



City of Westminster

# Committee Agenda

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

Meeting Date: **Thursday, 4<sup>th</sup> February 2021**

Time: **1.00 pm**

Venue: **This will be a virtual meeting**

Members: **Councillors:**  
Matthew Green (Chairman)  
Jim Glen  
Rita Begum

If you require further information, please contact Cameron MacLean, Temporary Senior Committee and Governance Officer.

**Email:** [cmaclean@westminster.gov.uk](mailto:cmaclean@westminster.gov.uk)

**Tel:** 07814 998 037

**Corporate Website:** [www.westminster.gov.uk](http://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. Regarding Item 2, guidance on Declarations of Interests is included in the Code of Governance. If Members and Officers have any questions, they should contact the Director of Law before 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 the existence and nature of any pecuniary interests or any other significant interest in matters on this agenda.

#### **Licensing Applications for Determination**

#### **1. THE SCOTCH OF ST JAMES, BASEMENT & GROUND FLOOR, 13 MASON'S YARD, LONDON SW1Y 6BU**

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<b>Ward CIA*</b>	<b>Site Name &amp; Address</b>	<b>Application Type</b>	<b>Licensing Reference No.</b>
St James's	The Scotch of St James, Basement & Ground Floor, 13 Mason's Yard, London SW1Y 6BU	New Premises Licence	20/08824/LIPN
*Cumulative Impact Area			

**Stuart Love**  
**Chief Executive**  
**29 January 2021**

In considering applications for premises licences under the Licensing Act 2003, the Sub Committee is advised of the following:

### **POLICY CONSIDERATIONS**

The Licensing Sub-Committee is required to have regard to the City of Westminster statement of Licensing Policy, effective from 7<sup>th</sup> January 2016.

### **GUIDANCE CONSIDERATIONS**

The Licensing Sub-Committee is required to have regard to any guidance issued by the Secretary of State under Section 182 the Licensing Act 2003. The most recent version was published in April 2018.

### **CORE HOURS WHEN CUSTOMERS ARE PERMITTED TO BE ON THE PREMISES**

(As set out in the Council's Statement of Licensing Policy 2016)

- 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.

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## 1. Procedure for Virtual Hearings Held Under the Licensing Act 2003

The purpose of this procedure is to clarify how the Licensing Sub-Committee (“the Sub-Committee”) will conduct virtual licensing hearings made under the Licensing Act 2003 (as amended) and for licensing applications under other regimes. All hearings are conducted with due regard to the Council’s Constitution, relevant legislation and case law, regulations and guidance.

## 2. Accessing Virtual Hearings

Virtual Licensing Sub-Committee hearings will be held on Microsoft Teams as a live Teams event. Each application will be dealt with by a separate Teams meeting. All applicants, responsible authorities and other persons (who have submitted a valid representation) (collectively called “Parties”) will be provided with a link to the meeting beforehand. **Only these parties will be able to participate in the hearing** (together with their adviser) provided they have registered, in advance, with the Licensing Authority, as specified below. A link for the general public to watch the meeting will be available on the Council’s website.

## 3. Final Submissions Before the Hearing

The parties (or their representatives) should use their best endeavours to ensure that all of their final submissions have been made so as to be included in the Sub-Committee report (typically no later than **5.00 pm, 5 working days** before the Sub-Committee hearing). This means by 5pm on the Thursday, the week before the Sub-Committee hearing is due to take place. Final submissions should set out the key points, policies and conditions that a party wishes the Sub-Committee to take account of in determining the application.

Any final submissions that a party wishes to make, (that have not been submitted so as to have been included in the report), must be submitted to the Licensing Service by **12 noon, 3 working days** before the hearing is due to take place. The Licensing email address is: [licensing@westminster.gov.uk](mailto:licensing@westminster.gov.uk)

## 4. Rules During Licensing Hearings

The following rules must be followed by all parties to ensure the virtual hearing can progress as successfully as possible:

- 4.1. All parties wishing to participate in the hearing must register their wish to participate in the hearing and provide their email addresses to the Licensing Service at [licensing@westminster.gov.uk](mailto:licensing@westminster.gov.uk) no later than 12 noon on the Monday before the Thursday hearing is scheduled to take place.
- 4.2. All parties should join the virtual hearing at least 15 minutes before the advertised start time to ensure they are ready to start at the advertised start time. After the advertised start time has passed no registered parties will be allowed to join, except in exceptional circumstances, when permitted by the Chairman, as this could disrupt the meeting.
- 4.3. All parties must only address the hearing when invited to do so by the Chairman.
- 4.4. All parties must keep their microphones on mute unless they are speaking. The Chairman has the ability to mute all parties’ microphones.

- 4.5. If a party wishes to interject, they should put their name in the messaging field. The chairman has the discretion to invite the party to make their comment at an appropriate stage in the hearing.
- 4.6. All parties are asked to keep their comments as succinct as possible.
- 4.7. If a party has a question for another party, this must be addressed to the Chairman who will have the discretion to ask the relevant party to respond.
- 4.8. Parties wishing to make suggestions as to the conditions that may be imposed in the event of the application being granted should do so by reference to the schedule of proposed conditions set out in the Conditions Schedule annexed to the committee papers. In so doing, they should use the same numbering in that schedule. This is to ensure that there is ease of referencing the conditions by all the parties.
- 4.9. To ensure the smooth running of hearings, a time limit will be placed on each party's submissions. This time limit must be adhered to but the Chairman has the flexibility to amend the time limit when it is considered appropriate to do so.
- 4.10. When referring to the hearing papers, participants should give the page and paragraph number when appropriate.
- 4.11. The Chairman has the discretion to amend these rules in any given case where they consider it is appropriate to do so.

## **5. Procedure**

- 5.1. The Chairman will open the meeting and introduce the members of the Sub-Committee and the other officers attending with the members, including the legal adviser, policy adviser and committee officer.
- 5.2. The Chairman will confirm the procedure that the hearing will follow.
- 5.3. The Sub-Committee members and officers will be asked to declare any interests they may have and any other procedural business will be transacted.
- 5.4. The presenting officer from the licensing service will introduce the application, giving a brief description of the application and introducing all the Parties in attendance for each application
- 5.5. Each party who has registered to speak, will be invited to make their representations and will be allowed a maximum of 10 minutes each. In order to ensure that the hearing is fair to all parties and is conducted in an orderly manner, the Chairman has the discretion to extend this time limit where it is appropriate for the determination of the application.
- 5.6. Parties will normally speak in the following order, (the order may change for other types of licensing applications):
  - (a) The applicant
  - (b) Responsible authorities
  - (c) Other persons
- 5.7. The Chairman has the right to grant each party the opportunity to ask questions of each other for the purposes of clarification only where it is appropriate to do so. The Sub-Committee members will then be able to ask questions of the parties.

- 5.8. The legal adviser and/or policy officer may ask questions of the parties as they consider appropriate, including in relation to the conditions which should be attached to the application if the Sub-Committee is minded to grant the application.
- 5.9. Each party will have an opportunity to make a short closing submission each (not introducing any new evidence or case law) of no more than 5 minutes each, in the following order:
  - (a) Responsible authorities
  - (b) Other persons
  - (c) The applicant
- 5.10. The Chairman shall then close the meeting and all parties will leave the meeting. A Decision will not be announced at the end of the hearing unless there is a legal requirement to do so.
- 5.11. The Sub-Committee will deliberate in closed session and all parties will be advised of the outcome in a written Summary Decision. Unless otherwise required or permitted by Regulations, summary decisions will be made within a period of five working days of the last day of the hearing. The written summary of the decision ("Summary Decision") will be sent to all the parties as soon as possible after the Decision has been made. The full Decision, setting out the reasons for the Decision, (Formal Notification) will be sent to the parties as soon as possible thereafter. The time limit for appealing will not commence until the Formal Notification has been sent to the parties.

**Dated: 14 January 2021**

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Item No:	
Date:	4 <sup>h</sup> February 2021
Licensing Ref No:	20/08824/LIPN - New Premises Licence
Title of Report:	(Shadow Licence) Basement And Ground Floor 13 Mason's Yard London SW1Y 6BU
Report of:	Director of Public Protection and Licensing
Wards involved:	St James's
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Michelle Steward Senior Licensing Officer
Contact details	Telephone: 0207 641 6500 Email: msteward1@westminster.gov.uk

<b>1.</b>	<b>Application</b>		
<b>1-A</b>	<b>Applicant and premises</b>		
<b>Application Type:</b>	New Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	28 September 2020		
<b>Applicant:</b>	Ground Support Equipment Dmcc		
<b>Premises:</b>	Shadow Licence For Scotch of St James's		
<b>Premises address:</b>	Basement And Ground Floor 13 Mason's Yard London SW1Y 6BU	<b>Ward:</b>	St James's Ward
		<b>Cumulative Impact Area:</b>	None
<b>Premises description:</b>	According to the application, this new premises licence application is made as a shadow licence on behalf of the investors and the proposed operators of the premises.		
<b>Premises licence history:</b>	The premises is licensed under 18/15638/LIPVM and details of the full licence history can be seen at <b>Appendix 3</b> of the Report.		
<b>Applicant submissions:</b>	<p>The applicant has provided the following documents which can be viewed at <b>Appendix 2</b> of the Report:</p> <ol style="list-style-type: none"> <li>1. HM Land Registry Copy of the Title Deeds.</li> <li>2. Confirmation that the applicant is a director of the applicant company for the shadow licence</li> <li>3. Copies of correspondence through solicitors between the applicant and the current operator of the premises (Tihomir Lalic)</li> </ol>		

<b>1-B</b>	<b>Proposed licensable activities and hours</b>						
<b>Late Night Refreshment:</b>				<b>Indoors, outdoors or both</b>			<b>Indoors Only</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	23:00	23:00	23:00	23:00	23:00	23:00	23:00
<b>End:</b>	05:00	05:00	05:00	05:00	05:00	05:00	03:00
<b>Seasonal variations/ Non-standard timings:</b>		From the start time on New Year's Eve to the finish time on New Year's Day					

<b>Live Music and Performance of Dance:</b>				<b>Indoors, outdoors or both</b>			<b>Indoors Only</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	09:00	09:00	09:00	09:00	09:00	09:00	09:00
<b>End:</b>	05:00	05:00	05:00	05:00	05:00	05:00	03:00
<b>Seasonal variations/ Non-standard timings:</b>		From the start time on New Year's Eve to the finish time on New Year's Day.					

<b>Recorded Music (Unrestricted):</b>				<b>Indoors, outdoors or both</b>			<b>Indoors Only</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	00:00	00:00	00:00	00:00	00:00	00:00	00:00
<b>End:</b>	23:59	23:59	23:59	23:59	23:59	23:59	23:59
<b>Seasonal variations/ Non-standard timings:</b>		None					

<b>Sale by retail of alcohol</b>				<b>On or off sales or both:</b>			
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	11:00	11:00	11:00	11:00	11:00	11:00	12:00
<b>End:</b>	04:45	04:45	04:45	04:45	04:45	04:45	22:30
<b>Seasonal variations/ Non-standard timings:</b>		From the start time on New Year's Eve to the finish time on New Year's Day.					

<b>Hours premises are open to the public</b>							
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	09:00	09:00	09:00	09:00	09:00	09:00	09:00
<b>End:</b>	05:30	05:30	05:30	05:30	05:30	05:30	03:30
<b>Seasonal variations/ Non-standard timings:</b>		From the start time on New Year's Eve to the finish time on New Year's Day.					
<b>Adult Entertainment:</b>		None					

<b>2.</b>	<b>Representations</b>
<b>2-A</b>	<b>Responsible Authorities</b>
<b>Responsible Authority:</b>	Metropolitan Police Service ( <i>Withdrawn 12 January 2021</i> )
<b>Representative:</b>	PC Bryan Lewis
<b>Received:</b>	21 October 2020

Police object to this application for a new premises shadow licence as there is insufficient information provided to satisfy the licensing objectives, namely the prevention of crime and disorder. Can I please request the following:

- More information regarding the applicants
- What are the motives of the applicants in relation to this application?

**Following discussions between the Metropolitan Police Service and the applicant, the Metropolitan Police were satisfied that this was a shadow licence application and therefore withdrew their representation on the 12 January 2021.**

2-B Other Persons	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] Jamess London SW1Y 6BU
<b>Received:</b>	1 December 2020
<p>I'm a [REDACTED].</p> <p>We're extremely concerned about the application that has gone in for a shadow licence at The Scotch (Reference 20/08824/LIPN).</p> <p>I have a good working relationship with the current operators of the Scotch, and I know nothing about these people applying for a licence. If they are granted a licence and are able to operate the venue, how will they assure that our gallery will enjoy the same quiet that it currently does?</p> <p>No plans have been submitted, no explanation as to who they are, all I know is that a licence has been applied for. I do not know how they plan to up hold any licensing objectives, surely it would have been good practice to contact nearby business and let them know what the plan is?</p> <p>I really object to someone applying and providing local business with no plans as to how they will operate. Masons Yard is a community and they simply ignore this.</p> <p>We totally oppose the application for a shadow licence.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	1 December 2020
<p>I [REDACTED]. I have seen the application for the shadow licence at "the Scotch 13 Masons yard".</p> <p>I am extremely concerned about this application. The current operation is well run and I get on with the staff on site. The new operators do not appear to have any other operations near by nor have they canvased the local residence to inform us to what their plans are.</p> <p>Being such a [REDACTED] I am worried about noise coming from people leave and coming to the venue, the current management puts a lot of effort to insure that I am not disturbed, the new operator has submitted no plans as to how they are going to make sure that we are not woken at night. 5am is a very late licence.</p> <p>I would ask that the licensing authority refuse this licence on the basis of public nuisance.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	1 December 2020
<p>As a [REDACTED] and [REDACTED] Company Limited I would loke to register an objection to the above application as outlined</p>	

below:

This objection is made on behalf of [REDACTED] who would like to make the following comments:

The current Premises Licence Holder has been an asset to St James for a number of years always showing consideration for the neighbouring residents and businesses. He has had an open dialogue with local residents and has worked hard to identify any concerns that they might have. He has also worked closely with the Trust. When any disputes have erupted they have been addressed immediately. These premises are located within the heart of a residential area and the current operator's commitment and experience has led to a harmonious relationship in and adjacent to Mason's Yard.

The new licence holder has shown contempt (and a lack of understanding of the sensitivities of the area in general) for the local residents by not engaging with them. I also understand that the Blue Notice that has to be displayed was displayed in such a way that many local residents missed it and therefore have not had an opportunity to consider this application. As a result of this, I understand that the present management is grateful to Westminster for allowing the Consultation Period to be restarted.

We also understand that the applicant has no experience of running a club such as Scotch of St James where so many sensitivities need to be taken into consideration.

In conclusion we understand that the applicant company is not a tenant of the Premises and we understand from the landlord that he will resist any assignment of the lease to the applicant company.

The vagaries surrounding this application add to our concerns.

I therefore respectfully request that the application be refused.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	30 October 2020

I [REDACTED], as a [REDACTED] OBJECT the application No. 20/08824/LIPN - 13 Masons Yard, and also I OBJECT on the basis that that I just noticed the Blue Application due to its lack of visibility, I believe that it was not clearly and visibly advertised, and it was only until today that I found out the Objection expiry date and other formalities.

Please advise me on how to proceed further.

**Further comments received 1 December 2020:**

I have already made an objection to this licence application. I would very much like this objection to stand.

I am particularly concerned about the manner that this application has been made. I have not been contacted by the applicant nor have they shared any information with me as to how they are proposing to upload the licensing objectives. Having lived in Masons Yard for a while I have developed a close relationship with the management of the Scotch. The thought that someone would look to take it over who is so cavalier about contacting residence fills me with dread. Masons Yard is a very sensitive area, this applicant has shown wanton disregard to the residence by not engaging with us as to their plans. I urge the Licensing Sub Committee to refuse this application, we need sensitive and experienced operators in Westminster, not ones that think they can ride rough shot over residence of the Brough.

I thank you very much for your help and understanding

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	1 December 2020
<p>We own [REDACTED] and I understand from a telephone call today from our neighbour at [REDACTED], that there is a blue notice saying that a shadow license is being applied for at no:13 and due to lockdown and our premises being closed, I have not seen or been aware of the application.</p> <p>The current operators go to great lengths to ensure that the licensing objectives are up held (namely the prevention of public nuisance), however the new operator has not shown us their plans nor has engaged with us at all. We would expect any operator to talk to local residence or business before they apply for any license, and they have not!</p> <p>As I know nothing about their plans for the premises or have any reference for any other venues they have traded successfully, I must object to this license!</p> <p>Whist this is only a shadow license - it is more than possible that once granted it would be used. I would respectfully ask the licensing subcommittee to reject this application until the applicant can engage with local residence and show a clear vision of how they would operate the venue should they use it.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED], [REDACTED] [REDACTED]
<b>Received:</b>	1 December 2020
<p>I am the owner of [REDACTED]. I understand that an application for a shadow licence has been made at the Scotch of St James. I have businesses leases on [REDACTED] and have been in [REDACTED] for over 25 years.</p> <p>I would like to strongly object to the granting of this licence. I am unsure who the applicant is, they have not introduced them selves to us, nor have the told us their plans for the site should they be granted a licence. We have worked with the current management to ensure that we are not disturbed (Prevention of Public nuisance) and also to make sure our gallery is safe at night (prevention of crime). I am unsure how the applicant is planning to address these important issues. The applicant has made no effort to let us know their plans, bringing an application to the council for a premises licence before showing local residents or businesses shows a lack of common decency, as well as wasting the licensing services time. If we knew what they are planning to do with the site it might be possible that I would not have needed to object. However without plans as to how they are going to uphold the licensing objectives we cannot be sure that they are. I would ask that licensing service rejects this application until such time as the applicant makes contact with residents and businesses, and informs them how they are going to operate.</p> <p>It may be that once we have seen these plans we will have other objections, or it maybe that they address all our concerns. Until we see a plan we do not know.</p>	



I am worried because the club has such a late license (5 am) there is a real possibility for customers leaving the club to meet myself or my staff on the way to work, the current operator does have a careful dispersal plan in place, this new operator does not.

I am not only worried about drunks harassing my staff, I am also worried about how they will stop bottles and such being left. We are one of their neighbours on the ground floor of 14 Masons Yard, so this would directly impact us and our business. Maybe the operator has a plan for this, however they have not shared them with us.

How can a new operator just apply for a license without showing what they are going to do, not to impact on the local business?

I hope this application is refused.

<b>Name:</b>	██████████
<b>Address and/or Residents Association:</b>	██████████
<b>Received:</b>	1 December 2020

I would like to object to the new application at The Scotch 13 Masons Yard, St James'.

1) The new applicant seems initially to have not placed the blue notice in a prominent position as is required. I understand that the Licensing Authority decided to restart the application process as a result. This is concerning as to regards how this applicant will work with neighbouring businesses.

2) I am aware that the new applicant has not contacted the Library and some of the other local business to inform them how they would run the venue, I understand they are based outside of the UK, who will be there management on site and how will the business function? What are their intentions for the use of the venue? How will they manage the impact of any anti-social behaviour? It is not clear why this shadow licence is necessary.

3) We do not have any Operational Management Plan; we do not know how they plan to operate should they use their licence? How will they up hold the Licensing Objectives. It is of concern that the applicant does not provide information on how they will meet their legal obligations.

In summary, I am troubled by the applicant's intentions and how they will respond to issues raised by others in the yard, as demonstrated by the way they have put in the application and their lack of communication with their neighbours.

<b>Name:</b>	██████████ k
<b>Address and/or Residents Association:</b>	██████████ ██████████
<b>Received:</b>	1 December 2020

As ██████████ we are objecting to the Shadow Licence application by Ground Support Equipment Dmcc, regarding Basement and Ground Floor 13 Mason's Yard, reference 20.08824.LIPN.

We have a good relationship with the current management of the The Scotch who currently occupy the site and all parties who occupy 13 Masons Yard are good neighbours.

In contrast, the nature of this Shadow Licence application, with no contact by the applicant to potential direct neighbours and keeping the application very low profile is a concern. The applicants also appear to have no history of running any venues in the UK which is worrying and raises the issue of whether they will be able to appropriately manage and promote the required licensing objectives.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	22 October 2020

I understand that a 'shadow licence' has been applied for at The Scotch Club. 13 Mason's Yard [REDACTED] adjacent to the aforesaid. We have received no notice of this application nor is a notice affixed outside. We understand that the applicant is requesting increased working hours until 5am. We resist such an extension on the grounds of noise, litter and public nuisance and would point out that your Council has denied such application on several occasions in the past. There are several residential units adjacent and noise and disturbance has interfered with sleep and normal enjoyment of their lodgings by local residents.

I am also concerned that the Blue notices were put up in a hidden manner in the first place, in fact I understand that the council re started the consultation period. I think this also speaks to the nature of this applicant that he tried to conceal this application from the local residence. I would ask the Licensing Sub committee to seriously consider the fitness of this applicant, given the way he has conducted this application (not advertising it properly and not consulting local residence and business owners). Masons Yard is a very sensitive area comprising galleries and residential, something the current operator understands, and it is clear that the applicant for this shadow licence does not.

I further understand that the licence application is from someone who does not have a history of operating in the UK; in fact he has applied through an off shore company. Whilst this of its self should not be concerning, the lack of experience of the shadow operator I think would not promote the licensing objectives. I am concerned that these operators will not have the same sensitivity that the current management has.

**Further Comments received 26 November 2020:**

An example of this is that the current operators always tries to engage with us as to there plans, this new operator made no effort to contact us, or show us what there plans are to up hold the licensing objectives. I would be particularly interested to see how the new operators are going to uphold the prevention of public Nuisance, and the Prevention of Crime. No documents have been circulated.

In consequence we object to this shadow application.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	30 November 2020

I am a resident of Duke Street and I also own a gallery in Masons Yard. I know the current operator of the Scotch who is always very helpful and responsive.

I noticed that there is a blue notice saying that a shadow license is being applied for at the Scotch.

I am slightly put out that the applicant has not made any effort to contact us! We know nothing of their plans, nor how they are proposing to uphold the licensing objectives!

The current operators go to great lengths to ensure that the licensing objectives are up held (namely the prevention of public nuisance), however the new operator has not shown us there plans nor has engaged with us at all. We would expect any operator to talk to local residence or

business before they apply for any license, and they have not!

As I know nothing about their plans for the premises or have any reference for any other venues they have traded successfully, I must object to this license!

Whilst this is only a shadow license - it is more than possible that once granted it would be used. I would respectfully ask the licensing subcommittee to reject this application until the applicant can engage with local residence and show a clear vision of how they would operate the venue should they use it.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	30 November 2020

I am writing to you on behalf of [REDACTED] as the [REDACTED] [REDACTED]. I must strongly object to the granting of the shadow licence at 13 Masons Yard.

We have worked with the current management of the Scotch to ensure that our tenants are not disturbed for some time. We have a good working relationship with the current operator. However this new operator does not show any plans for how they propose to operate the venue, and have not contacted us to inform us of their plans.

We are unsure how this operator is going to uphold the licensing objectives we are particularly concerned about the prevention of Public Nuisance and the applicant has done nothing to reassure us that they can successfully run this venue without disturbing our residence.

Ormond Yard and Masons Yard are very sensitive to noise and the current operator understands this, however the new operator has not demonstrated a plan to how they are going to operate. Just because it is a shadow licence does not mean that one day it won't become the main licence, without clear understanding of the applicants plans going forward we strongly object to this application.

We ask that the licensing authority refuse this licence on the basis of the "prevention of public nuisance"

Please do not hesitate to contact me if you have any questions.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	26 November 2020

We [REDACTED] where The Scotch Club is situated.

We totally oppose the application for a shadow licence.

The current operations team lead by Tim Lalic are able and competent to run the operation. We can not even identify who the applicants are. Ground Support Equipment Dmcc is not an organisation known to us.

Masons Yard is unique in that it is a mixed use location and the current operators are liked and

appreciated by businesses and residents in the area. In a personal capacity I reside at the third floor residential flat.

As Landlord we will oppose any possible assignment of the lease whilst the current tenant keeps to the covenants of the lease between his business and [REDACTED]

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED] 6
<b>Received:</b>	2 December 2020

We are situated just opposite the club. We have no idea what this shadow licence is for. Over the years we have had a good working relationship with the owners of the Scotch club and any issues have been sorted out promptly. The new owners have not been in contact with us and without knowing any further information, we have no choice but to reject this application. The thought of a 5 o'clock licence is not something we wish for this area. It is a very residential area and we can only imagine the noise level with everyone leaving the club at 5 and waiting for taxi's and transport home. Under the terms and situation that we are living in at this moment with all the rules and regulations that our business has to adhere to we strongly object to the licence

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	7 October 2020

I am [REDACTED] and I have witnessed the following when the venue shuts at 3am.  
While people are waiting on the street to get transport back home they come out drunk and shouting. I have also witnessed fights breaking out on the street which has created fear of safety.  
I understand that people are trying to enjoy themselves, however at the expense of residents who may have work in the early hours of the morning and trying to sleep is not acceptable.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] rd [REDACTED] [REDACTED]
<b>Received:</b>	22 November 2020

Mason's Yard is wholly unsuitable as a location for a late night dance and drinking club. It is within the St James's conservation area, is the home of a number of art dealerships and a large art gallery and is surrounded by residential properties and a large hotel.

The restrictions attached to the current licence have never been effective in dealing with the major problem of night time noise disturbance which is the product of (a) people arriving at the club in the small hours; (b) up to 25 smokers from the club gathering in Mason's Yard at various times of the night; and the mass departures of up to 150 people, generally between the hours of 0300 and 0500.

Since the restrictions were placed by the Council, more residential properties have been developed around Mason's Yard so that even more people are now affected by the night time disturbances arising, inevitably, from the operation of this type of club.

I respectfully submit that the Council should take this opportunity to review the appropriateness of any type of late night entertainment venue in such a location in view of the impact it has on an otherwise quiet and heavily residential neighbourhood.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	3 December 2020

Just before the "Shadow" licence Application was lodged, I was approached by individuals who threatened my safety. I understand that they in some way represent or are connected with the Applicant. I cannot believe that an Applicant that behaves like this could be capable of promoting any of the Licensing Objectives, let alone the "Prevention of Crime and Disorder".

Also, as Alula Three Ltd has pointed out, the Applicant has produced nothing to demonstrate that it will be able to promote the Licensing Objectives if it is to be granted a licence.

**CONCLUSION**

In light of the above, I request that the Licensing Authority refuse the "Shadow" Premises Licence Application, as to grant it would substantially and negatively impact on the Licensing Objectives.

**Further Comments received on 3 December 2020:**

**THE CURRENT PREMISES LICENCE AND OPERATION OF THE PREMISES**

We, Alula Three Ltd, are the Premises Licence Holders of Premises Licence 18/15638/LIPVM, the existing Premises Licence for the above Premises. It is under this licence that Licensable Activities are authorized at the Premises, a nightclub known as The Scotch of St James, that is currently operating as a lounge bar/restaurant under COVID Restrictions.

We have held the current Premises Licence for 9 years, and, through our director Mr Tihomir Lalic, have worked to ensure the promotion of the Licensing Objectives. Due to the location of the Premises and the highly residential nature of the neighborhood, we have dedicated significant resources to local stakeholder liaison and the development of operating policies and procedures to ensure that the provision of Licensable Activities under our Premises Licence does not produce noise nuisance, antisocial behavior or crime and disorder. This has preserved our neighbors' quiet enjoyment of their homes whilst protecting the welfare of the Scotch's staff, customers and those persons passing through the area.

Our work on the above has included but it not limited to:

- o Guest management while:
- o Arriving,
- o Queueing,
- o Smoking,
- o Departing,

- o Ensuring safety within the Premises,
- o Monitoring behavior both inside and outside the Premises,
- o Ensuring the responsible retail of alcohol,
- o Ensuring the deployment of appropriately trained staff and SIA licensed security.

Backing up our policies and procedures is a compliance monitoring and reporting system that has been developed based on our unique experience of the Premises and its location.

#### THE APPLICANT

We have discussed this application with the landlord of the Premises and it is clear that the Applicant has no proprietary interest in the Premises. We can only assume that this Application has been made to facilitate our forced removal in some way from the Premises. As the Applicant is not the Landlord of the Premises, we would raise the following issues with the Licensing Authority as to the substance of this Application:

1. The application has been made by an unincorporated association registered in Dubai. There is no record of its having any experience in the hospitality sector, let alone in the licensed sector in the UK.
2. As it is an unincorporated association, there is no evidence that all (or indeed any) of its members have a right to live and work in the UK.
3. It has submitted no operating plans at all, so it is impossible to see how it is proposing to promote the licensing objectives. It is plainly insufficient simply to propose conditions with no information at all on the operators, their experience or their operating plans.
4. The plans are very different from the existing licence plans. As such, it is simply misleading to describe this as a shadow licence, as it was described in the public notice.
5. Is it proposed that construction works will be carried out to render the site into the form in the plans? If not, then they have applied for a licence they have no intention of operating. If, however, they do intend to operate the cellular layout shown in the plans, they have not explained how they will achieve that so as to promote the licensing objectives.

#### CONCLUSION

In light of the above, we request that the Licensing Authority refuse the "Shadow" Premises Licence Application, as to grant it would substantially and negatively impact on the Licensing Objectives.

#### **Further comments received:**

Dear Sirs

Representation Opposing Application 20/08824/LIPN - "Shadow" Premises Licence Application for Basement and Ground Floor 13 Mason's Yard London SW1Y 6BU

I am the director and shareholder of Alula Three Ltd, the Premises Licence Holder of Premises Licence 18/15638/LIPVM, the existing Premises Licence for the above Premises. It is under this licence that Licensable Activities are authorised at the Premises, a nightclub known as The Scotch of St James, that is currently operating as a lounge bar/restaurant under COVID Restrictions.

In my role as director of the Premises Licence Holder, I have worked to ensure the promotion of the Licensing Objectives by the Premises Licence Holder. This is set out in the Premises Licence Holder's Representation.

I agree with, adopt and thoroughly support the Representation made by Alula Three Ltd but am making this Representation in my own right, due to my experience of working in the area of St James for many years and, of my recent interaction with persons, I understand, may represent or be connected to the Applicant for the Shadow licence.

St James is a fantastic location but at the same time, one with a high residential population. It is by working with the Premises' neighbours and other organisations such as the St James' Conservation Trust, that I have managed to ensure the promotion of the Licensing Objectives whilst still running a successful nightclub/live music venue (although the venue cannot trade in its traditional mode of operation due to COVID Restrictions). Any Applicant without my level of experience and proven track record of operating a licensed premises in this area, would not be able to operate such a premises without causing significant disruption to the neighbours and failing to promote the Prevention of Public Nuisance Licensing Objective.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED]

<b>Received:</b>	3 December 2020
------------------	-----------------

I have a good relationship with Mr Lalic, the current operator of the Scotch; he is very sensitive to the needs of the other business in Masons Yard.

I am extremely worried about a new operator taking over who does not have the same local knowledge that Mr Lalic has built up over the years.

The way in which this new applicant has conducted themselves has not made me warm to them. Most operators in Westminster canvass local businesses before making any application; this operator has attempted to ride roughshod over the local businesses that have been established here in St James's for many years. In fact, I understand that the application did not fulfil the advertising requirements the first time round and the licensing authority made them re start their application. I am very concerned that someone with such a relaxed view of regulation could operate the Scotch.

The applicant has not shared any plans with us about how they will operate the venue should they use their shadow licence. They have not shared any plans with us how they will uphold the licensing objectives.

I am very unhappy about the conduct of this applicant, and ask the licensing sub committee to reject the application.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]

<b>Received:</b>	3 December 2020
------------------	-----------------

I would like to object to the new application at The Scotch 13 Masons Yard, St James'.

1) I have a very good working relationship with the current Licence Holder of the Scotch, Mr Lalic works hard to ensure that his operation does not impact on us, and he is an asset to the yard, another operator would not have the same knowledge that Mr Lalic has built up over many years of operating in this very sensitive venue.

2) The new applicant has attempted to hide this application from local business, the blue notice,

was hidden. I am grateful that the Licensing Authority decided to restart the application process. However I think this speaks to the character and the attitude of the new applicant.

3) The new applicant has not contact ANY local business to inform them how they would run the venue, I understand that are based outside of the UK, should they operate the venue who will be there manger on site? Who will be there manager on site? Non of these questions have been answered, we do not know why this shadow licence is necessary.

4) We do not have any Operational Management Plan, we do not know how they plan to operate should they use their licence? How will they up hold the Licensing Objectives, I have serious doubts that the applicant has any plan for dealing with any legal oblations that arise from running a venue like this.

In summery I doubt the applicant is fit an proper, as demonstrated by the way they have put in the application, I also doubt that the application has a plan for running the venue. I am seriously worried that the applicant will carry on in the same way that they have put in the application - with out care or concern for others in the Yard.

I implore Westminster City Council to reject this application in full.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	2 December 2020

I am [REDACTED], and I understand that an application has been made for a shadow licence.

I would like to strongly object to the granting of this licence.

I have a good relationship with the current management, and I feel that Mr Lalic does a good job a managing the site.

The applicant has made no effort to contacting me and we do not know how he will:

1) Prevent Crime and Disorder, by the very nature of alcohol being consumed this would lead to crime, and/or anti social behaviour, we do not know how the applicant will deal with this. The current management has built up local knowledge and experience in dealing with this, this new operator does not have this experience, in fact to my knowledge they have never run a premises.

2) The Prevention of Public Nuisance, Masons Yard is enclosed, any noise is amplified and disturbs all local residence. The current management has extensive plans to mitigate this, and is extremely responsive should we have complaints. The new operator has not circulated a plan, not has even introduced themselves to us. We are extremely concerned that they will continue with the same disregard that they have demonstrated with the application.

We have not seen plans to deal with noise form people arriving, queuing, smoking, or departing.

3) Public Safty, I am unsure how the applicant would uphold public Safty or if they could operate the venue safely, given COIVD 19 and the propensity for other "Safty" situations to arrive we have not seen the Health and Safty plan for the venue should these operators take over.

I would ask that the application is refused in full.

3.	<b>Policy &amp; Guidance</b>
The following policies within the City Of Westminster Statement of Licensing Policy apply:	
<b>Policy HRS1 applies</b>	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> <li>1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm.</li> <li>2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation.</li> <li>3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.</li> <li>4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.</li> <li>5. The proposed hours when any music, including incidental music, will be played.</li> <li>6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises.</li> <li>7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.</li> <li>8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.</li> <li>9. The capacity of the premises.</li> <li>10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.</li> <li>11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.</li> <li>12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.</li> <li>13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.</li> <li>14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days</li> </ol>

	are expected to be covered by Temporary Event Notices or variation applications.
<b>Policy MD1 applies:</b>	<p>A. Applications outside the West End Cumulative Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities being within the council's Core Hours Policy HRS1.</li> <li>3. The applicant has taken account of the Special Consideration Zone Policy SCZ1 if the premises are located within a designated zone.</li> <li>4. The application and operation of the venue meet the definition of a music and dance premises or similar entertainment in Clause D.</li> </ol> <p>B. It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone other than:</p> <ol style="list-style-type: none"> <li>1. Applications to vary the existing licence hours within the council's Core Hours Policy HRS1, and/or,</li> <li>2. Applications that seek to vary the existing licence so as to reduce the overall capacity of the premises.</li> </ol> <p>C. The applications referred to in Clause B1 and B2 will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The application and operation of the venue continuing to meet the definition of a music and dance premises in Clause D.</li> </ol> <p>D. For the purposes of this policy a music and dance premises is defined as a premises whereby the primary purpose of the venue is to:</p> <ol style="list-style-type: none"> <li>1. Provide regulated entertainment in the form of music, either in the form of live performances or recorded, to customers.</li> <li>2. Provide regulated entertainment in the form of music, either as live performances or recorded, and provide facilities for the provision of dance.</li> <li>3. The sale by retail of alcohol may be provided as either a considerable element of the operation of the premises or ancillary to the provision of regulated entertainment. <ol style="list-style-type: none"> <li>a. Examples of venues that would fall within this policy are night clubs or bars that provide music and dancing.</li> <li>b. De-regulated entertainment (as set out in the glossary will not be subject to this policy).</li> </ol> </li> </ol>
<b>Policy PB1 applies:</b>	<p>A. Applications outside the West End Cumulative Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities being within the council's Core Hours Policy HRS1.</li> <li>3. The applicant has taken account of the Special Consideration Zones policy SCZ1 if the premises are located within a designated zone.</li> <li>4. The application and operation of the venue meet the definition of a Public House or Bar in Clause D.</li> </ol> <p>B. It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone other than:</p> <ol style="list-style-type: none"> <li>1. Applications to vary the existing licence hours within the council's Core Hours Policy HRS1.</li> <li>2. Applications that seek to vary the existing licence so as to reduce the overall capacity of the premises.</li> </ol>

	<p>C. The applications referred to in Clause B1 and B2 will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1, and/or,</li> <li>2. The application and operation of the venue continuing to meet the definition of a Public House or Bar in Clause D.</li> </ol> <p>D. For the purposes of this policy a Public House or Bar is defined as  a premises, or part of a premises that's primary use is the sale or supply of alcohol for consumption on those premises and/or for consumption off the premises for consumption outside the venue.</p>
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#### **4. Equality Implications**

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

- (a) eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristics and persons who do not share it.

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

<b>4.</b>	<b>Appendices</b>
<b>Appendix 1</b>	Premises plans
<b>Appendix 2</b>	Applicant supporting documents
<b>Appendix 3</b>	Premises Licence and history
<b>Appendix 4</b>	Proposed conditions
<b>Appendix 5</b>	Residential map and list of premises in the vicinity

<b>Report author:</b>	Michelle Steward Senior Licensing Officer
<b>Contact:</b>	Telephone: 0207 641 6500 Email: msteward1@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**

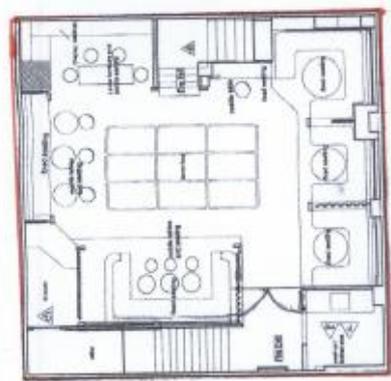
<b>1</b>	Licensing Act 2003	N/A
<b>2</b>	City of Westminster Statement of Licensing Policy	7 <sup>th</sup> January 2016
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
<b>4</b>	Metropolitan Police Representation ( <i>Withdrawn</i> )	21 October 2020
<b>5</b>	Public Representation 1	1 December 2020
<b>6</b>	Public Representation 2	1 December 2020
<b>7</b>	Public Representation 3	1 December 2020
<b>8</b>	Public Representation 4	1 December 2020
<b>9</b>	Public Representation 5	1 December 2020
<b>10</b>	Public Representation 6	1 December 2020
<b>11</b>	Public Representation 7	1 December 2020
<b>12</b>	Public Representation 8	1 December 2020
<b>13</b>	Public Representation 9	1 December 2020
<b>14</b>	Public Representation 10	2 December 2020
<b>15</b>	Public Representation 11	22 October 2020
<b>16</b>	Public Representation 12	3 December 2020
<b>17</b>	Public Representation 13	30 November 2020
<b>18</b>	Public Representation 14	30 November 2020
<b>19</b>	Public Representation 15	26 November 2020
<b>20</b>	Public Representation 16	2 December 2020
<b>21</b>	Public Representation 17	7 October 2020
<b>22</b>	Public Representation 18	22 November 2020
<b>23</b>	Public Representation 19	3 December 2020
<b>24</b>	Public Representation 20	3 December 2020
<b>25</b>	Public Representation 21	2 December 2020

6

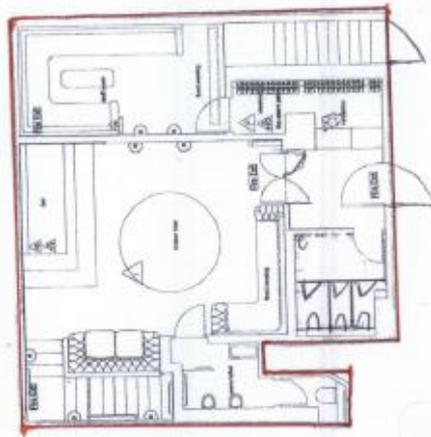
- Key
- Manhole Fire Exit
  - Carbon Dioxide Fire Suppressor
  - Water Fire Suppressor
  - Foam Fire Suppressor
  - Fire Alarm
  - Powder Fire Suppressor



Directors Lodge Proposed Plans  
13 Maresfield Way, London, SW17 6BU



Downstairs



Upstairs

Licensable activities may take place anywhere within the red line. The position of any loose furniture is shown for diagrammatic purposes only. The location of fire equipment is shown as is on the date hereof but may be moved in consultation with the fire officer.

Dated 23 | 12 | 14.

HM Land Registry



## Official copy of register of title

Title number [REDACTED] Edition date 12.09.2014

- This official copy shows the entries on the register of title on 01 DEC 2020 at 14:45:48.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 01 Dec 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

### A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CITY OF WESTMINSTER

- 1 (12.09.2014) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Basement and Ground Floor Premises, 13 Masons Yard, London (SW1Y 6BU).
- 2 (12.09.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 14 February 2013  
Term : 20 years from and including 25 December 2012  
Parties : (1) Milestone Investments Limited  
(2) Hartanak Leisure Limited  
(3) Alula Leisure Limited, Tihomir Lalic and Vahram Papazyan
- 3 (12.09.2014) The Lease prohibits or restricts alienation.
- 4 (12.09.2014) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (12.09.2014) The landlord's title is registered.

### B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

#### Title absolute

- 1 (12.09.2014) PROPRIETOR: HARTANAK LEISURE LIMITED (Co. Regn. No. 8315751) of The Scotch Club, 13 Masons Yard, London SW1Y 6BU and of 54 Poland Street, London W1F 7NJ.

Title number NGL945351

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (12.09.2014) A Deed dated 20 October 1989 made between (1) Milestone Investments Limited and (2) English Property Corporation PLC relates to rights of light and overswing of maintenance cradle.

*NOTE: Copy filed under LN50335.*

End of register

Sunday, 7<sup>th</sup> July 2019  
Ref.: C293UA-VAHRAM-APTLTR-07-19

## APPOINTMENT LETTER

Mr. [REDACTED]

Dear Mr. [REDACTED]

It is a pleasure to offer you this appointment letter thus inviting you to join our company, **Ground Support Equipment DMCC**, under the capacity of non-resident **Business Development Director**.

Your job description/responsibilities shall be for developing new business opportunities in consultation with the company management with explicit approval by the Managing Director.

**Salary and Compensation:**

Case to case basis, negotiated details and when necessary will become part of this appointment letter i.e., attachment (s).

Job performance review will be on yearly basis.

For any clarifications or questions please contact the under signed.

Sincerely yours,



**Badar KHAN**  
Managing Director  
Mobile # + 971 50 653 2548



# KING & SPALDING

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Aaron Stephens  
Partner  
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Direct Fax: +44 20 7551 7575  
astephens@kslaw.com

Our Ref: A Stephens/J Harris

Sagrantino Ltd (formerly Alula Leisure Ltd)

[REDACTED]

C/O

Tihomir Lalic: [REDACTED]

and

Vahram Papazyan: [REDACTED]

9 September 2020

Dear Sirs,

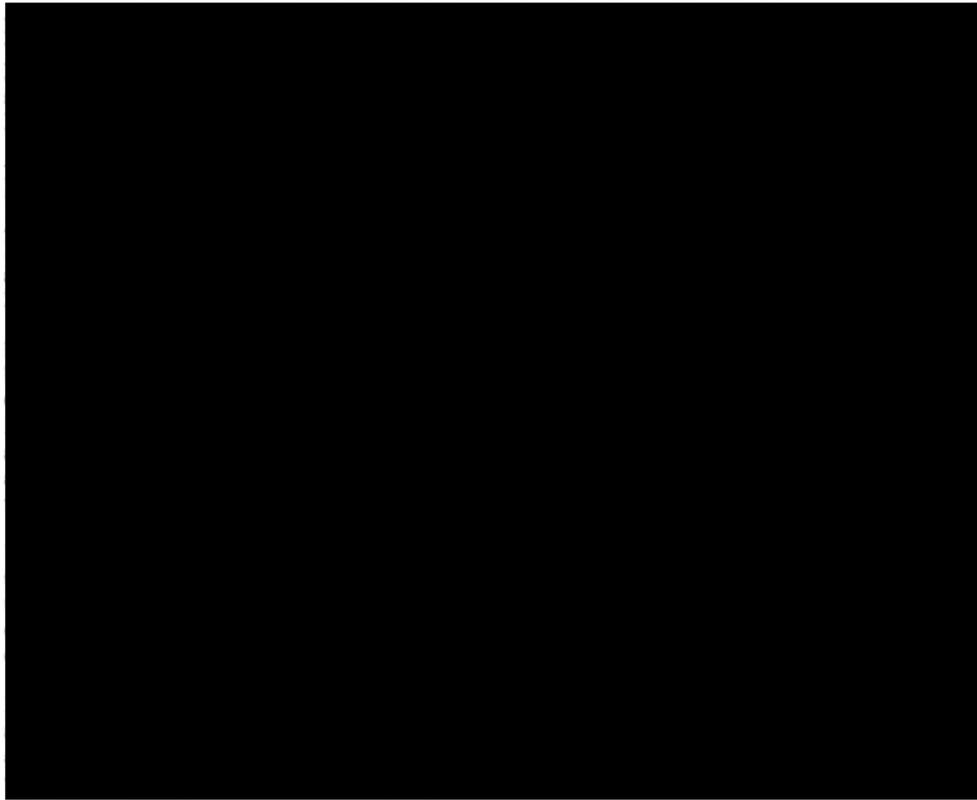
**Unpaid loans and corporate affairs**

[REDACTED]

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Registered Office: 125 Old Broad Street, London EC2N 1AR

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All our clients' rights are fully reserved. Please direct any future correspondence in relation to these matters to this firm.

Yours faithfully

*King & Spalding*  
King and Spalding International LLP

32886323.v1

**The Red House Consultancy Limited**

Eas

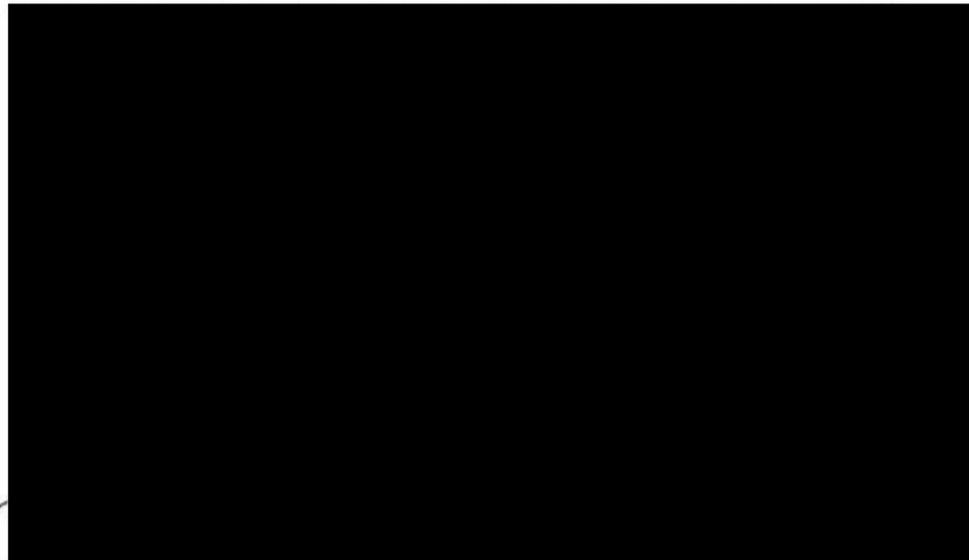
King & Spalding International LLP  
125 Old Broad Street  
London EC2N 1AR

Your ref: A Stephens/J Harris

11 September 2020

Dear Sirs

**Alula Three Limited and Associated Companies**



Tim Ball ✓  
Director

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East Sussex TN21 9QE Registered Number: 12013317

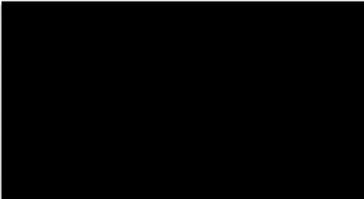
# KING & SPALDING

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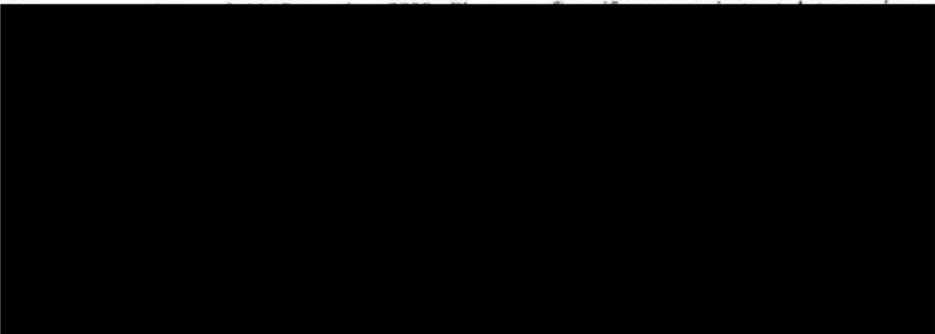


email: [redacted]

17 September 2020

Dear Sirs,

**Unpaid loans and corporate affairs**



Yours faithfully

A handwritten signature in cursive script that reads "King &amp; Spalding LLP".

**King and Spalding International LLP**

King & Spalding International LLP is a Ltd liability partnership registered in England and Wales with registered number OC303151.  
It is authorised and regulated by the Solicitors Regulation Authority and its members are solicitors or registered foreign lawyers.  
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Registered Office: 125 Old Broad Street, London EC2N 1AR

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Premises History



Schedule 12  
Part A

WARD: St James's  
UPRN: 010033538222

Appendix 3

City of Westminster

64 Victoria Street, London, SW1E 6QP

Premises licence

Regulation 33, 34

Premises licence number:

18/15638/LIPVM

Original Reference:

14/11389/LIPN

Part 1 – Premises details

Postal address of premises:

The Scotch Of St James  
Basement And Ground Floor  
13 Mason's Yard  
London  
SW1Y 6BU

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance  
Performance of Live Music  
Playing of Recorded Music  
Anything of a similar description to Live Music, Recorded Music or Performance of Dance  
Late Night Refreshment  
Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit  
Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities:

Performance of Dance

Monday to Saturday: 09:00 to 05:00

Performance of Live Music

Monday to Saturday: 09:00 to 05:00  
Sunday: 09:00 to 03:00

Playing of Recorded Music

Unrestricted

Anything of a similar description to Live Music, Recorded Music or Performance of Dance

Monday to Saturday: 09:00 to 03:00

**Late Night Refreshment**

Monday to Saturday: 23:00 to 05:00  
Sunday: 23:00 to 03:00

**Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit** Unrestricted

**Sale by Retail of Alcohol**

Monday to Saturday: 11:00 to 04:45  
Sunday: 12:00 to 22:30

*For times authorised for New Year see conditions at Annex 3*

**The opening hours of the premises:**

Monday to Saturday: 09:00 to 05:30  
Sunday: 09:00 to 03:30

**Where the licence authorises supplies of alcohol, whether these are on and/or off supplies:**

Alcohol is supplied for consumption both on and off the Premises.

**Part 2****Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:**

Alula Three Limited  
13 Masons Yard  
St James  
London  
SW1Y 6BU

**Registered number of holder, for example company number, charity number (where applicable)**

10863143

**Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol:**

**Name:** Tuncay Akca

*Please note: It is the policy of the Licensing Authority not to display the address details of a designated premises supervisor.*

**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol:**

**Licence Number:** LN/00016214  
**Licensing Authority:** London Borough of Haringey

**Date:** 05 February 2019

This licence has been authorised by Mr Kevin Jackaman on behalf of the Director - Public Protection and Licensing.

## Annex 1 – 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.
  - (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.
  - (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.

- (iv).
  - (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
  - (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.
- 9. All persons guarding premises against unauthorised access or occupation or against outbreaks of disorder or against damage (door supervisors) must be licensed by the Security Industry Authority.

**Annex 2 – Conditions consistent with the operating Schedule**

None

### Annex 3 – Conditions attached after a hearing by the licensing authority

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. An attendant shall be stationed in the vicinity of the cloakroom during the whole time it is in use.
12. Intoxicating liquor shall not be sold or supplied on the premises otherwise than to:
  - (a) Persons taking table meals there and for consumption by any such person as an ancillary to his meal.
  - (b) Persons attending and paying a minimum attendance fee of £3 for admission to the premises for the purposes of music and dancing.
13. Suitable beverages, other than intoxicating liquor including drinking water, shall be equally available for consumption with or otherwise as an ancillary to food supplied in the premises.
14. No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies:
  - (a) He is the child of the holder of the premises licence.
  - (b) He resides in the premises, but is not employed there.
  - (c) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
  - (d) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

15. If any entertainment is provided for children or if an entertainment is provided at which the majority of persons attending are children, then, if the number of children attending the entertainment exceeds 100, it shall be the duty of the holder of this premises licence / club premises certificate:
  - (a) to station and keep stationed wherever necessary a sufficient number of adult attendants, properly instructed as to their duties, to prevent more children or other persons being admitted to the building, or to any part thereof, than the building or part can properly accommodate,
  - (b) to control the movement of the children and other persons admitted while entering and leaving the building or any part thereof, and
  - (c) to take all other reasonable precautions for the safety of the children.
16. The terminal hour for late night refreshment on New Year's Eve is extended to 05.00 on New Year's Day.
17. 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.
18. There shall be no payment made by or on behalf of the licence holder to any person for bringing customers to the premises.

19. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
20. All windows and external doors shall be kept closed at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
21. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
22. There shall be no striptease or nudity, and all persons shall be decently attired at all times unless a sexual entertainment venue licence is in operation.
23. No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased. NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism Act 1952.
24. Any special effects or mechanical installations shall be arranged and stored so as to minimise any risk to the safety of those using the premises. The following special effects will only be used 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 fire works
  - firearms
  - lasers
  - explosives and highly flammable substances.
  - real flame.
  - strobe lighting.
25. 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.
26. 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.
27. All exit doors shall be available at all material times without the use of a key, code, card or similar means.
28. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
29. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
30. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing should 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, should be non-combustible.
31. Curtains and hangings shall be arranged so as not to obstruct emergency signs or means of escape.
32. All electrical sockets used to supply power for hand held electrical equipment shall be protected by a residual current device of 30 milliamps sensitivity complying with British Standard Specification 4293: 1993.
33. The certificates listed below shall be submitted to the Licensing Authority upon written request:

- Any emergency lighting battery or system
  - Any electrical installation
  - Any emergency warning system.
34. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
35. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
36. 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.
37. The maximum number of persons accommodated in the whole of the premises at any one time (excluding staff) shall not exceed 150 persons with the following further restrictions also applying:
- i) Basement - 100
  - ii) Ground Floor- 85
38. Alcohol shall not be sold, supplied, consumed in or taken from the premises except during permitted hours. In this condition permitted hours means:
- (a) The permitted hours on Monday to Saturday shall commence at 11:00 and extend until 04:45 on the following morning, 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 05:00, the permitted hours shall end half hour before 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 reference to 06:00 for references to 05:00 and 05:45 for references to 04:45;
  - (c) The sale of alcohol must be ancillary to the use of the premises for music and dancing and substantial refreshment
  - (d) The permitted hours on New Year's Eve will extend to the start of permitted hours on the following day;

NOTE: The above restrictions do not prohibit:

- (a) during the first 45 minutes after the above hours the consumption of alcohol on the premises;
- (b) during the first thirty minutes after the above hours off sales which must be in sealed containers only;
- (c) the sale or supply of alcohol to or the consumption of alcohol by any person residing in the licensed premises;
- (d) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;

- (e) the sale of alcohol to a trader or registered club for the purposes of the trade or club;
- (f) 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;
- (g) the taking of alcohol from the premises by a person residing there;
- (h) 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;
- (i) 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.

- 39. Flashing or particularly bright lights from the premises shall not cause a nuisance to nearby properties.
- 40. After 23:00 patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 25 persons at any one time.
- 41. Patrons permitted to temporarily leave and then re-enter the premises, eg to smoke, shall not be permitted to take drinks or glass containers with them.
- 42. After 23:00 patrons permitted to smoke shall be restricted to the external area between 9 and 13 Mason's Yard which shall be supervised by staff from the premises together with notices prominently displayed there requesting patrons to respect the needs of local residents and use the area quietly.
- 43. After 23:00 the designated smoking area shall be enclosed within appropriate barriers to ensure that the footway is kept clear.
- 44. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction of the public highway.
- 45. All staff engaged outside the entrance to the premises, or supervising or controlling queues and external areas, shall wear high visibility armbands.
- 46. 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.
- 47. 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.
- 48. Patrons waiting for taxis shall be encouraged to wait inside the premises until the taxi arrives.
- 49. After 23:00 hours a minimum of two door supervisors shall be on duty at the entrance of the premises at all times whilst it is open for business.
- 50. A sound limiting device located in a separate and remote lockable cabinet from the volume control shall be fitted to any musical amplification system and set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service to ensure that no noise nuisance is caused to local residents. The operational panel of the noise limiter shall then

be secured to the satisfaction of officer from the Environmental Health Service. The keys securing the noise limiter cabinet shall be held by the licence holder or authorised manager only, and shall not be accessed by any other person. The limiter shall not be altered without prior agreement with the Environmental Health Service.

51. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
52. No waste or recyclable materials, including bottles, shall be moved, removed or placed in outside areas between 23:00 hours and 08:00hours.
53. No deliveries to the premises shall be arranged to occur between 23.00 and 08.00.
54. The premises will employ a SIA Registered Door Supervisor who will act as a Noise Control Officer in the immediate vicinity of Mason's Yard after 23:00 hours when there are patrons present in the premises. He will endeavour to ensure persons depart from the premises quietly and away from Ormond Yard.
55. After 1am, the licensee shall take counts of customers on the premises at 30 minute intervals until the premises closes and shall have records of such counts available for inspection by an authorised officer of the Council or Police.
56. Door staff shall be trained to monitor patron noise and actively discourage any noisy and otherwise unacceptable behaviour, encouraging customers to consider local residents when making their way home. Records of such training are to be maintained and held on site for inspection by any Authorised Officer.
57. Upon the premises reaching its capacity figure detailed in condition 37, Management of the Club shall take all reasonable steps to disperse any queue that has formed at the premises and actively encourage any persons so dispersed leave the Mason's Yard area in a quiet and orderly manner.
58. Once the premises has reached its capacity figure detailed in condition 37, management of the club shall take all reasonable steps to prevent a queue forming outside the premises.
59. All SIA registered door supervisors engaged outside the entrance to the premises, or supervising or controlling queues, shall wear high visibility jackets or vests.
60. There shall be no payment made by or on behalf of the licence holder to any person for bringing customers to the premises.
61. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received concerning crime and disorder
  - (d) any incidents of disorder
  - (e) all seizures of drugs or offensive weapons
  - (f) any faults in the CCTV system or searching equipment or scanning equipment
  - (g) any refusal of the sale of alcohol
  - (h) any visit by a relevant authority or emergency service.
62. There shall be no entry to the premises after 03:00 except to the following persons:
  - (a) Scotch of St James members and their bona fide guests (not exceeding four guests per member). A list of all members to be held at reception for inspection by the relevant authorities. No person shall be admitted to the membership of the premises without an interval of at least 48 hours between application and acceptance to membership;
  - (b) Persons admitted to the premises by prior invitation to a bona fide private function held at the premises;
  - (c) Guests of the proprietor listed by name at the reception prior to admission;

- (d) Performers and staff employed by the premises;
  - (e) Persons who have temporarily left the premises to smoke.
63. 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 driving licence, passport or proof of age card with the PASS hologram.
64. a) All drinking vessels used in the venue shall be polycarbonate. All drinks in glass bottles are to be decanted into polycarbonate containers or polycarbonate carafes prior to being served, with the exception of champagne or bottles of spirits with a minimum size of 70cl supplied by waiter/waitress service to tables. Staff shall clear all empty champagne and spirit bottles promptly from the tables. Customers shall not be permitted to leave their table carrying any such glass bottles or drink directly from the bottle.
- b) Notwithstanding a) above, with the written agreement of the Westminster Licensing Police, a copy of which will be held at the premises reception, glass drinking vessels may be used for private or pre-booked events within the area specified by the premises management.
- c) Notwithstanding a) above, mixers may be supplied in glass bottles of 200ml or smaller, by waiter/waitress service to tables. Mixer bottles are not to be carried by customers from their tables. Staff shall clear all empty mixer bottles promptly from tables.
65. Suitable recording media for the downloading of CCTV footage shall be available at all times the premises is open for the provision of licensable activities.
66. Mr Carl Hirschmann is not to be permitted access to the premises at any time the premises is open for the provision of licensable activities. This condition is to be of nil effect in the event that the Metropolitan Police provide written confirmation that the exclusion is to cease.





**City of Westminster**  
64 Victoria Street, London, SW1E 6QP

Schedule 12  
Part B

**WARD: St James's**  
**UPRN: 010033538222**

**Premises licence  
summary**

Regulation 33, 34

**Premises licence number:**

18/15638/LIPVM

**Part 1 – Premises details**

**Postal address of premises:**

The Scotch Of St James  
Basement And Ground Floor  
13 Mason's Yard  
London  
SW1Y 6BU

**Telephone Number:** Not Supplied

**Where the licence is time limited, the dates:**

Not applicable

**Licensable activities authorised by the licence:**

Performance of Dance  
Performance of Live Music  
Playing of Recorded Music  
Anything of a similar description to Live Music, Recorded Music or Performance of Dance  
Late Night Refreshment  
Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit  
Sale by Retail of Alcohol

**The times the licence authorises the carrying out of licensable activities:**

**Performance of Dance**

Monday to Saturday: 09:00 to 05:00

**Performance of Live Music**

Monday to Saturday: 09:00 to 05:00  
Sunday: 09:00 to 03:00

**Playing of Recorded Music**

Unrestricted

**Anything of a similar description to Live Music, Recorded Music or Performance of Dance**

Monday to Saturday: 09:00 to 03:00

**Late Night Refreshment**

Monday to Saturday: 23:00 to 05:00  
Sunday: 23:00 to 03:00

**Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit** Unrestricted

**Sale by Retail of Alcohol**

Monday to Saturday: 11:00 to 04:45  
Sunday: 12:00 to 22:30

*For times authorised for New Year see conditions at Annex 3*

**The opening hours of the premises:**

Monday to Saturday: 09:00 to 05:30  
Sunday: 09:00 to 03:30

**Where the licence authorises supplies of alcohol, whether these are on and/or off supplies:**

Alcohol is supplied for consumption both on and off the Premises.

**Name and (registered) address of holder of premises licence:**

Alula Three Limited  
13 Masons Yard  
St James  
London  
SW1Y 6BU

**Registered number of holder, for example company number, charity number (where applicable)**

10863143

**Name of designated premises supervisor where the premises licence authorises for the supply of alcohol:**

**Name:** Tuncay Akca

**State whether access to the premises by children is restricted or prohibited:**

Restricted

**Date:** 05 February 2019

**This licence has been authorised by Mr Kevin Jackaman on behalf of the Director - Public Protection and Licensing.**

<b>Application Number</b>	<b>Application Type</b>	<b>Determination Date</b>	<b>Outcome</b>
14/11389/LIPN	Application for a New Premises Licence	26.03.2015	Granted at LicensingSub-Committee
15/07047/LIPVM	Application for a Minor Variation	08.09.2015	Granted under delegated authority
16/05989/LIPVM	Application for a Minor Variation	07.07.2016	Granted under delegated authority
16/06763/LIPVM	Application for a Minor Variation	20.07.2016	Granted under delegated authority
16/06778/LIPDPS	Application to vary the designated premises supervisor	20.07.2016	Granted under delegated authority
16/12044/LIPDPS	Application to vary the designated premises supervisor	28.02.2017	Granted under delegated authority
17/08235/LIPT	Application to transfer the Premises Licence	22.12.2017	Granted under delegated authority
18/01013/LIPVM	Application for a Minor Variation	20.02.2018	Granted under delegated authority
<b>18/15638/LIPVM</b>	<b>Application for a Minor Variation</b>	<b>02.01.2019</b>	<b>Granted under delegated authority</b>
18/15451/LIPVM	Application for a Minor Variation	07.12.2018	Application withdrawn
20/11197/LIPVM	Application for a Minor Variation	16.12.2020	Application Rejected

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.
9. All persons guarding premises against unauthorised access or occupation or against outbreaks of disorder or against damage (door supervisors) must be licensed by the Security Industry Authority.

## Conditions consistent with the operating schedule

### Annex 2

None

### Annex 3

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. An attendant shall be stationed in the vicinity of the cloakroom during the whole time it is in use.
12. Intoxicating liquor shall not be sold or supplied on the premises otherwise than to:
  - (a) Persons taking table meals there and for consumption by any such person as an ancillary to his meal.
  - (b) Persons attending and paying a minimum attendance fee of £3 for admission to the premises for the purposes of music and dancing.
13. Suitable beverages, other than intoxicating liquor including drinking water, shall be equally available for consumption with or otherwise as an ancillary to food supplied in the premises.
14. No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies:
  - (a) He is the child of the holder of the premises licence.
  - (b) He resides in the premises, but is not employed there.
  - (c) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
  - (d) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.
15. If any entertainment is provided for children or if an entertainment is provided at which the majority of persons attending are children, then, if the number of children attending the entertainment exceeds 100, it shall be the duty of the holder of this premises licence / club premises certificate:
  - (a) to station and keep stationed wherever necessary a sufficient number of adult attendants, properly instructed as to their duties, to prevent more children or other persons being admitted to the building, or to any part thereof, than the building or part can properly accommodate,
  - (b) to control the movement of the children and other persons admitted while entering and leaving the building or any part thereof, and
  - (c) to take all other reasonable precautions for the safety of the children.
16. The terminal hour for late night refreshment on New Year's Eve is extended to 05.00 on New Year's Day.
17. 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.
18. There shall be no payment made by or on behalf of the licence holder to any person for bringing customers to the premises.
  19. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
  20. All windows and external doors shall be kept closed at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
  21. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
  22. There shall be no striptease or nudity, and all persons shall be decently attired at all times unless a sexual entertainment venue licence is in operation.
  23. No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased. NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism Act 1952.
  24. Any special effects or mechanical installations shall be arranged and stored so as to minimise any risk to the safety of those using the premises. The following special effects will only be used 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 fire works
    - firearms
    - lasers
    - explosives and highly flammable substances.
    - real flame.
    - strobe lighting.
  25. 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.
  26. 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.
  27. All exit doors shall be available at all material times without the use of a key, code, card or similar means.
  28. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
  29. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
  30. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing should 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, should be non-combustible.
  31. Curtains and hangings shall be arranged so as not to obstruct emergency signs or means of escape.

32. All electrical sockets used to supply power for hand held electrical equipment shall be protected by a residual current device of 30 milliamps sensitivity complying with British Standard Specification 4293: 1993.
33. The certificates listed below shall be submitted to the Licensing Authority upon written request:
- Any emergency lighting battery or system
  - Any electrical installation
  - Any emergency warning system.
34. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
35. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
36. 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.
37. The maximum number of persons accommodated in the whole of the premises at any one time (excluding staff) shall not exceed 150 persons with the following further restrictions also applying:
- i) Basement - 100
  - ii) Ground Floor- 85
38. Alcohol shall not be sold, supplied, consumed in or taken from the premises except during permitted hours. In this condition permitted hours means:
- (a) The permitted hours on Monday to Saturday shall commence at 11:00 and extend until 04:45 on the following morning, 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 05:00, the permitted hours shall end half hour before 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 reference to 06:00 for references to 05:00 and 05:45 for references to 04:45;
  - (c) The sale of alcohol must be ancillary to the use of the premises for music and dancing and substantial refreshment
  - (d) The permitted hours on New Year's Eve will extend to the start of permitted hours on the following day;

NOTE: The above restrictions do not prohibit:

- (a) during the first 45 minutes after the above hours the consumption of alcohol on the premises;
- (b) during the first thirty minutes after the above hours off sales which must be in sealed containers only;

- (c) the sale or supply of alcohol to or the consumption of alcohol by any person residing in the licensed premises;
- (d) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- (e) the sale of alcohol to a trader or registered club for the purposes of the trade or club;
- (f) 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;
- (g) the taking of alcohol from the premises by a person residing there;
- (h) 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;
- (i) 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.

- 39. Flashing or particularly bright lights from the premises shall not cause a nuisance to nearby properties.
- 40. After 23:00 patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 25 persons at any one time.
- 41. Patrons permitted to temporarily leave and then re-enter the premises, eg to smoke, shall not be permitted to take drinks or glass containers with them.
- 42. After 23:00 patrons permitted to smoke shall be restricted to the external area between 9 and 13 Mason's Yard which shall be supervised by staff from the premises together with notices prominently displayed there requesting patrons to respect the needs of local residents and use the area quietly.
- 43. After 23:00 the designated smoking area shall be enclosed within appropriate barriers to ensure that the footway is kept clear.
- 44. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction of the public highway.
- 45. All staff engaged outside the entrance to the premises, or supervising or controlling queues and external areas, shall wear high visibility armbands.
- 46. 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.
- 47. 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.
- 48. Patrons waiting for taxis shall be encouraged to wait inside the premises until the taxi arrives.

49. After 23:00 hours a minimum of two door supervisors shall be on duty at the entrance of the premises at all times whilst it is open for business.
50. A sound limiting device located in a separate and remote lockable cabinet from the volume control shall be fitted to any musical amplification system and set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service to ensure that no noise nuisance is caused to local residents. The operational panel of the noise limiter shall then be secured to the satisfaction of officer from the Environmental Health Service. The keys securing the noise limiter cabinet shall be held by the licence holder or authorised manager only, and shall not be accessed by any other person. The limiter shall not be altered without prior agreement with the Environmental Health Service.
51. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
52. No waste or recyclable materials, including bottles, shall be moved, removed or placed in outside areas between 23:00 hours and 08:00hours.
53. No deliveries to the premises shall be arranged to occur between 23.00 and 08.00.
54. The premises will employ a SIA Registered Door Supervisor who will act as a Noise Control Officer in the immediate vicinity of Mason's Yard after 23:00 hours when there are patrons present in the premises. He will endeavour to ensure persons depart from the premises quietly and away from Ormond Yard.
55. After 1am, the licensee shall take counts of customers on the premises at 30 minute intervals until the premises closes and shall have records of such counts available for inspection by an authorised officer of the Council or Police.
56. Door staff shall be trained to monitor patron noise and actively discourage any noisy and otherwise unacceptable behaviour, encouraging customers to consider local residents when making their way home. Records of such training are to be maintained and held on site for inspection by any Authorised Officer.
57. Upon the premises reaching its capacity figure detailed in condition 37, Management of the Club shall take all reasonable steps to disperse any queue that has formed at the premises and actively encourage any persons so dispersed leave the Mason's Yard area in a quiet and orderly manner.
58. Once the premises has reached its capacity figure detailed in condition 37, management of the club shall take all reasonable steps to prevent a queue forming outside the premises.
59. All SIA registered door supervisors engaged outside the entrance to the premises, or supervising or controlling queues, shall wear high visibility jackets or vests.
60. There shall be no payment made by or on behalf of the licence holder to any person for bringing customers to the premises.
61. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received concerning crime and disorder
  - (d) any incidents of disorder
  - (e) all seizures of drugs or offensive weapons
  - (f) any faults in the CCTV system or searching equipment or scanning equipment
  - (g) any refusal of the sale of alcohol
  - (h) any visit by a relevant authority or emergency service.
62. There shall be no entry to the premises after 03:00 except to the following persons:
  - (a) Scotch of St James members and their bona fide guests (not exceeding four guests per member). A list of all members to be held at reception for inspection by the relevant

authorities. No person shall be admitted to the membership of the premises without an interval of at least 48 hours between application and acceptance to membership;

- (b) Persons admitted to the premises by prior invitation to a bona fide private function held at the premises;
  - (c) Guests of the proprietor listed by name at the reception prior to admission;
  - (d) Performers and staff employed by the premises;
  - (e) Persons who have temporarily left the premises to smoke.
63. 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 driving licence, passport or proof of age card with the PASS hologram.
64. a) All drinking vessels used in the venue shall be polycarbonate. All drinks in glass bottles are to be decanted into polycarbonate containers or polycarbonate carafes prior to being served, with the exception of champagne or bottles of spirits with a minimum size of 70cl supplied by waiter/waitress service to tables. Staff shall clear all empty champagne and spirit bottles promptly from the tables. Customers shall not be permitted to leave their table carrying any such glass bottles or drink directly from the bottle.
- b) Notwithstanding a) above, with the written agreement of the Westminster Licensing Police, a copy of which will be held at the premises reception, glass drinking vessels may be used for private or pre-booked events within the area specified by the premises management.
- c) Notwithstanding a) above, mixers may be supplied in glass bottles of 200ml or smaller, by waiter/waitress service to tables. Mixer bottles are not to be carried by customers from their tables. Staff shall clear all empty mixer bottles promptly from tables.
65. Suitable recording media for the downloading of CCTV footage shall be available at all times the premises is open for the provision of licensable activities.
66. Mr Carl Hirschmann is not to be permitted access to the premises at any time the premises is open for the provision of licensable activities. This condition is to be of nil effect in the event that the Metropolitan Police provide written confirmation that the exclusion is to cease.

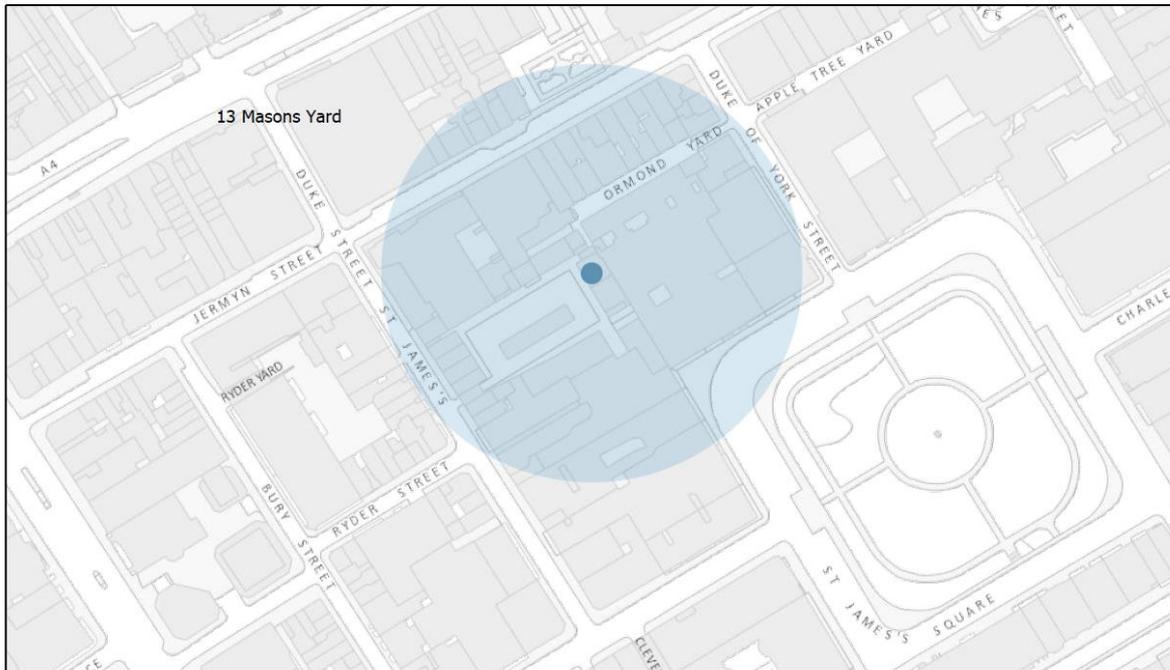
### **Conditions proposed by the Environmental Health**

None

### **Conditions proposed by the Police**

None

Scotch of James's



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Licensed Premises within 75 metre radius of Scotch of James's, Basement And Ground Floor, 13 Mason's Yard, London, SW1Y 6BU				
Licence Number	Trading Name	Address	Premises Type	Time Period
18/15638/LIPVM	The Scotch Of St James	Basement And Ground Floor 13 Mason's Yard London SW1Y 6BU	Night clubs and discos	Monday; 09:00 - 05:30   Tuesday; 09:00 - 05:30   Wednesday; 09:00 - 05:30   Thursday; 09:00 - 05:30   Friday; 09:00 - 05:30   Sunday; 09:00 - 03:30
18/03038/LIPN	Not Recorded	91 Jermyn Street London SW1Y 6JB	Night clubs and discos	Monday to Sunday; 09:00 - 03:30
20/04964/LIPT	The Wellington	91 Jermyn	Night clubs and	Monday; 09:00

	Club	Street London SW1Y 6JB	discos	- 03:30   Tuesday; 09:00 - 03:30   Wednesday; 09:00 - 03:30   Thursday; 09:00 - 03:30   Friday; 09:00 - 03:30   Saturday; 09:00 - 03:30   Sunday; 09:00 - 03:30
19/08555/LIPN	Not Recorded	14 St James's Square London SW1Y 4LG	Not Recorded	Monday; 07:00 - 00:30   Tuesday; 07:00 - 00:30   Wednesday; 07:00 - 00:30   Thursday; 07:00 - 00:30   Friday; 07:00 - 00:30   Saturday; 07:00 - 00:30   Sunday; 07:00 - 23:30
18/12303/LIPDPS	Paxton & Whitfield Ltd	Basement And Ground Floor 93 Jermyn Street London SW1Y 6JE	Shop	Monday to Saturday; 10:00 - 23:30   Sunday; 12:00 - 23:00
07/00280/WCCMAP	The Chequers Public House	16 Duke Street St James's London SW1Y 6DB	Public house or pub restaurant	Monday to Saturday; 10:00 - 23:30   Sunday; 12:00 - 23:00
18/06783/LIPN	Not Recorded	Chatham House 10 St James's Square London SW1Y 4LE	Miscellaneous	Monday to Sunday; 08:00 - 00:00
20/02782/LIPDPS	The Cavendish Hotel	81 Jermyn Street London SW1Y 6JF	Hotel, 4+ star or major chain	Monday to Saturday; 10:00 - 01:00   Monday to Sunday; 00:00 - 00:00   Sunday; 10:00 - 22:30
18/11509/LIPDPS	Al Duca Restaurant	Bray House 4 - 5 Duke Of York Street	Restaurant	Monday to Saturday; 10:00 - 00:00   Sunday; 12:00

		London SW1Y 6LA		- 23:30
20/08731/LIPT	Gaslight Of St James	4 Duke Of York Street London SW1Y 6LA	Night clubs and discos	Monday to Saturday; 09:00 - 03:30   Sunday; 09:00 - 00:30
20/11423/LIPCH	Red Lion Public House	2 Duke Of York Street London SW1Y 6JP	Pub or pub restaurant with lodge	Monday to Saturday; 10:00 - 23:30   Sunday; 12:00 - 23:00
11/02233/LIPRW	Tramp	40 Jermyn Street London SW1Y 6DN	Night clubs and discos	Monday to Sunday; 09:00 - 05:00

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