMORANGIE 18 | |
| GLENMORANGIE 25 | 40% {£3.60} |
| GLENMORANGIE finealta | 43% {£17.00} |
| GLENMORANGIE lasanta | 43% {£27.80} |
| GLENMORANGIE milsean | 46% {£8.50} |
| GLENMORANGIE nectar d'or | 46% {£5.65} |
| GLENMORANGIE | 46% {£8.75} |
| quinta ruban | 46% {£8.50} |
| GLENMORANGIE signet | |
| GLENMORANGIE tusail | 46% {£7.80} 46% |
| | {£16.00} 46% |
| GLENTURRET 8 | {£9.20} |
| GLENTURRET 10 | |
| GLENTURRET triple wood | |
| GLENTURRET 1999 | 40% {£3.45} 40% |
| macphails collection | {£5.20} 40% |
| | {£4.50} 43% |
| | {£6.50} |

gordon & macphail

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|-------------------|-----------------------------------------|-----------------|
| | HIGHLAND PARK 12 | 40% {£4.20} |
| | HIGHLAND PARK 18 | 43% {£11.60} |
| | HIGHLAND PARK 21 | 47.5% {£20.00} |
| | HIGHLAND PARK 25 | 45.7% {£28.50} |
| | HIGHLAND PARK 30 | 48.1% {£48.00} |
| | HIGHLAND PARK 40 | 48.3% {£98.00} |
| | HIGHLAND PARK 1968 | 45.6% {106.50} |
| | HIGHLAND PARK dark origins | 46.8% {£7.50} |
| duncan taylor | HIGHLAND PARK 10 nc2 range | 46% {£3.40} |
| | HIGHLAND PARK 8 macphails collection | 43% {£4.20} |
| gordon & macphail | HIGHLAND PARK 2001 cask strength | 57.1% {£6.80} |
| | INCHMURRIN 10 | 40% {£3.00} |
| | JURA 16 | 40% {£5.50} 44% |
| | JURA 21 | {£11.00} 46% |
| | JURA 1976 | {£90.00} |
| | JURA delme evans | 59.98% {£12.85} |
| | JURA elixir | 40% {£5.50} |
| | JURA prophecy | 46% {£5.90} |
| | JURA superstition | 43% {£4.90} 54% |
| | JURA boutique 1993 sherry ji | {£9.05} 56.5% |
| | JURA boutique 1995 bourbon jo | {£8.05} 55% |
| | JURA boufique 1999 bourbon xu | {£6.60} |
| | JURA elements water | 49.6% {£17.10} |
| | JURA 15 mountain of sound | 46% {£10.60} |

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|-------------------|-----------------------------------|-----------------|
| | LEDAIG | 42% {£3.20} |
| | LEDAIG 10 | 46.3% {£4.70} |
| | LEDAIG 18 | 46.3% {£9.10} |
| chieftains | LEDAIG 32 | 53% {£20.25} |
| gordon & macphail | LEDAIG 1998 connoisseur choice | 46% {£5.60} |
| | LOCH LOMOND | 40% {£2.20} |
| | OBAN 14 | 43% {£4.25} |
| | OBAN distillers edition | 43% {£7.00} 43% |
| | OBAN little bay | {£5.90} |
| | OLD PULTENEY 12 | 40% {£3.80} 46% |
| | OLD PULTENEY 17 | {£6.80} 46% |
| | OLD PULTENEY 21 | {£11.60} 43% |
| | OLD PULTENEY 23 | {£29.50} |
| | OLD PULTENEY 35 | 42.5% {£42.50} |
| | OLD PULTENEY 1990 | 46% {£17.20} |
| | OLD PULTENEY navigator | 46% {£4.80} 43% |
| gordon & macphail | OLD PULTENEY 1980 | {£10.60} |
| | OLD RHOSDHU | 40% {£8.00} |
| | ROYAL BRACKLA 12 | 40% {£4.80} 40% |
| | ROYAL BRACKLA 16 | {£8.10} |

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|-------------------|-----------------------------------------|-----------------|
| | ROYAL LOCHNAGAR 12 | 40% {£4.20} 40% |
| | ROYAL LOCHNAGAR distillers edition | {£6.00} |
| | ROYAL LOCHNAGAR selected reserve | 43% {£25.00} |
| | ROYAL LOCHNAGAR 1994 managers choice | 59.3% {£20.00} |
| | SCAPA skiren | 40% {£4.50} 54% |
| | SCAPA 25 | {£31.75} 43% |
| gordon & macphail | SCAPA 2001 | {£6.50} |
| | TALISKER 10 | 45.8% {£3.50} |
| | TALISKER 18 | 45.8% {£8.00} |
| | TALISKER 25 | 54.8% {£32.50} |
| | TALISKER 30 | 57.3% {£45.00} |
| | TALISKER distillers edition | 45.8% {£7.50} |
| | TALISKER 57 north | 57% {£7.50} |
| | TALISKER port rhuighe TALISKER | 45.8% {£6.40} |
| | skye | 45.8% {£5.80} |
| | TALISKER storm | 45.8% {£5.40} |
| | TEANINICH 10 flora & fauna | 43% {£7.00} |
| | TEANINICH 17 managers dram | 58.3% {£21.10} |
| duncan taylor | TEANINICH 11 nc2 range | 46% {£3.45} |
| gordon & macphail | TEANINICH 1996 connoisseur choice | 46% {£6.40} 46% |
| gordon & macphail | TEANINICH 2004 onnoisseur choice | {£4.20} |

| | | |
|-----------------------|------------------------------------|-----------------|
| | TOBERMORY 10 | 40% {£8.50} |
| | TOBERMORY 15 | 46.3% {£16.80} |
| douglas of drumlanrig | TOBERMORY 6 | 46% {£4.20} |
| | TOMATIN 12 | 43% {£3.80} 43% |
| | TOMATIN 15 | {£5.00} 46% |
| | TOMATIN 18 | {£6.50} 52% |
| | TOMATIN 21 | {£13.80} 46% |
| | TOMATIN 30 | {£18.00} |
| | TOMATIN 1992 | 53.9% {£16.00} |
| | TOMATIN cu bocan | 46% {£4.50} |
| | TOMATIN legacy | 43% {£3.90} 46% |
| | TOMATIN cuatro fino | {£6.20} 46% |
| | TOMATIN cuatro oloroso | {£6.20} 46% |
| duncan taylor | TOMATIN 14 nc2 range | {£3.50} |
| | TULLIBARDINE 500 sherry cask | 43% {£5.60} 43% |
| | TULLIBARDINE 228 burgundy cask | {£5.60} 43% |
| | TULLIBARDINE 225 sauternes cask | {£5.60} 43% |
| | TULLIBARDINE sovereign | {£4.90} |
| | WOLFBURN | 46% {£4.20} |

ISLAY

Put this in your pipe and smoke it. Islay whiskies are best known as "a real man's drinks" so ladies - it's time to grow some chest hair (apparently!) Typically known for burning peat in their maltings you'll find an array of smoky aromas from tobacco to bonfires alongside medicinal and earthy notes, however, some are sweet and fruity (for the real men!)

| | | |
|---------------|---------------------------------------------|-----------------|
| | ARDBEG 10 | 46% {£4.45} |
| | ARDBEG 17 | 40% {£35.00} |
| | ARDBEG auriverdes | 49.9% {£10.20} |
| | ARDBEG blasda | 40% {£18.00} |
| | ARDBEG corryvreckan | 57.1% {£8.15} |
| | ARDBEG perpetuum | 47.4% {£11.00} |
| | ARDBEG rollercoaster - committee release | 57.3% {£46.00} |
| | ARDBEG serendipity | 40% {£18.00} |
| | ARDBEG supernova - committee release | 58.9% {£30.00} |
| | ARDBEG uigedail | 54.2% {£8.00} |
| | BOWMORE 12 | 40% {£4.60} 43% |
| | BOWMORE 15 | {£6.25} 43% |
| | BOWMORE 18 | {£9.25} 43% |
| | BOWMORE 25 | {£29.50} |
| | BOWMORE the devil's casks III | 56.7% {£18.50} |
| duncan taylor | BOWMORE 9 nc2 range | 46% {£3.50} |

| | | |
|-------------------|--------------------------------------------------------|-----------------|
| | BRUICHLADDICH ancien regime 1998 | 46% {£6.80} |
| | BRUICHLADDICH black art 4 1990 | 49.2% {£18.50} |
| | BRUICHLADDICH classic laddie scottish barley | 50% {£5.40} |
| | BRUICHLADDICH cuvee 407 | 46% {£11.50} |
| | BRUICHLADDICH islay barley 2007 | 50% {£5.70} |
| | BRUICHLADDICH legacy 34 | 41% {£20.10} |
| | BRUICHLADDICH links augusta | 46% {£7.60} 57% |
| | BRUICHLADDICH octomore 06.1 scottish barley/ 167ppm | {£9.80} |
| | BRUICHLADDICH octomore 07.1 scottish barley/ 208ppm | 59.5% {£10.90} |
| | BRUICHLADDICH octomore 07.3 islay barley/ 169ppm | 63% {£16.80} |
| | BRUICHLADDICH octomore 07.4 virgin oak/167ppm | 61.2% {£13.60} |
| | BRUICHLADDICH renaissance 2001 | 46% {£6.80} |
| gordon & macphail | BRUICHLADDICH 1991 cask strength | 52.4% {£14.50} |
| | BUNNAHABHAIN 12 | 46.3% {£3.80} |
| | BUNNAHABHAIN 18 | 46.3% {£7.10} |
| | BUNNAHABHAIN 25 | 46.3% {£20.05} |
| | BUNNAHABHAIN ceòbanach | 46.3% {£5.40} |
| | BUNNAHABHAIN toiteach | 46% {£8.60} |

| | | |
|-------------------|----------------------------------------------------|-----------------|
| gordon & macphail | BUNNAHABHAIN 8 macphails collection | 43% {£3.80} 43% |
| gordon & macphail | BUNNAHABHAIN 1991 macphails collection | {£9.50} 43% |
| gordon & macphail | BUNNAHABHAIN 2004 macphails collection | {£4.20} |
| berry bros & rudd | BUNNAHABHAIN 2006 heavily peated | 57.8% {£3.80} |
| | CAOL ILA 12 | 43% {£4.20} |
| | CAOL ILA 25 | 43% {£23.50} |
| | CAOL ILA distillers edition | 43% {£8.40} 43% |
| | CAOL ILA moch | {£6.70} |
| | CAOL ILA stichell reserve | 59.6% {£10.25} |
| gordon & macphail | CAOL ILA 2001 connoisseur choice | 46% {£5.00} |
| | KILCHOMAN coull point - travel retail exclusive | 46% {£7.80} 46% |
| | KILCHOMAN loch gorm | {£6.50} 46% |
| | KILCHOMAN machir bay | {£5.20} 46% |
| | KILCHOMAN sanaig | {£6.20} 50% |
| | KILCHOMAN 100% islay | {£7.50} |
| | LAGAVULIN 16 | 43% {£6.50} |
| | LAGAVULIN 12 cask strength | 55.1% {£9.50} |
| | LAGAVULIN distillers edition | 43% {£8.90} |

| | | |
|-------------|-------------------------------------------|-----------------|
| | LAPHROAIG 10 | 40% {£3.80} |
| | LAPHROAIG 15 200th anniversary edition | 43% {£12.50} |
| | LAPHROAIG 25 | 50.9% {£35.00} |
| | LAPHROAIG lore | 48% {£8.40} 48% |
| | LAPHROAIG quarter cask | {£4.70} 40% |
| | LAPHROAIG select | {£4.70} 48% |
| | LAPHROAIG triple wood | {£7.50} |
| ian macleod | MACLEOD'S 8 islay | 40% {£3.20} |
| ian macleod | SMOKEHEAD | 43% {£3.70} 46% |
| ian macleod | SMOKEHEAD 18 | {£10.50} |

ian macleod

LOWLAND

There are only four working distilleries left in this region south of Stirling though records show that there have been 215 distilleries recorded producing whisky in the lowlands since 1741 (there was rather a lot of these stills found under the churches of Edinburgh... tut, tut). They tend to be the perfect aperitifs - light and balanced with citrus, cereal and grassy notes.

| | | |
|-------------------|-------------------------------------|-----------------|
| | AILSA BAY | 48.9% {£6.20} |
| | AUCHENTOSHAN classic | 40% {£3.70} |
| | AUCHENTOSHAN 12 | 40% {£4.60} |
| | AUCHENTOSHAN 16 | 53.7% {£9.05} |
| | AUCHENTOSHAN 18 | 43% {£8.60} |
| | AUCHENTOSHAN 21 | 43% {£12.40} |
| | AUCHENTOSHAN three wood | 43% {£5.10} 46% |
| | AUCHENTOSHAN virgin oak | {£7.20} |
| berry bros & rudd | BLADNOCH 1992 BLADNOCH | 46% {£8.60} 46% |
| gordon & macphail | 1993 connoisseur choice | {£9.50} |
| | GLENKINCHIE 12 | 43% {£3.60} |
| | GLENKINCHIE 20 | 58.4% {£24.50} |
| | GLENKINCHIE distillers edition | 43% {£7.50} |
| | GLENKINCHIE 1992 managers choice | 58.1% {£35.00} |
| ian macleod | MACLEOD'S 8 lowlands | 40% {£3.20} |

CAMPBELTOWN

Once upon a time this region was the whisky capital of Scotland with over 20 distilleries at one point - now there are two. Situated on the west coast of Scotland these whiskies definitely gain from their surroundings with flavours of sea brine and salt.

| | |
|-----------------------------------------|-----------------|
| GLEN SCOTIA victoriana | 51.5% {£7.50} |
| GLEN SCOTIA 15 | 46% {£5.60} |
| GLEN SCOTIA 18 | 46% {£8.10} 46% |
| GLEN SCOTIA 21 | {£9.90} |
| HAZELBURN 8 | 46% {£4.10} |
| HAZELBURN 10 rundlets & kilderkins | 50.10% {£7.50} |
| HAZELBURN 12 | 46% {£6.20} |
| KILKERRAN | 46% {£4.20} |
| KILKERRAN work in progress 5 bourbon | 46% {£5.10} 46% |
| KILKERRAN work in progress 6 bourbon | {£5.10} 46% |
| KILKERRAN work in progress 6 sherry | {£5.10} |
| LONGROW 10 | |
| LONGROW 14 | 57% {£5.70} 46% |
| LONGROW 18 | {£8.50} 46% |
| | {£12.50} |

| | | |
|-------------|---------------------------------------|-----------------|
| | SPRINGBANK 10 | 46% {£3.20} |
| | SPRINGBANK 12 burgundy | 53.5% {£6.40} |
| | SPRINGBANK 13 green | 46.0% {£7.10} |
| | SPRINGBANK 15 | 46% {£6.50} 46% |
| | SPRINGBANK 18 | {£9.50} 46% |
| | SPRINGBANK 21 | {£21.00} 46% |
| | SPRINGBANK 25 | {£28.50} 46% |
| | SPRINGBANK 30 limited edition | {£56.00} 46% |
| | SPRINGBANK 35 limited edition | {£48.00} 40% |
| | SPRINGBANK edinburgh festival 2007 | {£2.95} |
| regis malts | SPRINGBANK 40 | 40.20% {£45.10} |

CLOSED DISTILLERIES

Another one bites the dust... unfortunately due to many different reasons, some fantastic distilleries have had to say goodnight. Luckily for us there are some casks hiding away in the corners of warehouses out there so hopefully we'll still be able to enjoy these whiskies for a few more years to come... this is how to enjoy a little bit of Scottish history.

| | | |
|-------------------|--------------------------------------|-----------------|
| gordon & macphail | AYRSHIRE 1970 rare old | 40% {£35.00} |
| | BRORA 35 | 48.60% {£75.00} |
| gordon & macphail | COLEBURN 1972 rare old | 46% {£40.00} |
| | CONVALMORE 36 | 58% {£52.00} |
| gordon & macphail | DALLAS DHU 1980 | 43% {£22.50} |
| gordon & macphail | GLEN MHOR 1966 private collection | 45% {£39.00} |
| | GLENUGIE 30 deoch n doras | 52.13% {£28.00} |
| gordon & macphail | GLENUGIE 1970 rare old | 46% {£45.00} |
| gordon & macphail | GLENURY 1984 rare old | 46% {£36.00} |
| gordon & macphail | IMPERIAL 1996 | 43% {£12.00} |
| duncan taylor | KINCLAITH 36 rarest of the rare | 50.10% {£60.00} |

| | | |
|-------------------|-------------------------------------|-----------------|
| gordon & macphail | LITTLEMILL 1985 rare old | 46% {£25.00} |
| gordon & macphail | LOCHSIDE 1991 connoisseur choice | 43% {£12.60} |
| | PITTYVIACH 25 | 49.90% {£26.50} |
| | PORT ELLEN 13th edition | 55% {£99.50} |
| gordon & macphail | PORT ELLEN 1979 rare old | 46% {£58.00} |
| gordon & macphail | ST MAGDALENE 1975 rare old | 43% {£42.00} |

SINGLE GRAIN

Grain whisky is the back bone of blended scotch whiskies and are usually seen as a whisky that lacks character when compared to a single malt – these selections proves that theory wrong. Naturally, yes, they are lighter in flavour due to their production yet we always see strong characteristics coming through at an older age.

| | | |
|---------------|---------------------------------------|-----------------|
| duncan taylor | CAMERON BRIDGE 27 | 59.50% {£6.10} |
| duncan taylor | CARSEBRIDGE 25 | 56.40% {£7.60} |
| douglas laing | INVERGORDON 44 clan denny | 45.40% {£12.70} |
| carn mor | NORTH BRITISH 1989 sherry hogshead | 56.30% {£19.75} |
| duncan taylor | NORTH BRITISH 29 | 54.50% {£7.60} |
| duncan taylor | PORT DUNDAS 32 | 59.30% {£8.10} |
| duncan taylor | PORT DUNDAS 34 | 54.50% {£9.10} |
| douglas laing | STRATHCLYDE 23 STRATHCLYDE | 54.90% {£7.20} |
| duncan taylor | 25 STRATHCLYDE 33 | 62.30% {£7.60} |
| douglas laing | | 57.30% {£9.20} |

BLENDING MALT

A blend of single malt whiskies...

| | | |
|---------------|-----------------------------------------|-----------------|
| compass box | ASYLA | 40% {£4.50} |
| douglas laing | DOUBLE BARREL ardbeg/glenrothes | 46% {£5.20} 46% |
| douglas laing | DOUBLE BARREL craigellachie/talisker | {£5.20} 46% |
| douglas laing | DOUBLE BARREL macallan/laphroaig | {£5.20} 46% |
| douglas laing | DOUBLE BARREL highland park/bowmore | {£4.50} |
| compass box | GREAT KING STREET | 43% {£4.50} |
| | MONKEY SHOULDER | 40% {£3.80} |
| wemyss malts | PEAT CHIMNEY | 40% {£4.80} |
| compass box | PEAT MONSTER | 46% {£5.00} |
| | POIT DUBH 8 | 43% {£2.50} 43% |
| | POIT DUBH 12 | {£3.20} |
| wemyss malts | SPICE KING | 40% {£4.50} |
| compass box | SPICE TREE | 46% {£5.50} |
| wemyss malts | THE HIVE | 40% {£4.50} |

BLENDING SCOTCH

These whiskies are the bread and butter of the industry (sorry to burst the single malt bubble!) but over 90% of the current worldwide market purchase a blended Scotch whisky – they must be doing something right. A blend of grain whisky and single malts, they were never created to be compared with single malts but instead to create a flavour that was smoother, balanced and more importantly, consistent. As a customer, you know what you're going to get every time.

| | |
|------------------------------|-----------------|
| ANTIQUARY 21 | 43% {£5.20} |
| BALLANTINES 17 | 43% {£6.10} |
| BLACK BOTTLE | 40% {£3.50} |
| BLUE HANGER 8 | 45.60% {£5.20} |
| CHIVAS regal 12 | 40% {£3.60} 40% |
| CHIVAS regal 18 | {£6.60} 40% |
| CHIVAS regal 25 | {£21.50} 50% |
| CHIVAS revolve | {£9.10} |
| CUTTY SARK 15 | 40% {£6.10} 43% |
| CUTTY SARK 50 golden jubilee | {£25.00} |
| DEWARS 12 special reserve | 40% {£3.90} 40% |
| DEWARS 18 founders reserve | {£7.90} |
| DIMPLE 15 | 40% {£4.80} |
| GROUSE famous | 40% {£2.80} 40% |
| GROUSE naked | {£3.50} |

| | |
|---------------------------------------------------|--------------------|
| JOHNNIE WALKER black | 40% {£3.50} 40% |
| JOHNNIE WALKER blue | {£21.50} 40% |
| JOHNNIE WALKER double black | {£4.20} 40% |
| JOHNNIE WALKER gold | {£4.80} 40% |
| JOHNNIE WALKER platinum | {£7.80} |
| MACKINLAY'S SHACKLETON the journey edition | 47.30% {£7.90} |
| ROBERT BURNS BLEND | 40% {£2.50} |
| ROYAL SALUTE 21 | 40% {£14.50} |
| WHYTE & MACKAY 30 | 40% {£38.50} |

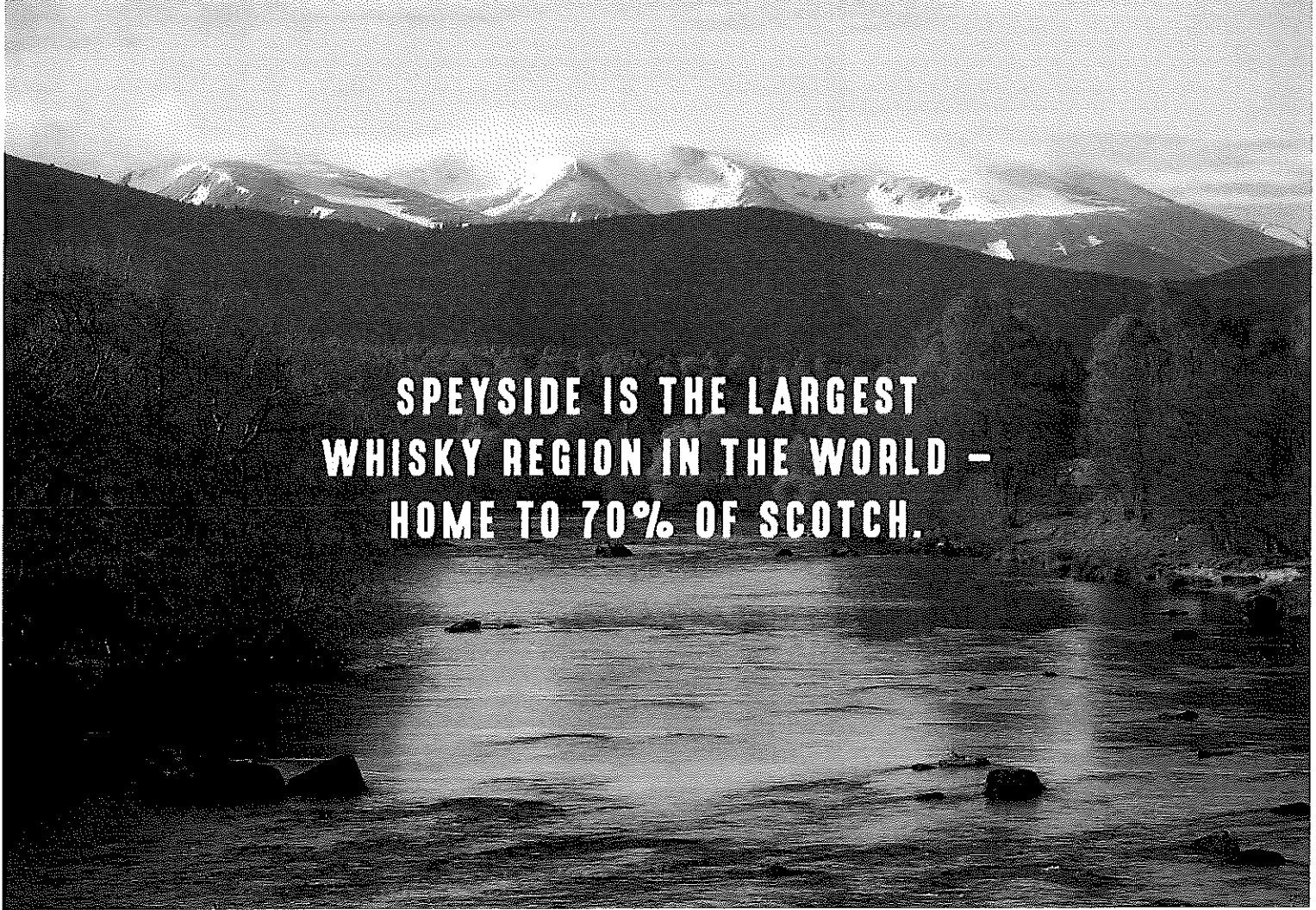


SPEY ALLEY
Lexington Street
Soho
LONDON

**A UNIQUE TEAM FROM
THE CRAIGELLACHIE
HOTEL HAS BEEN FORMED
TO DELIVER AN ICONIC
RESTAURANT TO
SHOWCASE THE
MAGNIFICENCE OF
SPEYSIDE, SCOTLAND IN
THE VERY HEART OF SOHO**

“Speyside is home to some of the world’s finest produce; from its wild salmon, Aberdeen Angus beef, venison, langoustines, oysters and wild berries. It is the secret food basket of the U.K.”

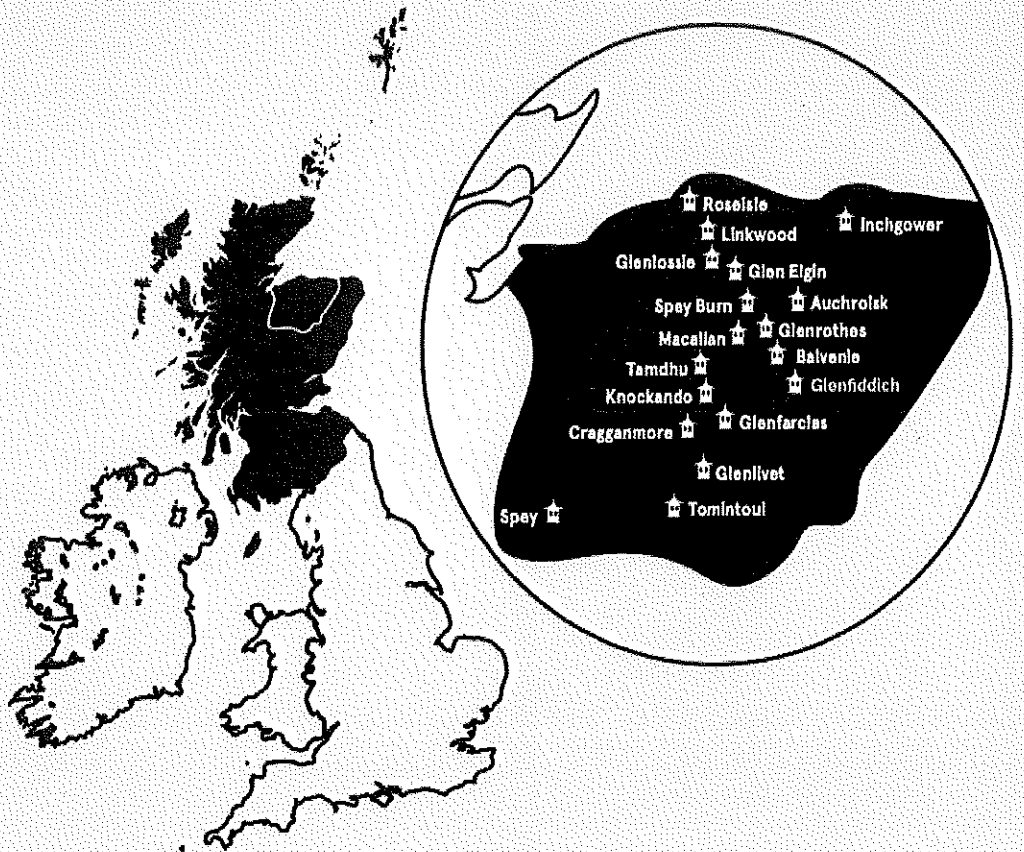
**David Nicolls, Global Food and Beverage Director,
Mandarin Oriental Group**



**SPEYSIDE IS THE LARGEST
WHISKY REGION IN THE WORLD —
HOME TO 70% OF SCOTCH.**

ICONIC DISTILLERIES OF SPEYSIDE

Macallan, Glenfiddich,
Balvenie, Glenfarclas
And Knockando all
call Speyside home.





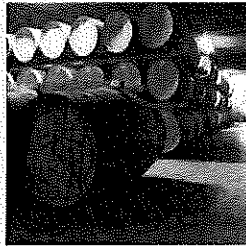
THE SPEYSIDE EXPERIENCE



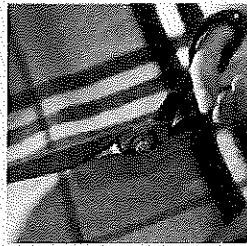
THE PRODUCTS OF SPEYSIDE DESERVE A PLACE IN MODERN POPULAR CULTURE.



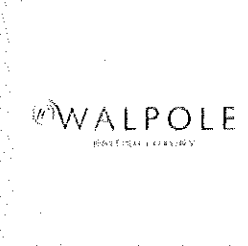
Speyside is one of the most remote areas of the Scottish Highlands and centres around the River Spey.



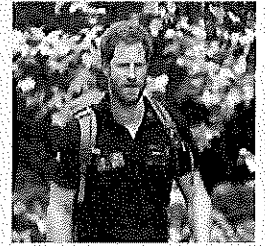
It is home to world famous whisky distilleries – Macallan, Balvenie, Aberlour, Roseisle, Knockando and Inchgower - described as the 'Rolls Royce of whisky'.



It is home to Johnston's of Elgin, suppliers of the finest cashmere to fashion houses around the world such as Burberry, Chanel and Hudson's Bay.



It is home to national treasures such as Walker's shortbread and Baxter's soup. These are only 3 of the 5 Walpole protected brands that occupy Speyside – the highest grouping outside of UK cities.



Speyside was a favourite destination of Queen Victoria's and the current Royal family still spend each summer at Balmoral.

The Background

The Craigellachie has been an iconic landmark in the Moray village since 1893. The gleaming building dominates the Speyside landscape, overlooking the world famous River Spey and the Thomas Telford bridge. Piers Adam was first introduced to Speyside by his father, who as a child was evacuated to Scotland during WW2. Before his father passed away, father and son took one last trip to Scotland and Speyside, this is when they were to discover The Craigellachie.

During this visit to Speyside, Piers was saddened to find the hotel was no longer what it had been- a change of management and lack of funds showed a fading shell of a great community establishment. He heard it was on the market and so with determination and passion set about making The Craigellachie his own.

The Craigellachie Hotel has since become world renowned for its food and beverage concepts, the Quaich bar and Copper Dog. The iconic Quaich bar being one of the oldest whisky bars in the world, with the largest selection of single malt whiskies and Copper Dog, serving the best of Speyside's produce.

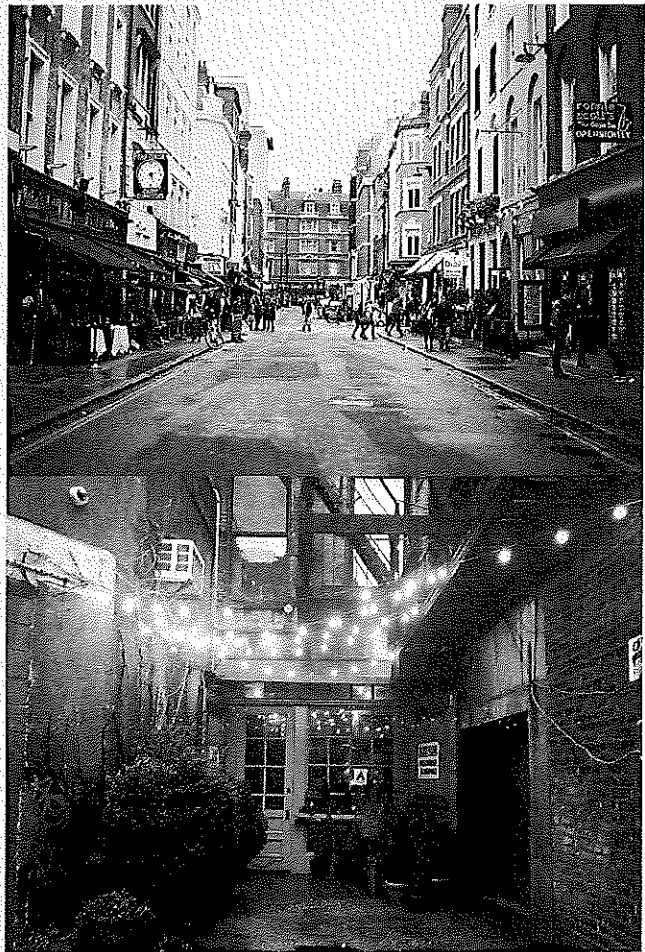
Both venues of which have been restored to their former glory where locals, international visitors along with still men can all meet to drink, eat and swap stories most days of the week.

Spey Alley, Soho

Soho is London's capital of creative industries from arts to music, film and fashion to culinary experiences as well as being a fascinating historical village with an eclectic range of local residents.

The Spey Alley will be tailored for and cater for local residents and businesses alike. For us, it is vital that it compliments the feel and energy of Soho.

Soho being the perfect place as it recognises creativity and craft.

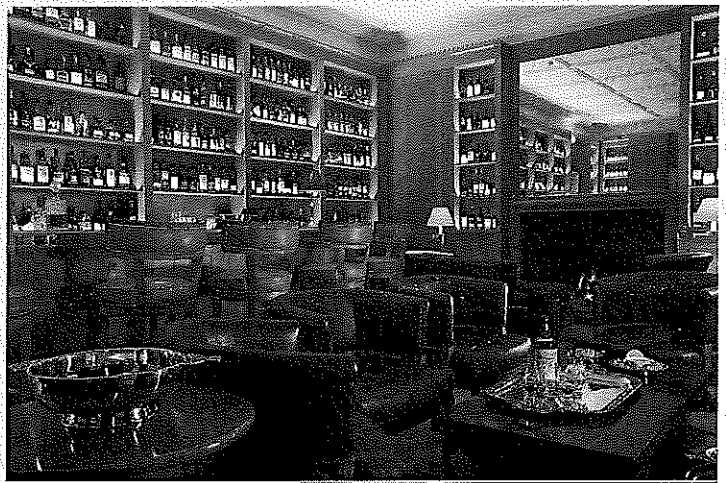


The Concept

Spey Alley will replicate The Craigellachie Hotel's restaurant and Quaich bar on the former site of a Georgian stable block which has sadly fallen into complete disrepair and has been neglected for the last 10 years.

The venue will be a charming fusion of both the Copper Dog and Quaich bar utilising both the basement and ground floor of the stable block.

Both venues at the hotel have already proven to be hugely popular, so much so that they have been franchised in both Mandarin Oriental Hotel, Toyko and Double Tree Hilton, Dubai.



The Food

SIMPLE | SEASONAL | SCOTTISH

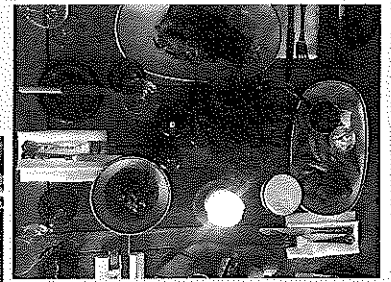
Start As you mean to go on

As Soho is a commercial and residential village, Spey Alley will evolve through out the day.

Our menu focuses on the best of Scottish fayre, be it freshly caught Scottish salmon, spring lamb or Aberdeen Angus beef, our chefs work closely with our suppliers to ensure we capture the flavour of Scotland within our menu using simple seasonal ingredients.

Tomorrow's catch is still in the sea!

See appendix 2 and 2.1



"Scotland has a wonderful larder - Isle of Mull scallops, Lossiemouth lobster, grass-fed Aberdeen Angus beef, to name but three - and there is no better place to enjoy its bounty than at the Copper Dog, a cracking Speyside pub with a first-rate kitchen."

Bill Knott, Financial Times

The Drinks

The basement of Spey Alley will replicate the famous Quaich bar, which will showcase a bespoke list of whiskies carefully selected by some of the world's leading whisky experts. The collection will be a charming representation of Speyside's unique product and will be the finest range that London has to offer.

See appendix 2.2



"HERE'S TAE US; WHA'S LIKE US? GEY FEW, AND THEY'RE A' DEID."

There's a traditional Scottish toast that begins "Here's tae us; wha's like us?", and at Spey Alley we will embrace our unique Scottish roots.

Spey Alley will showcase the finest Scottish whiskies alongside a variety of clever and creative cocktails using spirit collected from Scotland and around Britain.

"WHA'S LIKE US"? There are few places you can enjoy this unique Scottish atmosphere out of Scotland.

'I'm naturally biased, but do see Scotch as the greatest of all spirits. For me, what makes a good whisky is one that is simple enough to be approachable, but complex enough to deal with whatever it ends up alongside in a glass. What we have is a whisky that has this resilience and versatility. We can give consumers a glass that they are in control of, however they wish to enjoy it, whilst hearing the story and place behind the blend. In the spirit, the diversity of flavours created in Speyside is evident throughout - crisp apple, zesty citrus, dried fruit, vanilla and an aromatic spice amongst others. To me, it is a true representation of the region.'

**STUART MORRISON, MASTER
BLENDER OF COPPER DOG**



THE AMBIANCE

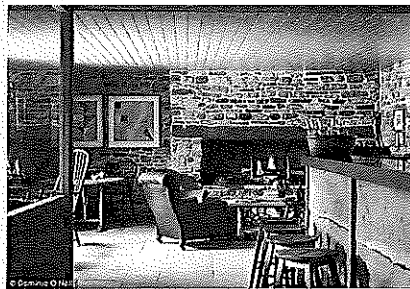
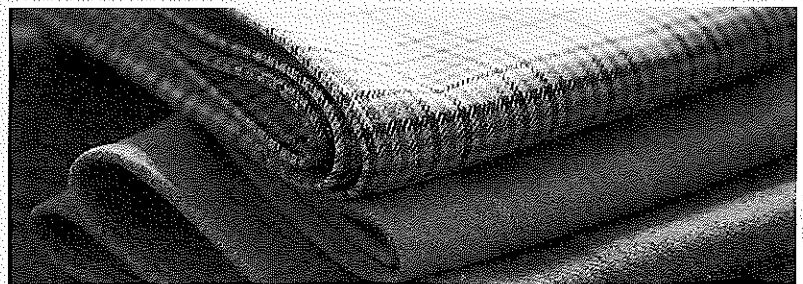
Lots of things impact a venue's atmosphere, from the décor to the location. At Spey Alley, the friendliness and approachability of the staff will have a large part to play. The company will employ great faces from Soho to deliver a wonderful London experience.



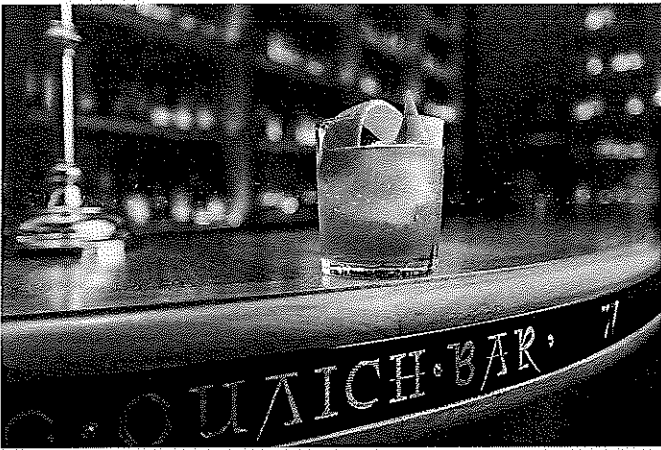
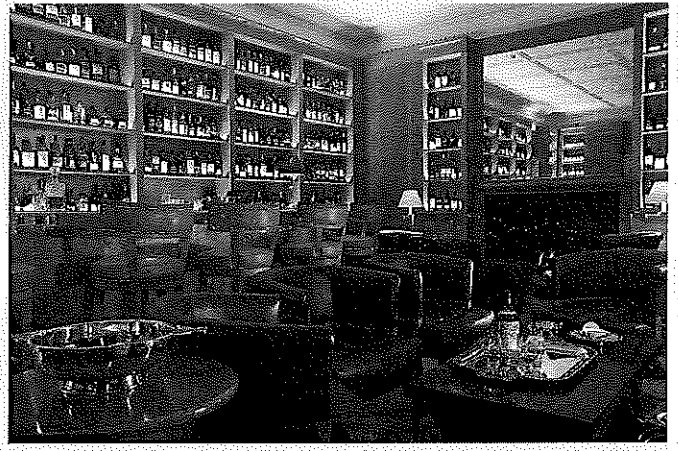
The former Georgian stable block will be restored in a sympathetic manner using only the best of British materials to offer customers the finest fayre this island produces.

The Decor

Using materials sourced predominantly from Speyside but certainly from within the British Isles. We will use artisan craftsman to expertly create a cosy, comfortable atmosphere.



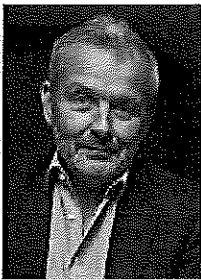
Quaich bar | lower ground | designed by Soane Britain



Spey Alley | Ground floor



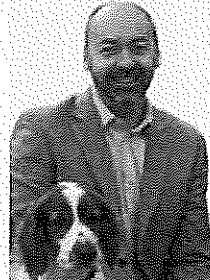
The Team



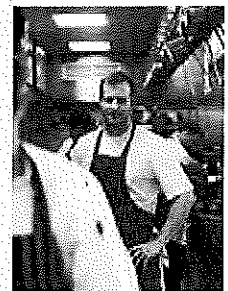
Piers Adam
Owner & Creative
Director



Andrew Torrence
Managing Director
& former
Managing Director
of The Whisky
Shop



Kevin Smith
Managing
Director, The
Craigellachie Ltd



Andy Cook
Executive Chef,
formally of
Gordon Ramsay's
Savoy Grill

Britain is a unique island and renowned for its creativity and huge range of luxury produce. We will marry two of the most creative areas of the UK, Speyside and Soho to showcase Speyside's finest to London.

Premises History

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.

Conditions consistent with the operating schedule

10. 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 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. 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
13. Loudspeakers shall not be located in the entrance lobby or outside the premises building.
14. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
15. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
16. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity
17. 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
18. No deliveries to the premises shall take place between (23.00) and (08.00) on the following day
19. There shall be waiter or waitress service throughout the permitted hours for the retail sale of alcohol
20. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises
21. The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 120 persons
22. 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.

23. A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
24. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.
25. 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. 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 (h) any visit by a relevant authority or emergency service.
26. The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
27. The licence holder shall enter into an agreement with a hackney carriage and/or private carriage firm to provide transport for customers, with contact numbers made readily available to customers who will be encouraged to use such services
28. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided
29. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device
30. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment
31. The premises may remain open for the sale of alcohol and the provision of late night refreshment from the terminal hour for those activities on New Year's Eve through to the commencement time for those activities on New Year's Day
32. 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.
33. Prior to the Licence taking effect, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the LFEPA, Environmental Health Consultation Team, the Police and the Licensing Authority
34. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises

35. Between 8am and 11am the supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal
36. On the ground floor, between 8pm and 11pm Mon-Sat, and between 8pm and 10.30pm Sun the supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal
37. Alcohol consumed on the ground floor shall only be consumed by patrons seated at tables.
38. On the ground floor, notwithstanding conditions [27 and 28] alcohol may be supplied and consumed in the bar area by up to a maximum at any one time, of 15 persons at the premises who are waiting to be seated at the premises.
39. With the exception of bona fide private pre-booked events, the basement will contain seating for a minimum of 40 patrons at all times
40. There shall be a minimum of one SIA security person on duty Thursday Friday and Saturday from 6pm until 15 minutes after the premises closes.

Residential Map and List of Premises in the Vicinity

| | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----|--------------------|--|------------|--|--------------------------------------|--|
| <p>10 Meters</p> | | <p>City of Westchester</p> <p>The Lexington</p> | | | | | | | |
| <p>This provided and used mapping data licensed from Continuum Survey with the permission of the Controller of Her Majesty's Stationery Office. All rights reserved. License number: LA 1001758567</p> | <table border="1"> <tr> <td data-bbox="710 1713 861 1859">Residential / Proposed Residential</td> <td data-bbox="710 1859 861 2072">174</td> </tr> <tr> <td data-bbox="566 1713 710 1859">Under Construction</td> <td></td> </tr> <tr> <td data-bbox="422 1713 566 1859">Other Uses</td> <td></td> </tr> <tr> <td data-bbox="279 1713 422 1859">Proposition Residential of 2011 US83</td> <td></td> </tr> </table> | Residential / Proposed Residential | 174 | Under Construction | | Other Uses | | Proposition Residential of 2011 US83 | |
| Residential / Proposed Residential | 174 | | | | | | | | |
| Under Construction | | | | | | | | | |
| Other Uses | | | | | | | | | |
| Proposition Residential of 2011 US83 | | | | | | | | | |
| <p>Data Source: Uniform Database Date: 10/01/2017</p> | | | | | | | | | |

Premises within 75m of: The Lexington, 34 Lexington Street

| p / n | Name of Premises | Premises Address | Licensed Hours |
|--------------|----------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| 31607 | Aurora Restaurant | Basement And Ground Floor 49 Lexington Street London W1F 9AP | Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00 |
| -29089 | Not Recorded | Trenchard House 19 - 25 Broadwick Street London W1F 0DF | Friday to Saturday 08:00 - 00:00 Monday to Thursday 08:00 - 23:30 Sunday 10:00 - 22:30 |
| -2894 | Andrew Edmunds | Basement And Ground Floor 46 Lexington Street London W1F 0LP | Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00 |
| 11592 | Central Convenience Store | 43 Broadwick Street London W1F 9QN | Monday to Saturday 08:00 - 23:00 Sunday 10:00 - 22:30 |
| 16859 | Bao | 53 Lexington Street London W1F 9AS | Friday to Saturday 10:00 - 00:00 Monday to Thursday 10:00 - 23:30 Sunday 12:00 - 22:30 |
| 23801 | Said London | 41 Broadwick Street London W1F 9QL | Sunday 08:00 - 22:30 Monday to Saturday 08:00 - 23:00 |
| 24595 | Kazu Restaurants 1 Limited | Basement And Ground Floor 61 - 63 Beak Street London W1F 9SL | Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00 |
| 30252 | The Book Shop | 12 Ingestre Place London W1F 0JF | Monday to Sunday 12:00 - 23:00 |
| -23682 | Creston PLC | Third Floor To Fifth Floor Creston House 10 Great Pulteney Street London W1F 9NB | Monday to Friday 00:00 - 00:00 |
| -19355 | Mildred's Restaurant | 45 Lexington Street London W1F 9AN | Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00 |
| -3792 | Ma Plucker | Basement And Ground Floor 75 Beak Street London W1F 9SS | Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00 |

| | | | |
|-------|------------------------|--------------------------------------------------------------|-------------------------------------------------------------|
| 15055 | Sun & Thirteen Cantons | 21 Great Pulteney Street London W1F 9NG | Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00 |
| 18901 | John Snow | 39 Broadwick Street London W1F 9QJ | Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00 |
| 27310 | Fernandez And Wells | Basement And Ground Floor 43 Lexington Street London W1F 9AL | Sunday 08:00 - 22:00 Monday to Saturday 08:00 - 23:30 |
| 27501 | Itsu | 31 Broadwick Street London W1F 0DG | Monday to Sunday 09:00 - 21:30 |
| 29432 | Academy Club | First Floor Front 46 Lexington Street London W1F 0LP | Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00 |

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| | |
|--------------------|-----------------------------------------------------------------|
| Item No: | |
| Date: | 26 January 2017 |
| Licensing Ref No: | 16/11417/LIPN - New Premises Licence |
| Title of Report: | 38 St John's Wood Terrace London NW8 6LS |
| Report of: | Director of Public Protection and Licensing |
| Wards involved: | Abbey Road |
| Policy context: | City of Westminster Statement of Licensing Policy |
| Financial summary: | None |
| Report Author: | Miss Heidi Lawrance Senior Licensing Officer |
| Contact details | Telephone: 020 7641 2751 Email: hlawrance@westminster.gov.uk |

1. Application

| 1-A Applicant and premises | | | |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------|
| Application Type: | New Premises Licence, Licensing Act 2003 | | |
| Application received date: | 19 October 2016 | | |
| Applicant: | DrunchSW3 Limited | | |
| Premises: | | | |
| Premises address: | 38 St John's Wood Terrace London NW8 6LS | Ward: | Abbey Road |
| | | Cumulative Impact Area: | None |
| Premises description: | The premises will be operating as a Public House. | | |
| Premises licence history: | This premises did have a premises licence (06/11460/WCCMAP) which was surrendered on 24 th April 2015 | | |
| Applicant submissions: | Following discussions with the Metropolitan Police Service the applicant has reduced the opening hours on a Sunday from 23:00 until 22:30. | | |

| 1-B Proposed licensable activities and hours | | | | | | | |
|---------------------------------------------------|------------|-----------------------------------------------------------------------------------|------------|---------------------------------|------------|------------|------------|
| 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 | 10:00 |
| End: | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 | 22:30 |
| Seasonal variations/ Non-standard timings: | | From the end of trade on New Years Eve until the start of trade on New Years Day. | | | | | |

| 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 | 10:00 |
| End: | 23:30 | 23:30 | 23:30 | 23:30 | 23:30 | 23:30 | 22:30 |
| Seasonal variations/ Non-standard timings: | | From the end of trade on New Years Eve until the start of trade on New Years Day. | | | | | |
| Adult Entertainment: | | Not applicable. | | | | | |

2. Representations

| 2-A Responsible Authorities | |
|-------------------------------|----------------------------------------|
| Responsible Authority: | Environmental Health Consultation Team |
| Representative: | Anil Drayan |
| Received: | 10 th November 2016 |

The applicant has submitted plans of the premises, ref LP01 – 100, dated Oct 16, showing the licensed areas.

The applicant is seeking the following licensable activities:

1. Supply of Alcohol for 'On' and 'Off' the premises, Monday to Sunday from 10:00 to 23:00 and from end of trade on New Year's Eve to start of trade on New Year's Day.

I wish to make the following representations based on the plans and operating schedule submitted:

1. The Supply of Alcohol 'On' the premises and for the hours requested may have the effect of increasing Public Nuisance in the area.

Environmental Health also makes the following comments:

I understand the premises were previously licensed and that that operation ceased on 20th March 2015. Whilst operating under that previous licence a premises history check of Environmental Health records show numerous noise complaints made against the premises

It is not clear if the premises have undergone refurbishment for the proposed use and will in any case need to be inspected for Public Safety prior to public use.

The provision and standards of sanitary accommodation for any proposed capacity is recommended to be at least in line with British Standard 6465, as amended.

Some conditions have been offered in the operating schedule but they do not address all Environmental Health concerns, particularly for the use of any external areas

The applicant is requested to contact the undersigned to arrange a site visit to discuss all these issues and Environmental Health may then suggest additional conditions to allay its concerns.

| 2-B Other Persons | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Name: | Mr Billy Suid |
| Address and/or Residents Association: | 36 St John's Wood Terrace London NW8 6JL |
| Received: | 29 th October 2016 |
| <p>We have looked at the application and can only object to it at this stage given that:</p> <ul style="list-style-type: none"> - The information about opening hours is currently not accessible on the application. While the application document indicates sales of alcohol between 10.00 and 23.00, a separate document titled "Email from applicant amending hours for sales of alcohol" was subsequently submitted. Its title clearly indicates that it intends to amend the hours for sale of alcohol and that document cannot be downloaded/viewed from the council website due to its unusual type (.msg). Given the importance of alcohol sale hour, without this information we can only object the application - There is no reference to prior experience of the proposed licence holder in the application document and a quick online search has not highlighted any. Running a public house of that size requires a high level of experience and we cannot support an application to someone with no experience - The application indicates that no recorded music would be played. Has this section been overlooked ? Public houses do tend to play some recorded music. <p>While we would support the return of the premise to fruitful use, this application lacks important information to know if it would be a benefit to the community.</p> <p>Given the location of the premise (opposite a school, with many families with children within earshot), it's vital that the right kind of establishments is supported.</p> | |
| Name: | Ms Mary Nolan |
| Address and/or Residents Association: | C/o Stephen Lindsey 37 Cameron House St Johns Wood Terrace NW8 6LR |
| Received: | 4 th November 2016 |
| <p>I am mortified to hear another pub is opening where the Star Pub was in St Johns Wood Terrace NW8 6LR.</p> <p>How can you expect families with young children to put up with the horrendous behaviour that went on there every single night? People out in the middle of the road screaming and shouting and smoking until all hours. I have a young grandson who lives there and every night he was crying with exhaustion through lack of sleep. He couldnt even do his homework for the noise of vulgar people swearing and shouting. This carried on into the small hours with the police being called every night several times and men running up the road with knives.</p> <p>How can you possibly agree planning permission to open yet another pub in a</p> | |

residential area? It is not a 'family or community' place to go. It is rowdy and a nightmare to residents who have to try to go to work each day. It was running at a severe loss. The woman who ran it was given a substantial sum to leave. I has been absolute heaven since it closed. It is nothing short of child abuse to allow little children to hear behaviour like that every night. I know you are thinking of profit but do not put money above children's welfare.

I have stayed overnight at my grandsons and didnt sleep a wink until the early hours. It is cruelty beyond belief! There is a club on the opposite corner but that does not disturb people because they are not drinking and smoking outside all evening getting louder by the amount they drink. When there are cricket matches the supporters are standing in the middle of the road because there are so many of them. You would think they were in the room with you. We cant hear each other talk. In any other situation there would be a noise abatement order slapped on them. The police are sick and tired of being called out to them. Do please check!

This planning application has to be declined. Nowhere in London or anywhere would this application be approved. The expense alone for police being called out is horrendous. Far out weighing the rates the council would get for it.

I will have to take this to Downing Street if you allow it. It is sickening to see my grandchild crying because he cannot get to sleep and falling asleep in class because of these selfish drinkers and smokers. There has been young underage people going in there as well as many people selling stolen goods in there and this will continue I am certain.

So make a stand and do the correct think and reject this application with immediate effect. It is a no brainer.

My son lives at St Johns Wood Terrace. He has been through so much. He lost his wife because the ambulance didnt show up for over three hours and his wife died in the ambulance after screaming with internal bleeding all that time. Now my grandson, who saw the whole thing going on as well, cant even get a nights sleep which is every child's right.

It is because they are allowed to drink and smoke in the street. The smoke is coming into my son's apartment which is illegal. The noise is unbearable.

This application must not go ahead.

3. Policy & Guidance

| | |
|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The following policies within the City Of Westminster Statement of Licensing Policy apply: | |
| Policy PB1 applies: | Applications will only be granted if it can be demonstrated that the proposal meets the relevant criteria in Policies CD1, PS1, PN1 and CH1. |
| Policy HRS1 applies: | (i) Applications for hours within the core hours set out below 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 set out below in this policy will be considered on their merits, subject to other relevant policies. |

4. 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 |
| Appendix 6 | Additional information from Environmental Health |

| | |
|-----------------------|-----------------------------------------------------------------|
| Report author: | Miss Heidi Lawrance Senior Licensing Officer |
| Contact: | Telephone: 020 7641 2751 Email: hlawrance@westminster.gov.uk |

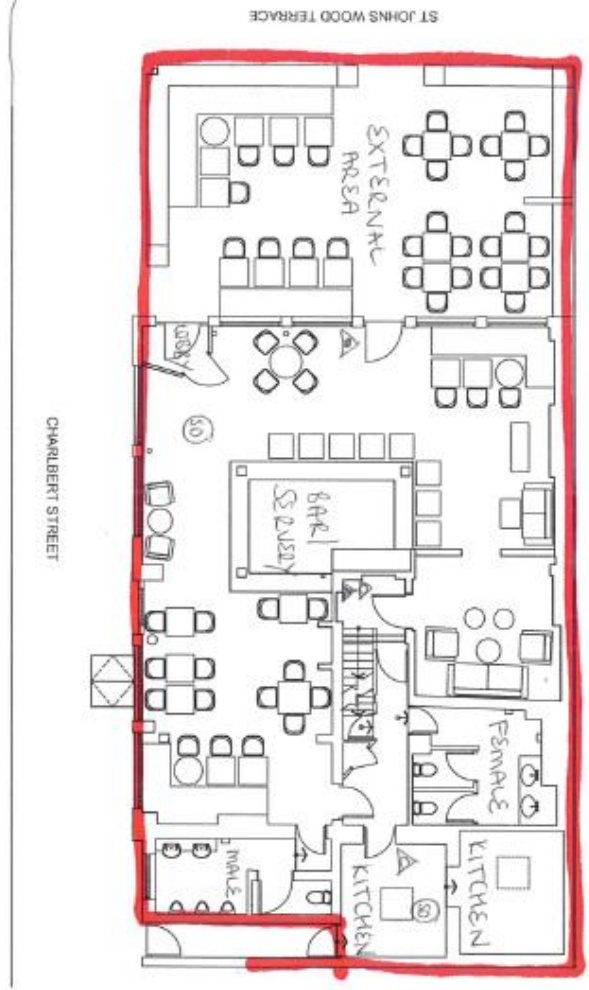
If you have any queries about this report or wish to inspect one of the background papers please contact the report author.

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

| | | |
|----------|---------------------------------------------------------------------|--------------------------------|
| 1 | Licensing Act 2003 | N/A |
| 2 | City of Westminster Statement of Licensing Policy | 7 th January 2016 |
| 3 | Amended Guidance issued under section 182 of the Licensing Act 2003 | March 2015 |
| 4 | Application Form | 19 th October 2016 |
| 5 | Representation – Environmental Health | 10 th November 2016 |
| 6 | Representation – Mr Billy Suid | 29 th October 2016 |
| 7 | Representation – Mary Nolan | 4 th November 2016 |

Premises Plans

- LEGEND**
- ☐ Sand Bucket
 - ☐ Dry Powder Extinguisher
 - ☐ Aqueous Foam Fire Extinguisher
 - ☐ Fire blanket in container
 - ☐ Water Fire Extinguisher
 - ☐ Foam Fire Extinguisher
 - ☐ Carbon Dioxide Fire Extinguisher
 - ☐ Escape lighting that will illuminate upon failure of the normal lighting power supply
 - ☐ Fixed Sealing
 - ☐ Flood Lighting
 - SD Smoke Detector
 - HD Heat Detector
 - ☐ Fire Alarm Call Point With Fire Action Sign Adjacent
 - ☐ Fire Alarm Sounder
 - ☐ Fire Exit Sign
 - ☐ Door Which Are Provided With A Panic Bolt
 - ☐ "Fire Door Keep Locked" Sign
 - ☐ Vision panel - constructed of 5mm Polycarbonate or approved F.R. clear glazing in 25x25mm H.W timber framing and bedded in intumescent compound



All licensable activities occur within the red line
Loose furniture is indicative only

LICENSING PLAN
 GROUND FLOOR
 THE STAR
 38 ST. JOHNS WOOD TERRACE
 ST JOHNS WOOD
 LONDON
 NW8 8LS
 JANUARY 17
 SCALE 1 : 100 @ A3



Applicant Supporting Documents



Report by St John Wood's Society's on Assets of Community Value

Part 5 Chapter 3 of the Localism Act 2011 provides for a scheme called Assets of Community Value.

Under this scheme community organisations, not individuals, can nominate local assets to be included in their local authority's list of Community Assets. The Society is currently the only "local voluntary and community body" in St John's Wood that meets the criteria necessary to submit nominations for assets of community value (ACVs) to Westminster City Council. This role will fall upon the SJW Neighbourhood Forum in due course.

What qualifies as an ACV?

In order to be listed the building must further the social wellbeing or social interests of the local community, or have been used to do so in the recent past.

The process

Once the local authority receives a nomination from an approved local body it has eight weeks to make a judgement on whether the land should be listed on the council's community asset register.

Under section 87 (3) of the Act, properties remain on the register for five years.

Once listed, the local authority must inform owners and other interested parties that it has been listed and enter this fact on the local land charges register.

Provisions exist for appeals against the local authority's decision and for compensation to be paid where the authority believes the listing has had a detrimental effect on the value of the property. The owner will have the right to an internal review by the council and a right of appeal to an independent tribunal against the result of the internal review.

When an ACV comes up for sale, the local community will be given the opportunity to make a bid to buy the asset. This is known as the **Community right to bid**.

A **moratorium** will be applied when an ACV is put up for sale. Community groups are given six weeks to express an interest in bidding and six months to put a bid together. There is no community right to buy, just to bid, and at the end of the moratorium the owner can sell to whomever he chooses and at whatever price.

The scheme differs from the Scottish community right to buy where the community has first refusal on the asset.

What the provisions do not do

The provisions do not restrict in any way who the owner of a listed asset can sell his property to or at what price.

The provisions do not place any restrictions on what an owner can do with his property once listed whilst it remains in his ownership.

The owner is not under any additional obligation to properly maintain an asset of community value.

What the provisions do

In real terms, not a great deal.

The community has the option to buy a building that they believe to be of importance to their community's social wellbeing when it comes up for sale.

The fact that the site is listed as an ACV will add an extra layer of material consideration if an application for a change of use is submitted to the council but it should be noted that planning policy will continue to determine the permitted use for the property. This also applies to any other planning matter.

The Star and the Clifton

Councillor Lindsey Hall and local residents requested that the Society submit ACV nominations for both the Star and the Clifton. We did not do this lightly and Peter Leaver and I, together with Lindsey Hall, attended a meeting with Peter Large, Head of the Council's Legal Services to ensure that we understood the full meaning and implications of an ACV listing on the Society. This visit was very worthwhile if only to establish that the benefits in reality are few and far between. We also discovered that nominating the Clifton public house using its correct but misleading name of "the Clifton Hotel" would have resulted in failure because only pubs and not hotels can be listed as ACVs under the provisions.

The ACV nominations were submitted to Westminster City Council on 7th February 2014 after being approved by the Society's Executive Committee.

Petitions opposing the closure of the pubs were raised by some formidable and dedicated St John's Wood residents who we are pleased to say are now new Society members. Simone Fletcher and Grazyna Green for the Clifton, Rose Maguire, Patrick Campbell and Richard Humphries for the Star could not have done more to supply us with all the information necessary to make the ACV nominations submitted by the Society as watertight as possible.



As well as supporting local residents in their campaign Cllr Lindsey Hall has been invaluable in this process, ensuring that the Society had all the correct documents and arranging meetings with everyone we needed to see at Westminster City Council.

Reasons for the nomination of the Star as an ACV

We consider the use of the Star as a public house as historically significant as it was built for that purpose by Fry & Watkins in 1826, although it opened in 1830. The pub has changed very little over the intervening years and remains a rare, typically old fashioned pub with an emphasis on real ale and conviviality rather than the provision of high end restaurant food. The use of the building as a public house is intrinsically linked with the historical development of the general area and contributes to the character, identity and distinctiveness of the St John's Wood Conservation Area. The Star is categorised as an unlisted building of merit in the St John's Wood Conservation Area Audit 2007. Most importantly it is a thriving local business and hub of social activity and its loss would impact upon the vitality of the local area. Independent pubs such as the Star are under threat and are worthy of our appreciation, protection and preservation. The Star's patrons come from all sections of the local community and include, local council estate residents, local builders working within the area, head porters from local mansion blocks, local Estate agents, school teachers from Robinsfield, Barrow Hill, Arnold House and ASL schools, recording studio staff and visiting musicians from RAK and Abbey Road recording studios, health workers from the Wellington and St. John and Elizabeth Hospitals, Lords Cricket Ground staff and security, MCC members and supporters on match days and staff from local shops and restaurants.

Over 1000 patrons signed the petition to object to the closure of the Star and the council received 851 objections through their planning portal to a planning application for the change of use to a single dwelling (at present the application has been withdrawn). The Star application represents one of the few planning applications to have generated that kind of response at Westminster City Council.

Reasons for Nomination for the Clifton as an ACV

The Clifton is of historic importance to St John's Wood. It was built in 1846 on a ninety nine year lease granted to Mr Thomas Barnett. (Marielle Galinou: *Cottages and Villas* pg 438/9 from the archives of the Eyre Estate). The Clifton was initially a hunting lodge until the merchant owner obtained an ale license and it became a pub. Edward VII conducted his affair with actress Lillie Langtree at the Clifton after they met at a Mayfair dinner party in 1877. As royalty was not permitted to frequent pubs, the King had the pub's name changed to The Clifton Hotel and it has remained so ever. (Reference *Bertie: A Life of Edward VII* by Professor Jane Ridley.



Besides its historic importance to St John's Wood, the pub is described by local residents as being the "heart and soul" of the community living in and around Clifton Hill. Life-long friendships have been forged in the pub which acts as a central hub for the young and the old of the community from all walks of life.

Pub quizzes, New Year's Eve and Christmas parties, Christenings, birthday parties, NCT mothers' meetings, wakes and countless other commemorations of important occasions for local residents have been held in the Clifton. The Clifton makes a significant contribution to the quality of local life as it provides a comfortable and inviting place for neighbours to meet so that they feel a sense of belonging and community. If any child is locked out of home by mistake he/she takes refuge in the Clifton and it also provides a safe haven for local residents returning home late at night in otherwise deserted residential streets. There is also a strong association with cricket fans from Lords and recording artists from the famous Abbey Road Studios. Patrons living overseas regularly return to the Clifton and the names of a number of them are included in the 2132 patrons who have signed the petition to keep the Clifton open as at 02/02/2019. Although the Clifton is currently boarded up, the new owners appear to be committed to reopening it as a restaurant/pub.

Christine Cowdray
Planning Chairman



Petition to: Reject any application for the change of use of the Star Pub in St John's Wood Terrace into a residential property

This petition is now closed, as its deadline has passed.

We the undersigned petition Westminster City Council to Reject any application for the change of use of the Star Pub in St John's Wood Terrace into a residential property. [More details](#)

Submitted by Patrick Campbell – **Deadline to sign up by:** 22 January 2014 –
Signatures: 101

Current signatories

Patrick Campbell, the petition creator, joined by:

100 offline signatures

More details from petition creator

As an 'Asset of Community Value' and much loved focus of the local community we call upon the local authority to do all in its powers under planning and localism legislation to prevent the loss of this historic landmark in the conservation area

Westminster City Council List of Assets of Community Value

| Nomination Details | | Date Added to List. | | Moratorium on disposing of listed land | | | | | Listing expiry (5 years after listing) after which the entry must be removed |
|-------------------------------------------------------------------|------------------------------------|--------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------|
| Description of the land nominated as an asset of community value. | Address of land nominated. | Details of the nominating council or body. | Date Added to List. | Date that notification was received from the owner of its wish to enter into a relevant disposal of the land. | End date of six week interim moratorium period. | Name of Community Interest Group with a local connection that has made a request to be treated as a potential bidder in relation to the land and the date when request has been received. | End date of full 6 month moratorium period | End date of full 18 month protected period | Listing expiry (5 years after listing) after which the entry must be removed |
| The Clifton Hotel | 96 Clifton Hotel, London, NW8 0JT | St John's Wood Society | 11/02/2015 | | | | | | 11/02/2020 |
| The Star Public House | 38 St John's Wood Terrace, NW8 6LS | St John's Wood Society | 13/02/2015 | | | | | | 13/02/2020 |
| The Swan and Edgar | Linhope Street, | Save the Linhope | 06/05/2015 | | | | | | 06/05/2020 |

| | | | | | | | | | | | | | |
|----------------------------------------|--------------------------------------------------|-------------------------------------------------------------|------------|------------|------------|------------|------------|------------|--|--|--|--|--|
| Public House | London, NW1 6LH | Street Local Group | | | | | | | | | | | |
| The Truscott Arms | 55 Shirland Road, London, W9 2JD | Truscott Arms Supporters Group | 27/11/2015 | 01/11/2016 | 12/12/2016 | 30/04/2017 | 30/04/2018 | 27/11/2020 | | | | | |
| Queen's Park Hall/All Stars Boxing Gym | 576 Harrow Road, London, W10 4NJ | Queen's Park Community Council | 08/01/2016 | | | | | 08/01/2021 | | | | | |
| The Carlton Tavern | The Carlton Vale, London, NW6 5EU | The Carlton Vale Phoenix Association Community Organisation | 02/02/2016 | | | | | 02/02/2021 | | | | | |
| St George's Square Gardens | SW1 | Pimlico Toy Library | 16/05/2016 | | | | | 16/05/2021 | | | | | |
| Pimlico Gardens | SW1 | Pimlico Toy Library | 16/05/2016 | | | | | 16/05/2021 | | | | | |
| Essendine Wild Garden | 24 Essendine Mansions, Essendine Road, London W9 | Essendine Residents Association | 01/12/2016 | | | | | 01/12/2021 | | | | | |

Updated 1 December 2016

Premises History - 06/11460/WCCMAP

| Application | Details of Application | Date Determined | Decision |
|----------------------------------------------------|------------------------------------------|------------------------|-----------------------------------|
| 05/08420/LIPC & 06/11460/WCCMAP | Conversion application (new legislation) | 30/09/2005 | Granted under Delegated Authority |
| Licence surrendered on 24 th April 2015 | | | |

There is no 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.

Conditions consistent with the operating schedule and agreed with Environmental Health

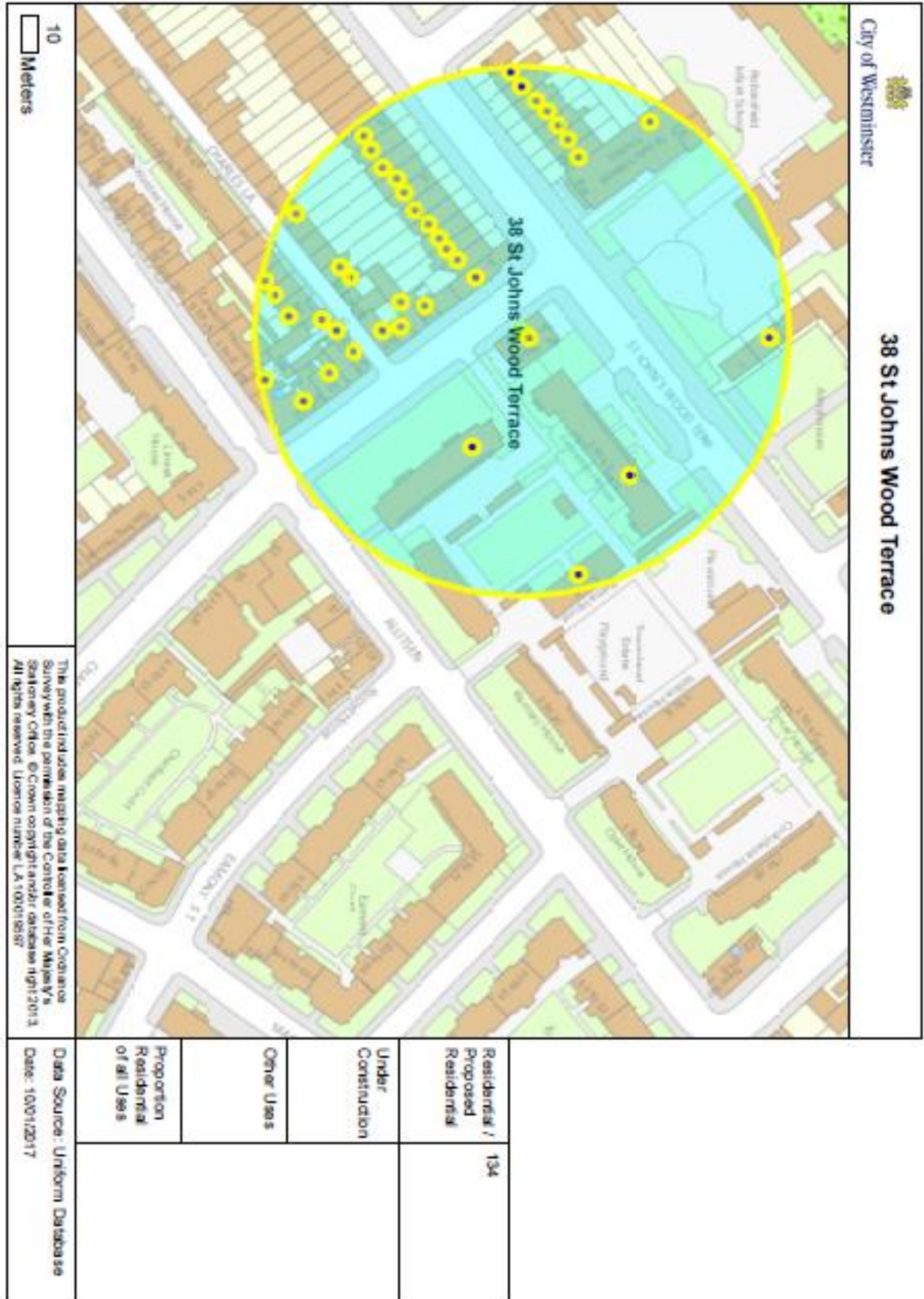
9. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually 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 entire 31 day period.
10. 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.
11. 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.
12. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
13. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
14. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
15. The number of persons permitted in the premises at any one time (excluding staff) shall not exceed (100) persons, with a maximum of 35 in the enclosed external area shown on the plans (within the red line)
16. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
17. No deliveries to the premises shall take place between **(23.00)** and **(08.00)** on the following day.
18. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.
19. A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram
20. 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. 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 (h) any visit by a relevant authority or emergency service.

21. Any special effects or mechanical installations shall be arranged, operated and stored so as to minimise any risk to the safety of those using the premises. The following special effects will only be used on 10 days prior notice being given to the licensing authority where consent has not previously been given. • dry ice and cryogenic fog • smoke machines and fog generators • pyrotechnics including fireworks • firearms • lasers • explosives and highly flammable substances. • real flame. • strobe lighting.
22. The licence holder shall enter into an agreement with a hackney carriage and/or private carriage firm to provide transport for customers, with contact numbers made readily available to customers who will be encouraged to use such services.
23. The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
24. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
25. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
26. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
27. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
28. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing shall be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes (other than foyers), entertainment areas or function rooms, shall be non-combustible
29. The premises may remain open for the sale of alcohol, regulated entertainment and the provision of late night refreshment from the terminal hour for those activities on New Year's Eve through to the commencement time for those activities on New Year's Day.
30. All outside tables and chairs shall be rendered unusable by 23:00 hours Mon-Sat and by 22.30 Sun
31. All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons
32. Alcohol shall only be consumed outside the premises building in the enclosed external area shown on the plans (within the red line) and shall only be consumed by patrons seated at tables
33. From 18.00 until 23.00 Mon Sat and until 22.30 Sun alcohol consumed outside the premises building (in the enclosed external area shown on the plans (within the red line) shall only be consumed by patrons as an ancillary to taking a table meal.

34. After 21:00 hours patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 10 persons at any one time. For the avoidance of doubt this number does not include the patrons seated outside in accordance with conditions [XXXXX]
35. 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.
36. Loudspeakers shall not be located outside the premises building
37. No fumes, steam or odours from cooking shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated
38. 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.
39. Prior to the Licence taking effect, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the LFEPA, Environmental Health Consultation Team, the Police and the Licensing Authority

Residential Map and List of Premises in the Vicinity



Additional Information from Environmental Health**Re: Application 16/11417/LIPN****Interventions by Noise Team, Licensing and City Inspectors in respect of the The Star, 38, St John's Wood Terrace (Between July 2014 and May 2012)**

| Date, day and time of complaint | Customer affected | Nature of complaint | Actions by Noise Team and Licensing Inspectors |
|---------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11.07.2014, Friday 19:38 | Customer A Cameron House | Loud and rowdy patrons in pub outside property of Star Pub | 11.07.2014, 21:17 The Star. Irish voices very audible across road. good natured. seems to be one table of men causing the noise, laughing/shouting but the words 'fucking' and 'wanker' used quite frequently and clearly audible across road on opposite pavement. people sitting under canvas umbrellas in front area. spoke with manageress, she said she would throw the men out which i said i was not asking for but she did immediately go to speak with the table of men to calm them down. |
| 04.10.2013 Friday 21:58 | Customer A Cameron House | Noise ongoing. Caller does not want a call back however but wants to report the noise is still going on. | 04.10.2013 23:50 Visited. Pub closed |
| 04.10.2013 Friday 20:31 | Customer A Cameron House | Screaming coming from the Star Pub on St Johns Wood Terrace. Customer's son is unable to sleep due to the noise, child is 8 years old. | 04.10.2013, 21:55 Visit 9 people outside at the time of visit no excessive noise at the time of visit. have a point of contact during opening hours. |
| 28.09.2013 Saturday 21:10 | LICENSING INSPECTOR – self generated visit to follow up complaints | Recent complaints - visit to check outside area & to speak to the DPS | Spoke to Mrs Maguire, the DPS. Explained that there had been noise complaints regarding the outside area. She was very disappointed because she had not received noise complaints in the past. I explained the licensing objectives that a resident could call for a Review if they felt that they'd experienced |

| | | | |
|----------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p>nuisance. She fully understood this but felt that the complainant had been making trouble for her. I explained that I couldn't comment - all I could tell her were the times dates of the complaints. She was interested to know who the complainant was but I said I couldn't say.</p> <p>I said that I thought that she must monitor the outside area strictly and, if I were here, I would consider a terminal hour for the outside area - maybe 10pm. She considered this but said that sometimes people wanted to go out for a cigarette - I explained that if drinks are not permitted outside people tend to go outside for less time and they're more likely to go out on their own, rather than as a group. This is for her to consider. I said whatever she decided to do she must make every effort to ensure there was no reason to complain.</p> <p>At the time of visit there were only two people outside, despite it being a nice evening. There's quite a large private area, so it's likely to be quite busy at times. However, the neighbours are not immediately close - there is a block of flats set slightly back. However, if there was a large crowd there is potential that some nuisance could be experienced.</p> <p>In the meantime DPS will ensure staff are aware of the need to keep noise to a minimum and I said that I would let her know immediately if any complaints received and will give as much detail as possible.</p> |
| 25.09.2013 Wednesday 21:55 | Customer A Cameron House | Loud patrons screaming shouting | 25.09.2013, 23:53 Busy and late getting there. No noise |
| 21.09.2013 Saturday 21:55 | Customer A Cameron House | Excessive noise coming from the Star pub, drunken shouting. This has been a persistent problem. Customer | 22.09.2013, 00:30 Pub closed, no people outside, all tidy, lights off. Main road still closed - no traffic noise either. |

| | | | |
|--------------------------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | would not like a call back as he has had a long day. He would just like someone to investigate. This is a repeat complaint | |
| 20.09.2013 Friday 21:50 | Customer A Cameron House | Excessive noise coming from the Star pub, drunken shouting. This has been a persistent problem. Customer would not like a call back as he has had a long day. He would just like someone to investigate. Has said he is in contact with licensing regarding this pub. | 20.09.2013, 23:20 Some voices audible in street. No one outside. All tidy and clean. Main road blocked diversion via Alitsen Road - ie no traffic noise. |
| 23.08.2013 Friday 23:11 | Customer A Cameron House | group of youths outside the star pub drunk and screaming shouting etc | 24.08.2013, 00:41 too late to visit and had other priority jobs |
| 16.10.2012 Tuesday 00:42 | Customer B Charlbert Street | Lot of shouting from pub and from outside of the pub. | 16.10.2012, 01:19 NO NOISE VISIT DUE TO NIGHT LONE WORKING (H&S REASONS) |
| 19.05.2012 Tuesday 19:31 | Customer C Charlbert Street | Loud general pub noise also on streets outside pub | No visit made |

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