



City of Westminster

Committee Agenda

Title: **Licensing Sub-Committee (2)**

Meeting Date: **Thursday 28 July 2022**

Time: **10.00 am**

Venue: **Rooms 18.01 - 18.03 - 18th Floor, 64 Victoria Street, London, SW1E 6QP**

Members: **Councillors:**
Maggie Carman (Chair)
Iman Less
Jacqui Wilkinson

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

Admission to the public gallery is via a visitor's pass which is available from the main ground floor reception at 64 Victoria Street from 9.00am.

If you have a disability and require any special assistance, please contact the Committee Officer (details listed below) in advance of the meeting.

If you require further information, please contact the Committee Officer, Sarah Craddock, Committee and Councillor Co-ordinator.

Email: scraddock@westminster.gov.uk Tel: 07790980186
Corporate Website: www.westminster.gov.uk

Note for Members: Members are reminded that officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. 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 PLUMBER'S ARMS PUBLIC HOUSE, 14 LOWER BELGRAVE STREET, SW1W OLN

(Pages 1 - 42)

Ward CIA* SCZ**	Site Name & Address	Application Type	Licensing Reference No.
Knightsbridge and Belgravia * None ** None	The Plumber's Arms Public House 14 Lower Belgrave Street SW1W OLN	Premises Licence Variation	22/05341/LIPV
*Cumulative Impact Area ** Special Consideration Zone			

2. PRIVATE MEMBERS CLUB - CHESS CLUB, BASEMENT TO FIRST FLOOR, 1A CHESTERFIELD STREET, W1J 5JG

(Pages 43 - 92)

Ward CIA* SCZ**	Site Name & Address	Application Type	Licensing Reference No.
West End * None ** None	Private Members Club – Chess Club Basement to First Floor 1a Chesterfield Street W1J 5JG	Premises Licence Variation	22/03665/LIPV
*Cumulative Impact Area ** Special Consideration Zone			

3. BASEMENT, 35 THE PIAZZA, COVENT GARDEN, WC2E 8BE

(Pages 93 - 212)

Ward CIA* SCZ**	Site Name & Address	Application Type	Licensing Reference No.
St James's * West End ** None	Basement 35 The Piazza Covent Garden WC2E 8BE	Premises Licence Variation	22/03768/LIPV
*Cumulative Impact Area ** Special Consideration Zone			

**Stuart Love
Chief Executive
20 July 2022**

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 January 2021.

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

Core hours, as set out in the Council's Statement of Licensing Policy 2021, are when customers are permitted to be on the Premises. The maximum opening hours permitted will not exceed the start time and terminal hour for each of the days where licensable activity is permitted.

Note: The core hours are for all licensable activities but if an application includes Late Night Refreshment, then the starting time for that licensable activity will be 11.00 pm.

1. Casinos

Up to 24 hours a day whilst Casino Gaming is permitted by a Premises Licence under the Gambling Act 2005.

2. Cinemas, Cultural Venues and Live Sporting Premises

Monday to Sunday: 09:00 hours to 24:00 hours

3. Hotels

Monday to Thursday: 09:00 hours to 23:30 hours

Friday and Saturday: 09:00 hours to 24:00 hours

Sunday: 09:00 hours to 22:30 hours

Sundays Immediately Prior To A Bank Holiday: 09:00 hours to 24:00 hours

Sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours

4. Off licences

Monday to Saturday: 08:00 hours to 23:00 hours

Sunday: 09:00 hours to 22:30 hours

5. Outdoor Spaces

Monday to Thursday: 09:00 hours to 23:30 hours

Friday and Saturday: 09:00 hours to 24:00 hours

Sunday: 09:00 hours to 22:30 hours

Sundays Immediately Prior To A Bank Holiday: 09:00 hours to 24:00 hours

6. Pubs and bars, Fast Food and Music and Dance venues

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

Friday and Saturday: 10:00 hours to 24:00 hours

Sunday: 12:00 hours to 22:30 hours

Sundays Immediately Prior To A Bank Holiday: 12:00 hours to 24:00 hours

7. Qualifying Clubs

Monday to Thursday: 09:00 hours to 24:00 hours

Friday and Saturday: 09:00 hours to 24:00 hours

Sunday: 09:00 hours to 22:30 hours

Sundays Immediately Prior To A Bank Holiday: 09:00 hours to 24:00 hours

8. Restaurants

Monday to Thursday: 09:00 hours to 23:30 hours

Friday and Saturday: 09:00 hours to 24:00 hours

Sunday: 09:00 hours to 22:30 hours

Sundays Immediately Prior To A Bank Holiday: 09:00 hours to 24:00 hours

9. Sexual Entertainment Venues and Sex Cinemas

Monday to Thursday: 09:00 hours to 23:30 hours

Friday and Saturday: 09:00 hours to 24:00 hours

Sunday: 09:00 hours to 22:30 hours

Sundays Immediately Prior To A Bank Holiday: 09:00 hours to 24:00 hours

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City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	28 July 2022
Licensing Ref No:	22/05341/LIPV - Premises Licence Variation
Title of Report:	The Plumbers Arms Public House 14 Lower Belgrave Street London SW1W 0LN
Report of:	Director of Public Protection and Licensing
Wards involved:	Knightsbridge & Belgravia
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Kevin Jackaman Senior Licensing Officer
Contact details	Telephone: 0207 641 6500 Email: kjackaman@westminster.gov.uk

1.	Application		
1-A	Applicant and premises		
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	19 May 2022		
Applicant:	Spirit Pub Company (Services) Limited		
Premises:	The Plumbers Arms Public House		
Premises address:	14 Lower Belgrave Street London SW1W 0LN	Ward:	Knightsbridge & Belgravia
		Cumulative Impact Area:	None
		Special Consideration Zone:	None
Premises description:	The premises are a public house		
Variation description:	<p>To remove the following conditions:</p> <p>“After 21:00 hours, patrons permitted to temporarily leave and then re-enter the premises e.g., to smoke, shall not be permitted to take drinks or glass containers with them.”</p> <p>“An SIA licensed door supervisor, wearing a high visibility jacket or vest, shall be on duty at the premises after 17:00 hours on Thursday and Friday evenings, and at other times on a risk assessed basis when customers are drinking outside. The door supervisors duties shall include monitoring the behaviour of customers outside the premises and ensuring that the pavement remains clear for pedestrians.”</p> <p>To be amended to:</p> <p>“After 22:00 hours, patrons permitted to temporarily leave and then re-enter the premises e.g., to smoke, shall not be permitted to take drinks or glass containers with them.”</p> <p>“A risk assessment will be undertaken when customers are drinking outside. If identified via the risk assessment a licensed door supervisor will be on duty on Thursday and Friday evenings, door supervisors duties shall include monitoring the behaviour of customers outside the premises and ensuring that the pavement remains clear for pedestrians.”</p>		
Premises licence history:	<p>The premises has had the benefit of a premises licence since September 2005. The current premises licence reference is 19/07039/LIPDPS, a copy of which is attached as Appendix 1 of this report.</p> <p>Please see Appendix 4 of the report for a full licence history</p>		
Applicant submissions:	None		
Applicant amendments:	None		

1-B	Current and proposed licensable activities, areas and hours					
Regulated Entertainment						
Performance of live music						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	09:00	23:30	No change in hours is proposed		Ground and first floors	No change
Tuesday	09:00	23:30				
Wednesday	09:00	23:30				
Thursday	09:00	23:30				
Friday	09:00	00:00				
Saturday	09:00	00:00				
Sunday	09:00	22:30				
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	<p>The terminal hour for late night refreshment on New Years Eve is extended to 05:00 on New Years Day.</p> <p>The terminal for sale and of alcohol, regulated entertainment and late night refreshment may be extended by one hour on statutory bank holiday weekends (Friday to Monday), the Thursday before Good Friday and Christmas Eve with ten days notice to be given to the Metropolitan Police Service and the Licensing Department of Westminster City Council. The Police to have veto over any event.</p> <p>The terminal hour for sale/supply of alcohol, regulated entertainment and late night refreshment is extended by one hour on St David's Day, St Patrick's Day, St George's Day and St Andrew's Day with 10 days notice to be given to the Metropolitan Police Service and the Licensing Department of Westminster City Council. The Police to have veto over any event</p>				No change	

Performance of recorded music, Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	Unrestricted		No change in hours is proposed		Ground and first floors	No change
Tuesday						
Wednesday						
Thursday						
Friday						
Saturday						
Sunday						
Seasonal	Current:				Proposed:	

variations/ Non-standard timings:	None	No change
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Late night refreshment

Indoors, outdoors or both	Current :	Proposed:
	Both	No change

	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	23:30	No change in hours is proposed		Ground and first floors	No change
Tuesday	23:00	23:30				
Wednesday	23:00	23:30				
Thursday	23:00	23:30				
Friday	23:00	00:00				
Saturday	23:00	00:0				
Sunday	N/A					

Seasonal variations/ Non-standard timings:	Current:	Proposed:
	<p>The terminal hour for late night refreshment on New Years Eve is extended to 05:00 on New Years Day.</p> <p>The terminal for sale and of alcohol, regulated entertainment and late night refreshment may be extended by one hour on statutory bank holiday weekends (Friday to Monday), the Thursday before Good Friday and Christmas Eve with ten days notice to be given to the Metropolitan Police Service and the Licensing Department of Westminster City Council. The Police to have veto over any event.</p> <p>The terminal hour for sale/supply of alcohol, regulated entertainment and late night refreshment is extended by one hour on St David's Day, St Patrick's Day, St George's Day and St Andrew's Day with 10 days notice to be given to the Metropolitan Police Service and the Licensing Department of Westminster City Council. The Police to have veto over any event</p>	No change

Sale by Retail of Alcohol						
On or off sales			Current :		Proposed:	
			On and off		No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:30	No change in hours is proposed		Ground and first floors	No change
Tuesday	10:00	23:30				
Wednesday	10:00	23:30				
Thursday	10:00	23:30				
Friday	10:00	00:00				
Saturday	10:00	00:00				
Sunday	12:00	22:30				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		<p>The terminal for sale and of alcohol, regulated entertainment and late night refreshment may be extended by one hour on statutory bank holiday weekends (Friday to Monday), the Thursday before Good Friday and Christmas Eve with ten days notice to be given to the Metropolitan Police Service and the Licensing Department of Westminster City Council. The Police to have veto over any event.</p> <p>The terminal hour for sale/supply of alcohol, regulated entertainment and late night refreshment is extended by one hour on St David's Day, St Patrick's Day, St George's Day and St Andrew's Day with 10 days notice to be given to the Metropolitan Police Service and the Licensing Department of Westminster City Council. The Police to have veto over any event</p>			No change	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	09:00	23:30	No change in hours is proposed		Ground and first floors	No change
Tuesday	09:00	23:30				
Wednesday	09:00	23:00				
Thursday	09:00	23:30				
Friday	09:00	00:00				
Saturday	09:00	00:00				
Sunday	09:00	23:00				
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	None				No change	

1-C	Layout alteration
No change of layout is proposed	

1-D	Conditions being varied, added or removed	
Condition	Proposed variation	
16. After 21:00 hours, patrons permitted to temporarily leave and then re-enter the premises e.g., to smoke, shall not be permitted to take drinks or glass containers with them.”	After 22:00 hours, patrons permitted to temporarily leave and then re-enter the premises e.g., to smoke, shall not be permitted to take drinks or glass containers with them.”	
17. An SIA licensed door supervisor, wearing a high visibility jacket or vest, shall be on duty at the premises after 17:00 hours on Thursday and Friday evenings, and at other times on a risk assessed basis when customers are drinking outside. The door supervisors duties shall include monitoring the behaviour of customers outside the premises and ensuring that the pavement remains clear for pedestrians.”	A risk assessment will be undertaken when customers are drinking outside. If identified via the risk assessment a licensed door supervisor will be on duty on Thursday and Friday evenings, door supervisors duties shall include monitoring the behaviour of customers outside the premises and ensuring that the pavement remains clear for pedestrians.”	
Adult entertainment:	Current position:	Proposed position:
	None	No change

2.	Representations
2-A	Responsible Authorities
Responsible Authority:	Environmental Health
Representative:	Dave Nevitt
Received:	13 June 2022
<p>I wish to make Representations on the following grounds:</p> <p>Representation is made in relation to the application, as the proposals are likely to increase the risk of Public Nuisance.</p>	

2-B	Other Persons
Name:	██████████
Address and/or Residents Association:	██████████ ██████████ ██████████
Received:	16 June 2022
<p>In regards to the application with reference number (22/05341/LIPV)</p> <p>I am writing as ██████████, freehold owner of ██████████.</p> <p>I have fought hard to have a restriction with the pub's customers to drink outside only until 9PM. Unfortunately I have been told just now 162 that the pub has applied for an extension for drinks to be extended outside till 10pm. I have not been told before hand so wish you will consider my plea in time to oppose this application.</p> <p>One must not forget that there are families with young children living in the street and not to forget elderly people who wish to have a peaceful early sleep.</p> <p>Please note that I am sending you my email in time for your consideration. As I have only just learned of the application, I will submit further information in support of my representation shortly.</p> <p>On 11 July 2022 the Objector submitted the following additional information:-</p> <p>As you know we fought to have a restriction imposed on the pub preventing customers to drink outside of their premises as of 9pm. In the past the pub was the source of public nuisance. It was badly managed with patrons making a lot of noise during the day and at night. And during the day the masses of patrons blocked the pavement preventing me from walking safely past the pub.</p> <p>All of the above led to a review of the premises' licence which resulted in the current restrictions, namely: after 9pm the cordoned area is removed, customers are required to drink inside and may only return outside to smoke without their glasses. There must also be an SIA person at certain times.</p> <p>The pub now wishes to extend the restriction to 10pm and remove the requirement for an SIA</p>	

person to be present.

The application seeks to remove the following conditions: *After 21:00 hours, patrons permitted to temporarily leave and then re-enter the premises e.g., to smoke, shall not be permitted to take drinks or glass containers with them. An SIA licensed door supervisor, wearing a high visibility jacket or vest, shall be on duty at the premises after 17:00 hours on Thursday and Friday evenings, and at other times on a risk assessed basis when customers are drinking outside. The door supervisor's duties shall include monitoring the behaviour of customers outside the premises and ensuring that the pavement remains clear for pedestrians.*

To be amended to: *After 22:00 hours, patrons permitted to temporarily leave and then re-enter the premises e.g., to smoke, shall not be permitted to take drinks or glass containers with them. A risk assessment will be undertaken when customers are drinking outside. If identified via the risk assessment a licensed door supervisor will be on duty on Thursday and Friday evenings, door supervisor's duties shall include monitoring the behaviour of customers outside the premises and ensuring that the pavement remains clear for pedestrians*

The Sub-Committee imposed conditions to restrict outside drinking in the manner the applicant now wishes to amend.

I firmly oppose this request for a number of reasons:

1. Lower Belgrave street is mostly a residential area. Therefore, by early evening the loud noise emanating from the pub's patrons outside are invasive and disturb the privacy of the local residents. Even though there is a guard to monitor the patrons outside, he or she can do little to moderate their noise levels. Extending the outside drinking to 10pm will exacerbate this situation and result in public nuisance.
2. I am an elderly lady living next door to the pub and the loud noise from the pub's patrons (laughter, shouting) after 9pm will affect me adversely and disturb my sleep. And also when I have my grandchildren staying overnight the noise levels will disturb them equally.

The likely effect of this would be an increase in noise from i) customers drinking outside later in the evening; and ii) customers drinking in greater numbers and in a less controlled manner due to the deletion of the SIA requirement. The ensuing noise would cause a nuisance.

I understand the pub has its own commercial objectives, however, they need to balance this with respect for the mental well being of residents living in proximity to their business. And I fear that an extension to 10pm will result in the public nuisance I experienced in the past, returning.

Name:	██████████
Address and/or Residents Association:	██████████ ██████████ ██████████
Received:	02 June 2022

This all depends how it will affect noise pollution with regards to people outside drinking, live or recorded music being audible outside, added traffic.

This is first and foremost a residential area and as a neighbouring resident this worries me.

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	27 May 2022

We would like to object to the proposed amendment. We are residents living in the street, and we have children sleeping at the front of the house, so the delay to 22.00 is unacceptable. Furthermore the Policeman in high visibility jacket has been very effective in limiting the noise to the residents, and we wish him to continue his duties. Before the policeman was installed, pub customers were too noisy, and invading the pavement and the surrounding areas.

On 13th July 2022, the Objector submitted the following additional information:-

I would like to submit the following additional evidence:

1. a photograph taken before the restrictions where in place, showing people everywhere in the street.



2. a video taken on the 8/10/2009 taken at 20.39 showing just how loud and out of control things can get, even relatively early in the evening, and late in the season (October).

So please consider that we are living [REDACTED], with windows on the street, and that we have children who need to study in the evening, and then sleep. The current status is that the pub is behaving very well, they are keeping the crowd under control, and there is no noise. But if the restrictions are relaxed, things can get noisy very quickly when people get drunk.

The video provided will be circulated with the published Committee report

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	09 June 2022

[REDACTED] the pub where the punters stand and drink and smoke and leave plastic cups and cigarette butts behind! Even with the current security on patrol, some drinkers loiter outside the only access way to my property and block my entrance. On occasions that I have had to ask them to move out of my access, they have reacted unpleasantly. I fear without the patrol, the situation would be even worst.

I do not wish to have interaction with drinkers who shall we say may be 'jolly'. It is also unpleasant to have to move through their cigarette smoke. At least the patrol can keep them clear of my access. And I would only need to interact with the patrol as opposed with the punters.

I thank you for giving me the chance to be heard.

3. Policy & Guidance

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

Policy HRS1 applies

- A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.
- B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:
 1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm.
 2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation.
 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.
 4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.
 5. The proposed hours when any music, including incidental music, will be played.
 6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises.
 7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.
 8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.
 9. The capacity of the premises.
 10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and

	<p>bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 are expected to be covered by Temporary Event Notices or variation applications.</p>
<p>Policy PB1(A) applies</p>	<p>A. Applications outside the West End Cumulative Zone will generally be granted subject to: 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities being within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The applicant has taken account of the Special Consideration Zones policy SCZ1 if the premises are located within a designated zone. 5. The application and operation of the venue meet the definition of a Public House or Bar in Clause D.</p> <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>

4. Equality Implications

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

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

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

5.	Appendices
Appendix 1	Existing Premises Licence
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Decision from Review hearing on 15 January 2013
Appendix 5	Proposed conditions
Appendix 6	Residential map and list of premises in the vicinity

Report author:	Kevin Jackaman Senior Licensing Officer
Contact:	Telephone: 0207 641 6500 Email: kjackaman@westminster.gov.uk

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

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

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Environmental Health representation	13 June 2022
5	Interested party representation (1)	16 June 2022
6	Interested party representation (2)	02 June 2022
7	Interested party representation (3)	27 May 2022
8	Interested party representation (4)	09 June 2022



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

**Schedule 12
Part A**

**WARD: Knightsbridge
And Belgravia
UPRN: 100022774714**

Premises licence

Regulation 33, 34

Premises licence number:	19/07039/LIPDPS
Original Reference:	05/06632/LIPCV

Part 1 – Premises details

Postal address of premises:

The Plumbers Arms Public House
Plumbers Arms
14 Lower Belgrave Street
London
SW1W 0LN

Telephone Number: 0207 730 4067

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Live Music
Playing of Recorded Music
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 Live Music

Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Sunday:	09:00 to 22:30
Non-standard Timings:	See conditions 12 and 13

Playing of Recorded Music Unrestricted

Late Night Refreshment

Monday to Thursday:	23:00 to 23:30
Friday to Saturday:	23:00 to 00:00
Non-standard Timings:	See conditions 12 and 13

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 Thursday:	10:00 to 23:30
Friday to Saturday:	10:00 to 00:00
Sunday:	12:00 to 22:30
Non-standard Timings:	See conditions 12 and 13

For times authorised for Christmas, New Year and Good Friday see conditions at Annex 1&3

The opening hours of the premises:

Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Sunday:	09:00 to 23:00

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:

Spirit Pub Company (Services) Limited
Westgate Brewery
Bury St Edmunds
Suffolk
IP33 1QT
Business Phone Number : 01284 763 222

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

05266811

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

Name: Ashley Marc Coombs

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: 19-222382-1
Licensing Authority: The Royal Borough Of Kensington And Chelsea

Date: 25 June 2019

This licence has been authorised by Bushara Hamida 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.

8(ii) For the purposes of the condition set out in paragraph 8(i) above -

- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula -

$$P = D + (D \times V)$$

Where -

- (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) the holder of the premises licence,

- (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- 8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Conditions which reproduce the effect of any restriction imposed on the use of the premises by specified enactment

9. The terminal hour for late night refreshment on New Years Eve is extended to 05:00 on New Years Day

Annex 2 – Conditions consistent with the operating Schedule

None

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

10. The permitted hours for the sale by retail of alcohol are:

- (a) Monday to Thursday 10:00 to 23:30
- (b) Friday to Saturday 10:00 to 00:00
- (c) Sunday - 12:00 to 22:30

NOTE - The above restrictions do not prohibit:

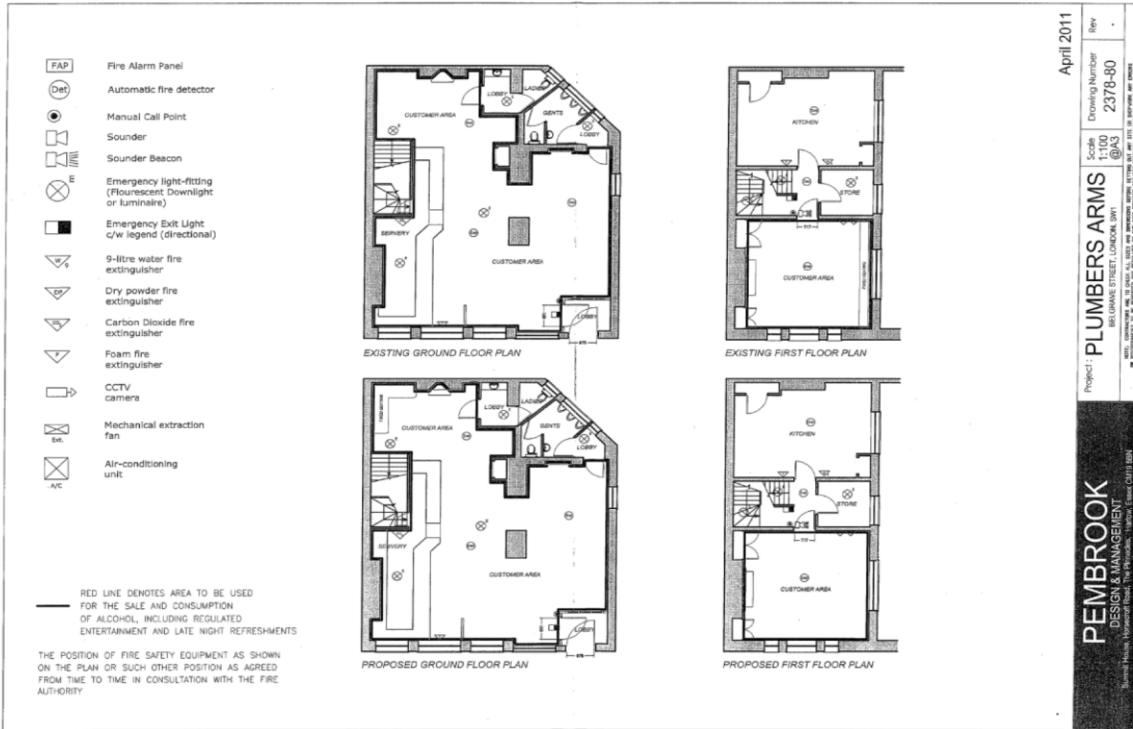
- (a) the sale or supply of alcohol to or the consumption of alcohol by any person residing in the licensed premises;
- (b) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- (c) the sale of alcohol to a trader or registered club for the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

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

- 11. Regulated Entertainment in the form of live music is limited to two performers only.
- 12. The terminal hour for sale/supply of alcohol, regulated entertainment and late night refreshment is extended by one hour on St David's Day, St Patrick's Day, St George's Day and St Andrew's Day with 10 days notice to be given to the Metropolitan Police Service and the Licensing Department of Westminster City Council. The Police to have veto over any event.
- 13. The terminal for sale and of alcohol, regulated entertainment and late night refreshment may be extended by one hour on statutory bank holiday weekends (Friday to Monday), the Thursday before Good Friday and Christmas Eve with ten days notice to be given to the Metropolitan Police Service and the Licensing Department of Westminster City Council. The Police to have veto over any event.
- 14. All children on the premises to be accompanied by an adult, to be on the premises for the purpose of a meal and to have vacated the premises by 9.30pm.
- 15. When payment is made by credit or debit card, customer is to be presented with an itemised bill showing the details of all alcoholic drinks purchased.

16. After 21:00 hours, patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
17. An SIA licensed door supervisor, wearing a high visibility jacket or vest, shall be on duty at the premises after 17:00 hours on Thursday and Friday evenings, and at other times on a risk assessed basis when customers are drinking outside. The door supervisor's duties shall include monitoring the behaviour of the customers outside the premises and ensuring that the pavement remains clear for pedestrians.
18. The premises licence holder shall ensure that the outside of the premises is managed so as to ensure that the pavement is not blocked, there is no public nuisance caused to local residents and patrons are prevented from spreading to areas outside neighbouring premises.
19. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
20. Notices shall be prominently displayed at any area used for smoking requesting patrons to respects the needs of local residents and use the area quietly.
21. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which give rise to a nuisance.
22. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kern edge, shall be swept and or washed daily, and litter and sweeping collected.

Annex 4 – Plans





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

Schedule 12
Part B

Premises licence
summary

WARD: Knightsbridge
And Belgravia
UPRN: 100022774714

Regulation 33, 34

Premises licence number:

19/07039/LIPDPS

Part 1 – Premises details

Postal address of premises:

The Plumbers Arms Public House
Plumbers Arms
14 Lower Belgrave Street
London
SW1W 0LN

Telephone Number: 0207 730 4067

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Live Music
Playing of Recorded Music
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 Live Music

Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Sunday:	09:00 to 22:30
Non-standard Timings:	See conditions 12 and 13

Playing of Recorded Music

Unrestricted

Late Night Refreshment

Monday to Thursday:	23:00 to 23:30
Friday to Saturday:	23:00 to 00:00
Non-standard Timings:	See conditions 12 and 13

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 Thursday:	10:00 to 23:30
Friday to Saturday:	10:00 to 00:00
Sunday:	12:00 to 22:30
Non-standard Timings:	See conditions 12 and 13

For times authorised for Christmas, New Year and Good Friday see conditions at Annex 1&3

The opening hours of the premises:

Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Sunday:	09:00 to 23:00

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:

Spirit Pub Company (Services) Limited
Westgate Brewery
Bury St Edmunds
Suffolk
IP33 1QT

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

05266811

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

Name: Ashley Marc Coombs

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

Restricted

Date: 25 June 2019

This licence has been authorised by Bushara Hamida on behalf of the Director - Public Protection and Licensing.

None

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
05/06632/LIPCV	Conversion	21.09.2005	Granted by Licensing Sub Committee
09/05634/LIPCH	Change of licence holder details	25.07.2009	Granted under delegated authority
10/00248/LIPDPS	Change of DPS	28.01.2010	Granted under delegated authority
10/02169/LIPDPS	Change of DPS	13.04.2010	Granted under delegated authority
10/03039/LIPDPS	Change of DPS	17.05.2010	Granted under delegated authority
11/03353/LIPVM	Minor variation - variation of layout	06.05.2011	Granted under delegated authority
12/00683/LIPDPS	Change of DPS	14.02.2012	Granted under delegated authority
12/09796/LIREVP	Review of the premises licence	15.01.2013	Modification of conditions – see full LSC decision at appendix 4
19/07039/LIPDPS	Change of DPS	25.06.2019	Granted under delegated authority

There is no appeal history

LICENSING SUB-COMMITTEE No. 1

Tuesday 15 January 2013

Membership: Councillor Audrey Lewis (Chairman), Councillor Nicholas Evans and Councillor Gwyneth Hampson

Legal Adviser: Barry Panto
Policy Adviser: Chris Wroe
Committee Officer: Jonathan Deacon

Relevant Representations: In support of the review application - Mrs Lydia Del Maestro (the Applicant), Environmental Health Service, three local businesses and one local resident.

Against the review application – one local resident.

Present: Mrs Lydia Del Maestro (the Applicant), Mr Richard Brown (Citizens Advice Bureau Licensing Advice Project, Representing the Applicant), Ms Rebecca St Rose (Environmental Health), Mr Daniel Ferrer (Licensing Inspector), Mr Matthew Phipps (TLT Solicitors, Representing the Licence Holder), Mr Timothy Brown (Designated Premises Supervisor) and Mr Ian Torpey (Business Development Manager and Area Manager, Licensee Company).

Review of the premises licence for The Plumbers Arms Public House, 14 Lower Belgrave Street, SW1

12/09796/LIREVP

An application has been submitted by Mrs Lydia Del Maestro for a Review of the premises licence for the Plumbers Arms Public House. The application was received by the Licensing Service on 8 November 2012, on the grounds of the Prevention of Public Nuisance.

Guidance issued under section 182 of the Licensing Act 2003 (para 11.2) states that at any stage following the grant of a premises licence, a responsible authority, such as the Police or the Environmental Health Service, or any other person who can seek a review, may ask the Licensing Authority to review the premises licence because of a matter arising at the premises in connection with any of the four licensing objectives.

As such, in accordance with section 52(2) of the above-mentioned Act, the Licensing Authority must hold a hearing to consider the application and any relevant representations.

The premises currently benefits from a premises licence that permits:

Performance of Live Music:

Monday to Thursday	09:00 to 23:30
Friday to Saturday	09:00 to 00:00
Sunday	09:00 to 22:30

Playing of recorded Music:	Unrestricted
Private Entertainment:	Unrestricted

Late Night Refreshment

Monday to Thursday	23:00 to 23:30
Friday to Saturday	23:00 to 00:00

Sale by Retail of Alcohol

Monday to Thursday	09:00 to 23:30
Friday to Saturday	09:00 to 00:00
Sunday	09:00 to 22:30

Opening Hours:

Monday to Thursday	09:00 to 23:30
Friday to Saturday	09:00 to 00:00
Sunday	09:00 to 22:30

The Applicant has stated that there has been a number of instances of public nuisance arising from outside drinking and the problems are worst in Summer and in the evening and can also occur at any time of the day throughout the year. Customers are gathering outside the premises on Lower Belgrave Street which is mainly a residential area. Although there is a barrier outside the premises, it does not have the desired result at busy times whereby customers spill out onto the pavement, blocking it and causing noise nuisance. Residents on both sides of the street are affected.

Representations have been received in support of this review from the Environmental Health Service who believe that the licensing objectives are being undermined.

Representations have been received in support of this review from two local businesses and one local resident and a local residents association under the licensing objectives.

Representations have been received from one local resident against the review application.

The Authority must, having regard to the application and the representations take such steps (if any), as it considers appropriate for the promotion of the licensing objectives. The steps are:

- (a) to modify the conditions of the licence;
- (b) to exclude a licensable activity from the scope of the licence;
- (c) to remove the designated premises supervisor;
- (d) to suspend the licence for a period not exceeding three months;

(e) to revoke the licence;
and for this purpose the conditions of the licence are modified if any of them is altered or omitted or any new condition added.

In accordance with section 52(6) of the 2003 Act, if the authority takes measures to modify conditions or exclude licensable activities from the licence, it may stipulate that the modification or exclusion is to have effect for only such period (not exceeding three months) as it may specify.

The licensing authority's determination of this application does not have effect until the 21 day appeal period has expired or if the decision is appealed the date the appeal is determined and / or disposed of.

The applicant is seeking a number of conditions to be attached to the licence upon determination of the Review.

The Sub-Committee initially heard from Mr Brown, representing the Applicant. He stated that Mrs Del Maestro had submitted the review application on the grounds of the prevention of public nuisance due to noise from customers drinking outside The Plumbers Arms Public House and also patrons obstructing the pavement. Mrs Del Maestro had lived in her property for 50 years which was two doors down from the pub. Mr Brown said his client had experienced a number of problems over the years. This was demonstrated by her letter expressing her concerns in response to an application by the premises to convert the justices' licence and to extend the proposed hours in 2005. The concerns set out in the letter were those which still existed to this day. Patrons drinking outside were loud and intrusive and the noise was at its greatest on Thursday and Friday evenings. Mr Brown stated that the main times when public nuisance was experienced by his client was between 17:00 hours and 21:30 hours on Thursday and Friday evenings during the summer but this was not the only time that nuisance was caused. Photographs taken by the Applicant, mainly from her residence, included the lunchtime period and an evening in November. Recent noise complaints had been received by the Council's Noise Team on 5 October 2012 and 9 January 2013. 3 of the 5 noise complaints received by the Noise Team during 2012 had been made by his client. Mr Brown emphasised that Mrs Del Maestro did not contact the Noise Team on every occasion when she was disturbed by noise from outside the pub.

Mr Brown informed Members that it was not his client's position that patrons drinking outside the pub were particularly poorly behaved. Laughing, shouting and general conversation adversely affected local residents as could be seen in neighbours' representations. A barrier was kept outside the pub but during busy times this was pushed out or patrons ignored it. The photographs showed a member of staff rather than a SIA licensed door supervisor attempting to monitor the situation with 30-40 customers on the pavement. There were no conditions on the existing licence which addressed any of these issues. Mr Brown made the point that there had been attempts by the parties to resolve the situation. When the previous Designated Premises Supervisor ('DPS') had been at The Plumbers Arms, a SIA licensed door supervisor had been employed on Thursday and Friday evenings. This had resulted in a slight improvement but during the summer of 2012 this practice had ceased.

Mr Brown referred briefly to the other representations received in relation to the review application. Mr Sanna, the owner of the restaurant at 10-12 Lower Belgrave Street had commented on the large number of people outside the premises which the management had not been able to control effectively. The noise levels had been a serious problem which had led to complaints from Mr Sanna's own customers. The local estate agent between the pub and the Applicant noted the need for the pub to monitor the crowds and noise in the street. Mr Bowen had written of the noise generated by the patrons of the pub being a constant nuisance especially late at night. He had written that he had made regular phone complaints. Mr Hutchinson worked in a solicitor's office directly opposite Mrs Del Maestro. His letter actually constituted a series of observations rather than a letter in support of or against the review application. He did not advocate that the licence should be withdrawn or restricted and felt that the landlord held the key to resolving matters as much as the licensing authority. The letter against the review had stated that if the licence was revoked it would be a travesty. Mr Brown added that the Applicant was not making a case for the licence to be revoked. She wished to have proper management of the outside area to prevent public nuisance and 8 specific conditions were proposed to achieve this.

Mrs Del Maestro addressed the Sub-Committee. She stated that the situation regarding noise outside the pub had got worse in recent times. There had been a short period of respite. There was a barrier outside The Plumbers Arms but this was ignored by patrons and they blocked the pavement and even entered the road. In the evening there was noise pollution. Groups of patrons from the pub would talk loudly on the phone outside her house, smoke there and leave empty beer glasses on her forecourt. Her grandchildren were not able to sleep during the summer when they stayed with her. Mrs Del Maestro expressed the view that the management of the pub had not taken into account that it was located in a residential area.

The Sub-Committee heard from Ms St Rose for Environmental Health. She stated that Environmental Health supported the review application of the premises licence. The history of complaints received from April 2010 onwards was included in the report. Mr Ferrer, Licensing Inspector, had been working with management of The Plumbers Arms and local residents since 2009. She confirmed that the premises had a 'tables and chairs' licence.

Mr Ferrer provided some details of the situation since he had been working with management of the pub and local residents. The most complaints received by the Noise Team had been during 2009. Then there had been a period of respite. He had managed to obtain undertakings from the pub that there would be no outside drinking after 21:30 hours and that a SIA licensed door supervisor would be employed on Thursday and Friday evenings. This had taken place when the previous DPS had been in post. Since the current DPS had arrived, the previous undertakings had not been adhered to. In particular no SIA licensed door supervisor was currently employed.

Mr Phipps, representing the Licensee, addressed the Sub-Committee. He stated that he was not making the case that the review was not merited but that the situation was not as bad as it had been presented. He believed the point had been

adequately made in the representation of the local estate agent. It was the case that when the DPS was on top of the issues outside the premises the customers' noise was moderated. When this was not the case, there was a problem. He stated that there was little evidence of incidents in Environmental Health's history of noise complaints since May 2010 to warrant Environmental Health's support of the review application. There had been a gap of a year between recorded noise complaints from May 2011 to May 2012 and a further gap of 9 months between recorded noise complaints from July 2010 to April 2011. He accepted on behalf of his client that photographs showed that patrons of the pub had been outside the barriers. Mr Phipps stated that the Council's policy was that the degree of nuisance increased with the lateness of the hours and it was not the case that public nuisance was being caused by the premises late at night.

Mr Phipps, referring to the Applicant's proposed conditions, stated that his client did not object to five out of the eight suggested. These included that there would be no noise emanating from the premises and that notices would be displayed requesting patrons to use the area quietly when smoking and leave the area quietly after the pub had closed. The Licensee did object to having to employ a SIA registered door supervisor on Thursday and Friday evenings. Mr Phipps made the point that the monitoring of the outside area could be carried out as equally as effectively by a dedicated member of staff who would be able to build a rapport. Door supervisors tended to involve themselves in matters of conflict and there was not conflict in this case. He requested that as the issues outside the pub tended to occur during the summer months that the obligation on management should only be required from 31 April to 31 September. Mr Phipps expressed the view that the two conditions requiring a set time when outside drinking would be discontinued and also a time when smokers would be limited to a specific number outside the premises were not appropriate or proportionate. He added if Members were minded to set a time deadline for outside drinking, this should not be before 21:30 hours.

Mr Phipps said there had been periods in recent years when good management had resolved issues outside the premises and others when this had not been the case. He apologised on behalf of his client that there had been a lack of appreciation of the issues but it was crystallised in minds now. There was now an opportunity to demonstrate that matters would be attended to and ensure that there was an end to the need for residents to complain. He accepted that the Sub-Committee could not take it purely on trust that all issues would be resolved. However, if the 5 conditions proposed by the Applicant were attached to the licence plus two conditions that a dedicated member of staff supervised the outside area and that customers were required to drink within a designated area outside the premises, this would be a proportionate response and would meet the licensing objectives.

The Sub-Committee asked Mr Phipps to explain why the current DPS had not followed the practices of the previous DPS at the premises. Mr Phipps responded that the pub had continued the practice of outside drinking discontinuing at 21:30 hours. There were signs in windows that patrons should respect the needs of local residents and there was already a member of staff supervising the outside area. Mr Phipps accepted that from time to time the member of staff had failed to manage the barriers effectively. The Chairman brought to the Licensee's attention the entry of 27 July 2012 in Environmental Health's complaints history. This had the comment that

the outside area had been consistently overcrowded with patrons spilling all over the street and that when the manageress had been asked to address it she had been 'rude to the point of offensive'. The Chairman stated that this surely was evidence that a DPS was required to resolve any conflict in the external area. Mr Ferrer made the point that the door supervisor previously employed by the premises had been more effective than members of staff.

Mr Brown responded to some of the points made by Mr Phipps. In terms of the complaints history, there was always the difficulty of any complaints being corroborated. Those suffering from the effects of nuisance did not usually instantly reach for the telephone to make a complaint. It would normally have to go on for some time. The Applicant was requesting that outside drinking was discontinued at approximately 19:30 or 20:00 hours and that the numbers smoking outside were limited at this time.

Decision (including reasons):

The Sub-Committee considered that public nuisance had been created as a result of noise from customers drinking outside The Plumbers Arms Public House and also patrons obstructing the pavement. There had been a broad spread of complaints from local people over a lengthy period of time. The Licensees had not previously demonstrated that they were able to solve the issues that had been raised. It was therefore necessary to attach conditions to the licence to ensure that the issues were addressed. This included that a SIA licensed door supervisor would be employed after 17:00 hours on Thursday and Friday evenings. The door supervisor would be required to wear a high visibility jacket or vest. It had not been shown that staff were able to manage those drinking outside the premises and there had been evidence that the situation had improved somewhat when a door supervisor had been employed previously.

The Sub-Committee considered it appropriate and proportionate to attach the condition that after 21:00 hours, patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, would not be permitted to take drinks or glass containers with them. Taking into account the Applicant's concerns regarding patrons of the pub drinking and smoking outside her house, the Applicant's proposed condition was amended to 'the premises licence holder shall ensure that the outside of the premises is managed so as to ensure that the pavement is not blocked, there is no public nuisance caused to local residents and patrons are prevented from spreading to areas outside neighbouring premises'. The Sub-Committee noted the Licensee's proposed condition that customers were required to drink within a designated area outside the premises but did not attach it to the licence because the Licensing Sub-Committee has no powers to enforce the designation of official drinking areas.

Conditions on the Licence

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 hold a personal licence.
4.
 - (1) The responsible person shall take all reasonable steps to 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 in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children—
 - (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 (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
 - (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;
 - (d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on—
 - (i) the outcome of a race, competition or other event or process, or
 - (ii) the likelihood of anything occurring or not occurring;

- (e) 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.
5. The responsible person shall ensure that no alcohol is dispensed 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).
6. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.
7. (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.
- (2) 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 a holographic mark.
8. The responsible person shall 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; and
 - (b) customers are made aware of the availability of these measures.

Additional Conditions

9. The terminal hour for late night refreshment on New Year's Eve is extended to 05:00 on New Year's Day.
10. The permitted hours for the sale by retail of alcohol are:
- (a) Monday to Thursday 10:00 to 23:30
 - (b) Friday to Saturday 10:00 to 00:00
 - (c) Sunday - 12:00 to 22:30

NOTE - The above restrictions do not prohibit:

- (a) the sale or supply of alcohol to or the consumption of alcohol by any person residing in the licensed premises;

(b) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;

(c) the sale of alcohol to a trader or registered club for the purposes of the trade or club;

(d) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;

(e) the taking of alcohol from the premises by a person residing there;

(f) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied;

(g) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

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

11. Regulated Entertainment in the form of live music is limited to two performers only.
12. The terminal hour for sale/supply of alcohol, regulated entertainment and late night refreshment is extended by one hour on St David's Day, St Patrick's Day, St George's Day and St Andrew's Day with 10 days notice to be given to the Metropolitan Police Service and the Licensing Department of Westminster City Council. The Police to have veto over any event.
13. The terminal for sale and of alcohol, regulated entertainment and late night refreshment may be extended by one hour on statutory bank holiday weekends (Friday to Monday), the Thursday before Good Friday and Christmas Eve with ten days notice to be given to the Metropolitan Police Service and the Licensing Department of Westminster City Council. The Police to have veto over any event.
14. All children on the premises to be accompanied by an adult, to be on the premises for the purpose of a meal and to have vacated the premises by 9.30pm.
15. When payment is made by credit or debit card, customer is to be presented with an itemised bill showing the details of all alcoholic drinks purchased.

Conditions attached to the licence at the Licensing Sub-Committee review hearing

16. After 21:00 hours, patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
17. An SIA licensed door supervisor, wearing a high visibility jacket or vest, shall be on duty at the premises after 17:00 hours on Thursday and Friday evenings, and at other times on a risk assessed basis when customers are drinking outside. The door supervisor's duties shall include monitoring the behaviour of the customers outside the premises and ensuring that the pavement remains clear for pedestrians.
18. The premises licence holder shall ensure that the outside of the premises is managed so as to ensure that the pavement is not blocked, there is no public nuisance caused to local residents and patrons are prevented from spreading to areas outside neighbouring premises.
19. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
20. Notices shall be prominently displayed at any area used for smoking requesting patrons to respects the needs of local residents and use the area quietly.
21. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which give rise to a nuisance.
22. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kern edge, shall be swept and or washed daily, and litter and sweeping collected.

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

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

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

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

Conditions: On Current Licence -

Mandatory:

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

- (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
 - (b) an ultraviolet feature.
7. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor.

For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

8(ii) For the purposes of the condition set out in paragraph 8(i) above -

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula -

$$P = D+(D \times V)$$

Where -

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Conditions which reproduce the effect of any restriction imposed on the use of the premises by specified enactment

9. The terminal hour for late night refreshment on New Year's Eve is extended to 05:00 on New Year's Day

Annex 2 – Conditions consistent with the operating Schedule

None

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

10. The permitted hours for the sale by retail of alcohol are:

- (a) Monday to Thursday 10:00 to 23:30
- (b) Friday to Saturday 10:00 to 00:00
- (c) Sunday - 12:00 to 22:30

NOTE - The above restrictions do not prohibit:

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

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

11. Regulated Entertainment in the form of live music is limited to two performers only.
12. The terminal hour for sale/supply of alcohol, regulated entertainment and late night refreshment is extended by one hour on St David's Day, St Patrick's Day, St George's Day and St Andrew's Day with 10 days notice to be given to the Metropolitan Police Service and the Licensing Department of Westminster City Council. The Police to have veto over any event.
13. The terminal for sale and of alcohol, regulated entertainment and late night refreshment may be extended by one hour on statutory bank holiday weekends (Friday to Monday), the Thursday before Good Friday and Christmas Eve with ten days notice to be given to

the Metropolitan Police Service and the Licensing Department of Westminster City Council. The Police to have veto over any event.

14. All children on the premises to be accompanied by an adult, to be on the premises for the purpose of a meal and to have vacated the premises by 9.30pm.
15. When payment is made by credit or debit card, customer is to be presented with an itemised bill showing the details of all alcoholic drinks purchased.
16. After 21:00 hours, patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

The applicant is seeking to vary condition 16 as follows:

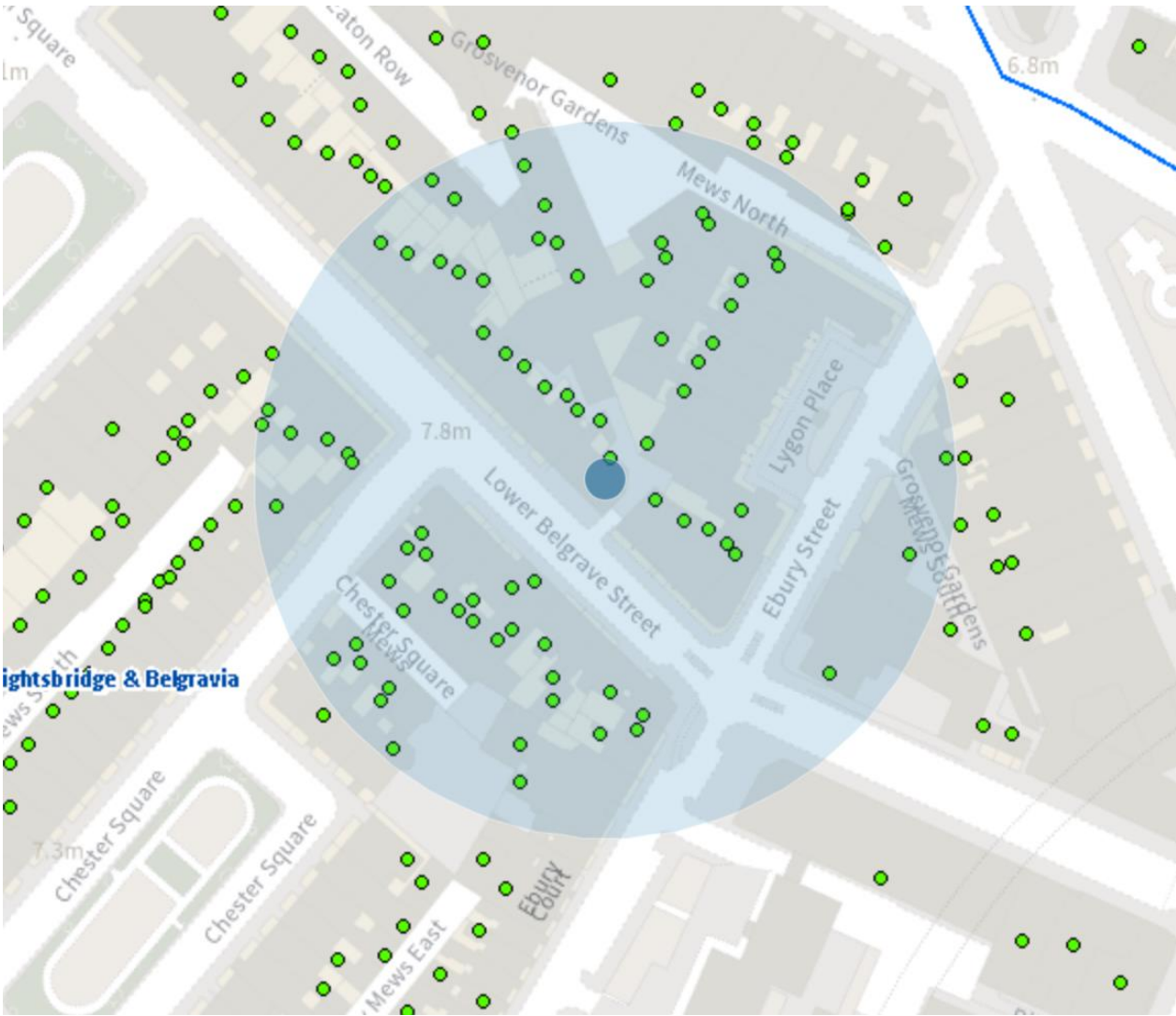
After 22:00 hours, patrons permitted to temporarily leave and then re-enter the premises e.g., to smoke, shall not be permitted to take drinks or glass containers with them.

17. An SIA licensed door supervisor, wearing a high visibility jacket or vest, shall be on duty at the premises after 17:00 hours on Thursday and Friday evenings, and at other times on a risk assessed basis when customers are drinking outside. The door supervisor's duties shall include monitoring the behaviour of the customers outside the premises and ensuring that the pavement remains clear for pedestrians.

The applicant is seeking to vary condition 17 as follows:

A risk assessment will be undertaken when customers are drinking outside. If identified via the risk assessment a licensed door supervisor will be on duty on Thursday and Friday evenings, door supervisors duties shall include monitoring the behaviour of customers outside the premises and ensuring that the pavement remains clear for pedestrians.

18. The premises licence holder shall ensure that the outside of the premises is managed so as to ensure that the pavement is not blocked, there is no public nuisance caused to local residents and patrons are prevented from spreading to areas outside neighbouring premises.
19. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
20. Notices shall be prominently displayed at any area used for smoking requesting patrons to respects the needs of local residents and use the area quietly.
21. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which give rise to a nuisance.
22. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kern edge, shall be swept and or washed daily, and litter and sweeping collected.



Resident count: 101

Licensed premises within 75m of Plumbers Arms, 14 Lower Belgrave Street, London, SW1

Licence Number	Trading Name	Address	Premises Type	Time Period
07/01136/WCCMAP	Olivino	12 Lower Belgrave Street London SW1W 0LJ	Restaurant	Sunday; 10:00 - 22:30 Monday to Saturday; 09:00 - 23:00
10/04159/LIPD	Olivimare & Olivino	10 Lower Belgrave Street London SW1W 0LJ	Restaurant	Sunday; 12:00 - 23:30 Monday to Saturday; 10:00 - 00:00
17/14431/LIPT	Charles Of Belgravia	27 Lower Belgrave Street London SW1W 0LS	Shop	Saturday; 07:00 - 20:00 Sunday; 11:00 - 17:00 Monday to Friday; 07:30 - 20:00
20/03310/LIPV	UNI Restaurant	18A Ebury Street London SW1W 0LU	Restaurant	Sunday; 11:00 - 22:30 Monday to Saturday; 11:00 - 23:30



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	28 July 2022
Licensing Ref No:	22/03665/LIPV - Premises Licence Variation
Title of Report:	Private Members Club - Chess Club Basement To First Floor 1A Chesterfield Street London W1J 5JG
Report of:	Director of Public Protection and Licensing
Wards involved:	West End
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Karyn Abbott Senior Licensing Officer
Contact details	Telephone: 0207 641 6500 Email: kabbott@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	4 April 2022		
Applicant:	ECC Mayfair Limited		
Premises:	Private Members Club - Chess Club		
Premises address:	Basement To First Floor 1A Chesterfield Street London W1J 5JG	Ward:	West End
		Cumulative Impact Area:	None
		Special Consideration Zone:	None
Premises description:	The premises operates as a private proprietary members club on the basement, ground and first floor.		
Variation description:	<p>This variation application seeks to permit the following:</p> <p>A. Regularise changes to the premises layout following pre application advice from the City of Westminster Environmental Health Consultation Team and District Surveyor advice reference 21/14139/PREAPM.</p> <p>The proposed changes to the layout include the introduction of the second floor of the premises albeit with no overall increase in the permitted capacity of the premises.</p> <p>B. Add works condition</p> <p>The variation of this premises licence 18/13801/LIPT to vary the layout of the premises will have no effect until the premises have been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from this licence by the licensing authority. Where there have been minor changes to layout updated layout plans shall be provided to the Licensing Authority.</p> <p>C. Vary capacity condition 30 FROM The capacities are: Ground Floor: 60, First Floor: 60(excluding staff) TO The capacities are: Ground Floor: 60, First Floor: 60, Second Floor 30 subject to an overall maximum of 120 at any one time (excluding staff).</p> <p>The variation of capacity condition 30 does not result in an overall increase of the existing total permitted capacity of the licensed premises.</p> <p>The application follows pre application advice from Westminster City Council and does not propose any changes to the permitted licensable activities, hours or an overall increase in capacity.</p>		

Premises licence history:	<p>The premises has had the benefit of a premises licence since April 2016.</p> <p>The current premises licence (18/13801/LIPT) can be viewed at Appendix 3 of this report.</p> <p>A full licence history for the premises appears at Appendix 4.</p>
Applicant submissions:	<p>The applicant has provided submissions in the form of resident letters in respect of their representations and a presentation. This can be found at Appendix 2.</p> <p>The applicant also applied for pre application advice prior to submitting this application where a couple of visits have been held at the premises with Environmental Health.</p>
Applicant amendments:	None

1-B Current and proposed licensable activities, areas and hours

Regulated Entertainment

Playing of Recorded Music

	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:30	No Change		Basement, Ground and First Floor	Basement, Ground, First and Second Floor
Tuesday	10:00	23:30				
Wednesday	10:00	23:30				
Thursday	10:00	23:30				
Friday	10:00	00:00				
Saturday	10:00	00:00				
Sunday	12:00	22:30				
Seasonal variations/ Non-standard timings	Current: Sundays before Bank Holidays: 12:00 to 00:00				Proposed: No Change	

Late night refreshment

Indoors, outdoors or both		Current :		Proposed:		
		Both		No Change		
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	23:30	No Change		Basement, Ground and First Floor	Basement, Ground, First and Second Floor
Tuesday	23:00	23:30				
Wednesday	23:00	23:30				
Thursday	23:00	23:30				
Friday	23:00	00:00				
Saturday	23:00	00:00				
Sunday	N/A	N/A				
Seasonal variations/ Non-standard timings:	Current: Sundays before Bank Holidays: 23:00 to 00:00				Proposed: No Change	

Sale by Retail of Alcohol						
On or off sales			Current :		Proposed:	
			Both		No Change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:30	No Change		Basement, Ground and First Floor	Basement, Ground, First and Second Floor
Tuesday	10:00	23:30				
Wednesday	10:00	23:30				
Thursday	10:00	23:30				
Friday	10:00	00:00				
Saturday	10:00	00:00				
Sunday	12:00	22:30				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		Sundays before Bank Holidays: 12:00 to 00:00			No Change	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:30	No Change		Basement, Ground and First Floor	Basement, Ground, First and Second Floor
Tuesday	10:00	23:30				
Wednesday	10:00	23:30				
Thursday	10:00	23:30				
Friday	10:00	00:00				
Saturday	10:00	00:00				
Sunday	12:00	22:30				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		Sundays before Bank Holidays: 12:00 to 00:00			No Change	

1-C Layout alteration
The applicant proposes to add the second floor to the overall licensable area.

1-D Conditions to be added	
Condition	Proposed variation
The variation of this premises licence 18/13801/LIPT to vary the layout of the premises will have no effect until the premises have been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from this licence by the licensing authority. Where there have been minor changes to layout updated layout plans shall be provided to the Licensing Authority.	

Condition to be varied		
Condition	Proposed variation	
30. The capacities are: Ground Floor: 60, First Floor: 60(excluding staff)	The capacities are: Ground Floor: 60, First Floor: 60, Second Floor 30 subject to an overall maximum of 120 at any one time (excluding staff).	
Adult entertainment:	Current position:	Proposed position:
	None	No Change

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health Service
Representative:	Dave Nevitt
Received:	2 May 2022
<p>I wish to make Representations on the following grounds: Representation is made in relation to the application, as the proposals are likely to increase the risk of Public Nuisance and may impact upon Public Safety.</p>	

2-B Other Persons	
Name:	██████████
Address and/or Residents Association:	██████████ ██████████ ██████████
Received:	11 April 2022
<p>Hope this message finds you well!</p> <p>On behalf of my clients, the family ██████████, I want strongly to object the plans of the opening the venue which will be running late night parties and selling alcohol until 12am.</p> <p>There is enough trouble cause by residents of the rented apartments at 6 Chesterfield Street. All local residents are tied from the drunk people who staying in the apartments. They cause a lot of disturbance.</p> <p>Hopefully, the plans of the opening the private members club at 1a Chesterfield Street will be rejected by the Westminster Council.</p>	
Name:	██████████
Address and/or Residents Association:	██████████ ██████████ ██████████
Received:	1 May 2022
<p>RE: 22/03665/LIPV Premises Licence - Variation Pending Decision Basement To First Floor 1A Chesterfield Street London W1J 5JG</p> <p>I am writing to you in order to object to the licensing application for the above mentioned property. Our primary reasons for objecting are as follows:</p>	

- Noise levels coming from the property next door, which we share a party wall with will create a high volume of noise. We have multiple businesses operating out of our building (1 Chesterfield Street W1J 5JF) and we feel that having up to 120 people will create noise levels which will cause disruption to our tenants during business hours.
- High volumes of people standing outside the building smoking and drinking and talking loudly causing further disruption to our businesses.
- We are concerned the amount of extra people visiting the street will create traffic congestion. The street is narrow and parking either side of the street will cause difficulties for our clients, delivery drivers and trades-people.
- Chesterfield street is predominantly a residential street, opening a club on this street will change the dynamic considerably creating a 5:1 ratio (club members to residents)
- 120 club members plus 30 or so staff creates an intolerable fire risk in a small building with only one fire exit; also the added consideration of parking on both sides of the street making it impossible for fire trucks to get through in the event of a fire.

Kindly review our concerns and let me know how we should proceed with our objection. If you would like to discuss the above in further detail please call me

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED]
Received:	25 April 2022

I object to granting the club based at 1a Chesterfield Street, London W1J 5JN any more entertainment space for the following reasons:

- The last club on the premises created havoc in Chesterfield Street both day and night.
- During the day constant deliveries blocked the street as vans found nowhere to park.
- At night, dozens of smokers stood in the roadway and blocked the pavement drinking and shouting as they became more intoxicated creating both a public nuisance and a threat to public safety through their disorderly behaviour.
- With windows open during the summer, the sounds of music, and 120 people plus staff will create a constant public nuisance and ensure that residents get very little rest until way beyond the time the club is obliged to shut.
- Chesterfield Street is very narrow with parking on both sides, 120 people leaving after midnight will create a massive disturbance to all residents as well as tailback traffic jams of taxis with nowhere to stop other than the middle of the road.
- 120 members plus thirty staff will change what is a quiet residential street, occupied by some thirty or so residents into a very busy and noisy thoroughfare, outnumbered 5:1 by club members
- 120 residents plus staff will be a shocking fire hazard in such a small building with one staircase and no lift. This is a matter of public safety as fire tenders will not be able to get to the source of the blaze due to the narrow width of the street and parking on both sides.
- By granting this licence and its extension you are in effect ignoring the wishes of the residents, creating a public nuisance, encouraging crime and creating a flagrant fire hazard.

Please see pictures beneath. The gap between cars is neither enough for a medium sized delivery van or for a fire engine.



Name:	██████████
Address and/or Residents Association:	██████████ ██████ ██████
Received:	29 April 2022

Opening the second floor of this Club's means that with a fire or serious incident in the house, 120 clubbers + staff would have considerable difficulty exiting the building safely with only one narrow staircase. Chesterfield Street is a narrow quiet residential street. With the second floor added to Club premises more windows open onto the street, meaning more noise from Club music and chatter, where any noise echoes throughout the street so disturbing the residents

3. Policy & Guidance

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

<p>Policy HRS1 applies</p>	<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"> 1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm. 2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation. 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed. 4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises. 5. The proposed hours when any music, including incidental music, will be played. 6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises. 7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity. 8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night. 9. The capacity of the premises. 10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation. 11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely. 12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises. 13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives. 14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation
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	<p>applications.</p> <p>6. Pubs and bars, Fast Food and Music and Dance venues Monday to Thursday: 10am to 11.30pm. Friday and Saturday: 10am to Midnight. Sunday: Midday to 10.30pm. Sundays immediately prior to a bank holiday: Midday to Midnight.</p> <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted. E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement. Note: The core hours are for all licensable activities but if an application includes late night refreshment then the starting time for that licensable activity will be 11pm.</p>
<p>Policy COMB1 applies</p>	<p>A. Applications outside the West End Cumulative Impact Zone for premises that propose to operate as a 'combined use premises' will be considered on their merits and subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities for the relevant use being within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The applicant has taken account of the Special Consideration Zone policy SCZ1 if the premises are located within a designated zone. <p>B. Applications inside the West End Cumulative Impact Zones for premises that propose to operate as a 'combined use premises' will be considered on their merits and subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities for the relevant premises use being within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The applicant demonstrating that they will not add to cumulative impact within the Cumulative Impact Zone. <p>C. When considering what weight is to be given to the relevant uses and policies the Licensing Authority will take into account:</p> <ol style="list-style-type: none"> 1. Whether it will undermine the licensing objectives. 2. The current and proposed use of the premises. 3. When those uses will take place. 4. What the primary use of the premises is or the uses that will take place in different parts of that premises. 5. Whether there would normally be a presumption to refuse an application for that use if it was operating as that premises type and not a combined use premises. 6. Whether the hours sought for the all or parts of the premises are within or outside the Core Hours. <p>D. The Licensing Authority will take into account, when considering the application, the relevant considerations from each of the appropriate premises uses policies within this statement</p>

	E. For the purpose of this policy a Combined Use Premises means premises which require a premises licence and where there is more than one premises use, and where the uses are not dependent on/ or part of the other uses i.e. are not ancillary to the other uses.
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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.

5. Appendices

Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Current Premises Licence 18/13801/LIPT
Appendix 4	Premises History
Appendix 5	Proposed conditions
Appendix 6	Residential map and list of premises in the vicinity

Report author:	Karyn Abbott Senior Licensing Officer
Contact:	Telephone: 0207 641 6500 Email: kabbott@westminster.gov.uk

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

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

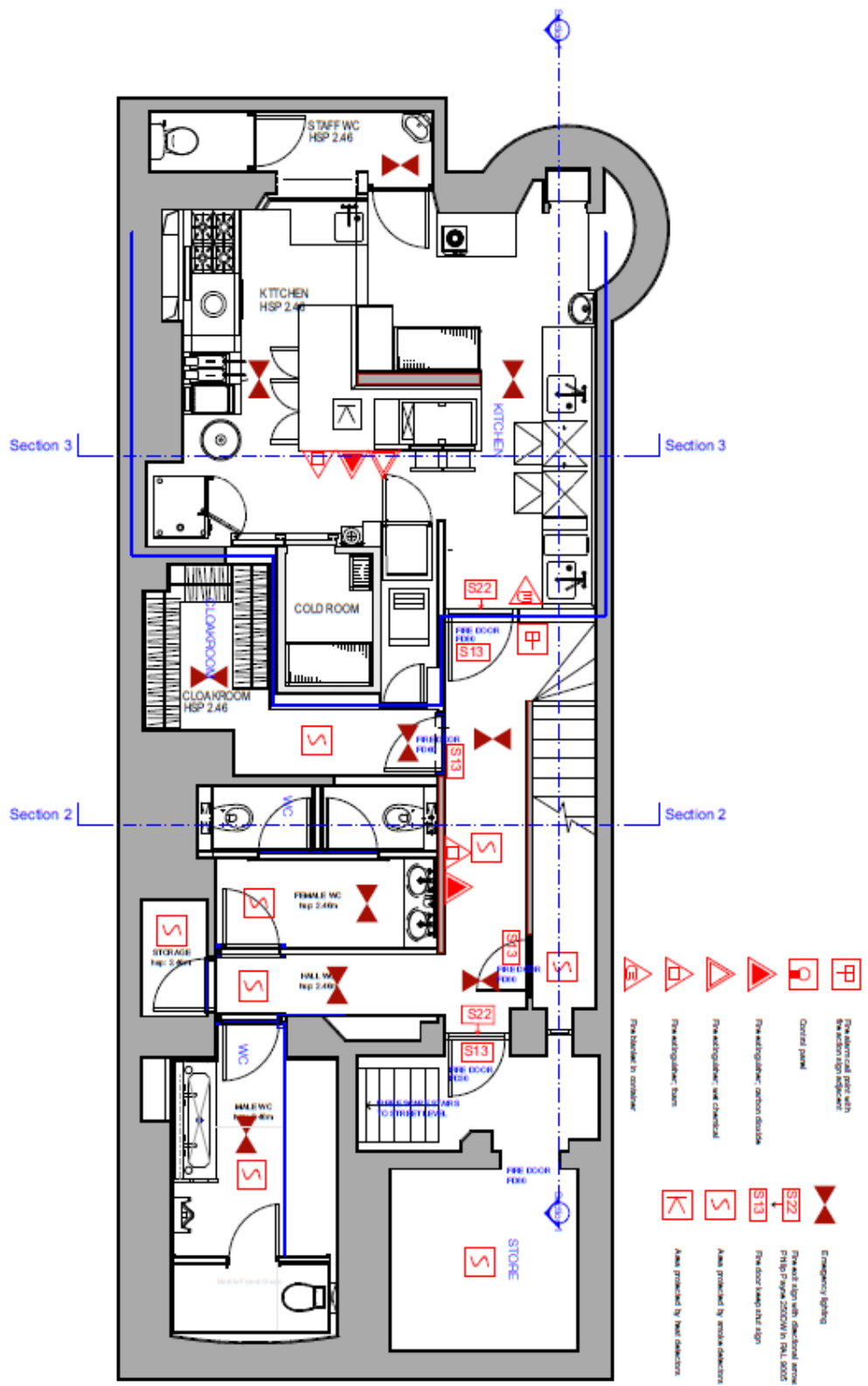
1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	October 2022
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Environmental Health Service	2 May 2022
5	Representation 1	11 April 2022
6	Representation 2	1 May 2022
7	Representation 3	25 April 2022
8	Representation 4	29 April 2022

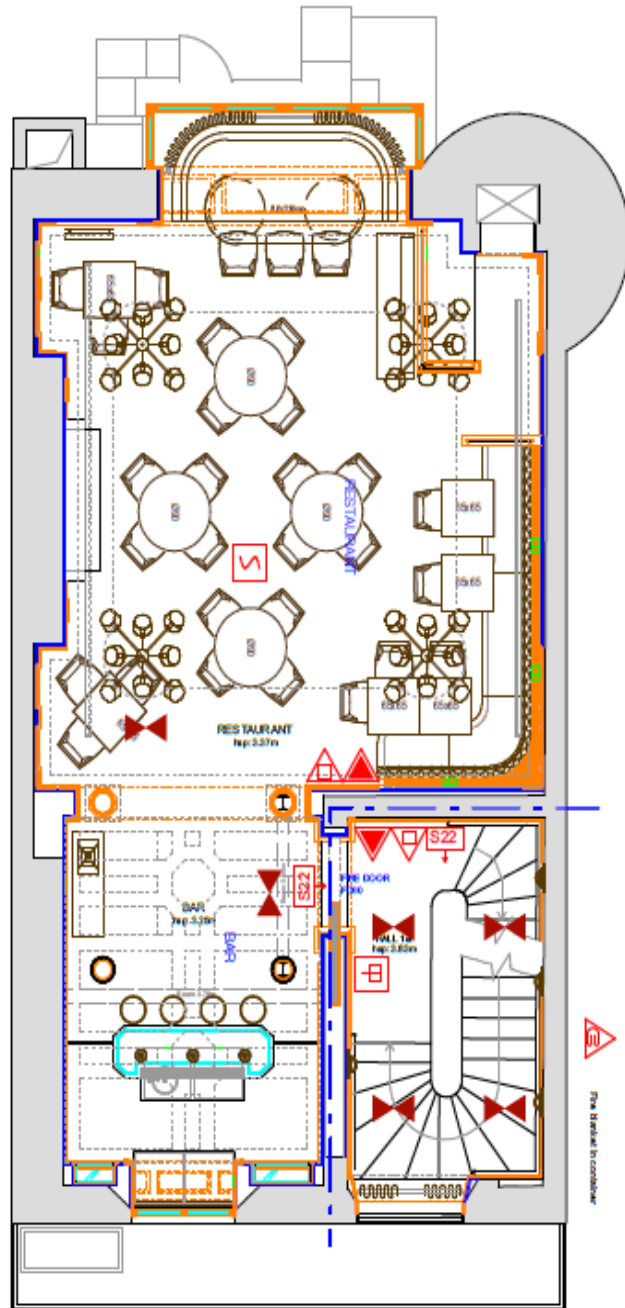
Premises Plans










Appendix 1

Granit
 Architecture + Interiors
 11000 16th Avenue SW, Suite 100, Richmond, BC V6V 2E9, Canada
 Tel: (604) 273-8888
 Fax: (604) 273-8889
 Email: info@granit.ca
 Website: www.granit.ca

Project: **Charterfield Drive**
 No: **04 of 6 (Final)**
 Project: **140 Charterfield Drive, Maple Ridge, BC V2X 2Z8**
 Scale: **1/8" = 1'-0"**
 Date: **02/10/2023**
 Drawn: **JM**
 Checked: **JM**
 Project: **MECHANICAL**
 Revision: **C**





-  Fire alarm call point with fire alarm sign (page 1)
-  Control panel
-  Fire extinguisher (carbon dioxide)
-  Fire extinguisher (water)
-  Fire blanket (wool)
-  Fire door (to corridor)
-  Emergency lighting
-  Fire alarm call point with directional arrow (Page 1, Paper 2000W in DIN 2005)
-  Fire door (single door)
-  Fire door (double door)
-  Fire door (double door)

 Granit Architektura + Inżynieria		Studio: 30-18 Przystań, Poznań 1. ul. Różańska 17/18A, 60-114 Poznań www.granit.pl		Project: Chateaufort Brewery For: Chateaufort Brewery Address: London W1C 2AB		Drawing No.: 1002/L/002 Drawing: Final floor plan Date:	
© GRANIT ARCHITECTURA I INŻYNIERIA		1:50 (A3)		Date: 01.01.2023		Project: 1002/L/002	



Ms Carmel Bourke
Curzonfield Limited
1 Chesterfield Street
London
W1J 5JF

10th May 2022

Dear Ms Bourke

Caviar Kaspia – 1A Chesterfield Street Licence

I hope this letter finds you well.

Westminster City Council have provided us with a copy of your representation in respect of our licence application. Thank you for taking the time to comment on our proposals.

I would be most grateful for your consideration of this letter, which I hope helps to clarify the limited extent of our licence proposals and helps to address your concerns.

Caviar Kaspia

We are excited Caviar Kaspia is returning to London. The family company has traded in Paris since 1927, with an impressive reputation for providing some of the best seafood in the world and a firm tradition of excellence in food, drink and service. We aspire to play host to some of the most refined clientele in town and commit to operating professionally on Chesterfield Street. We very much hope to become a valued member of your community.

Please find the enclosed presentation pack, which I hope better illustrates the company's commitment and investment to this otherwise vacant property.

Premises Licence

As you may know, the premises already has a licence. The application does not seek to extend the hours, change licensable activities or increase the existing capacity limit (120 excluding staff). The application simply proposes to regularise the licence layout plan following our refurbishment and improvement works. As part of this, we are hoping to include the second floor within the permitted area for licensable activities. This is because the current premises licence only allows licensable on the ground and first floors.

The second floor will be used as a small 12 seat private dining room and associated lounge area. It will be used for civilised pre-booked dinners and functions, as well as a small lounge area for members and their guests. There will be a single Sonos speaker providing ambient music. In addition, double

KASPIA LONDON

1A Chesterfield Street, London W1J 5JF www.caviarkaspialondon.com



glazing has been fitted to the windows to prevent noise outbreak. We have also significantly improved the safety of the building, including an improved staircase and sprinkler system throughout the building, to ensure the safety of persons in this area.

The existing premises licence includes a comprehensive operating schedule of licensing conditions to bind our commitment to a responsible operation alongside our neighbours on Chesterfield Street. Please find enclosed copy of the licence and conditions for ease of reference. We are not seeking to amend these conditions, which cover all aspects of our operation to ensure that you are not disturbed. We have also carefully considered some of the concerns raised in your representation and will make sure they form part of our staff training and operational procedures.

Thank you for your consideration of this letter. Please do not hesitate to contact me if you have any further queries arising or would like to discuss our proposals further.

Yours sincerely

Kevin Lansdown
General Manager
kevin@caviarkaspialondon.com

Encl. Presentation & Premises Licence



Ms Judith Goodison
12 Chesterfield Street
London
W1J 5JN

10th May 2022

Dear Ms Goodison

Caviar Kaspia – 1A Chesterfield Street Licence

I hope this letter finds you well.

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Yours sincerely

Kevin Lansdown
General Manager
kevin@caviarkaspialondon.com

Encl. Presentation & Premises Licence



Mr Juris Kuzmins
3 Chesterfield Street
London
W1J 5JF

10th May 2022

Dear Mr Kuzmins

Caviar Kaspia – 1A Chesterfield Street Licence

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Yours sincerely

Pp

Kevin Lansdown
General Manager
kevin@caviarkaspialondon.com

Encl. Presentation & Premises Licence



Mr Charles Phillion
14 Chesterfield Street
London
W1J 5DT

10th May 2022

Dear Mr Phillion

Caviar Kaspia – 1A Chesterfield Street Licence

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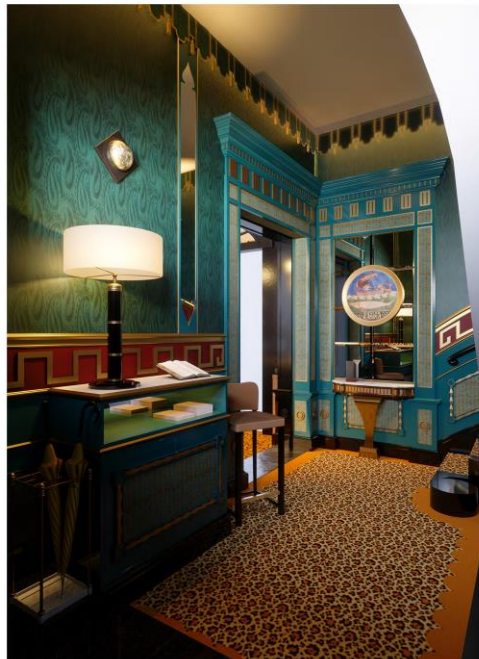
CAVIAR KASPIA UK
BASEMENT - BATHROOM



C0040

OITOMPONTO
ARCHITECTURE & INTERIORS

CAVIAR KASPIA UK
GROUND FLOOR - ENTRANCE



C0040

OITOMPONTO
ARCHITECTURE & INTERIORS

CAVIAR KASPJA UK
GROUND FLOOR - BOUTIQUE



C00470

OITOMPONTO
ARCHITECTURE & INTERIORS

CAVIAR KASPJA UK
GROUND FLOOR - CLUB



C00470

OITOMPONTO
ARCHITECTURE & INTERIORS

CAVIAR KASPIA UK
GROUND FLOOR - CLUB



OITOEMPONTO
ARCHITECTURE & INTERIORS

C0049

CAVIAR KASPIA UK
FIRST FLOOR - RESTAURANT



OITOEMPONTO
ARCHITECTURE & INTERIORS

C0049

CAVIAR KASPIA UK
FIRST FLOOR - RESTAURANT



CO040

OITOEMPONTO
ARCHITECTURE & INTERIORS

CAVIAR KASPIA UK
FIRST FLOOR - RESTAURANT



CO040

OITOEMPONTO
ARCHITECTURE & INTERIORS

CAVIAR KASPIA UK
SECOND FLOOR - PRIVATE ROOM



C0049

OITOEMPONTO
ARCHITECTURE & INTERIORS

CAVIAR KASPIA UK
SECOND FLOOR - LOUNGE



C0049

OITOEMPONTO
ARCHITECTURE & INTERIORS

CAVIAR KASPIA UK

SECOND FLOOR - LOUNGE



C0049

OITOMPONTO

ARCHITECTURE & INTERIORS



Schedule 12
Part A

WARD: West End
UPRN: 010033629761

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

Premises licence

Regulation 33, 34

Premises licence number:	18/13801/LIPT
Original Reference:	18/01480/LIPN

Part 1 – Premises details

Postal address of premises:

Private Members Club - Chess Club
Basement To First Floor
1A Chesterfield Street
London
W1J 5JG

Telephone Number:

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Playing of Recorded Music
Late Night Refreshment
Sale by Retail of Alcohol

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

Playing of Recorded Music	
Monday to Thursday:	10:00 to 23:30
Friday to Saturday:	10:00 to 00:00
Sunday:	12:00 to 22:30
Sundays before Bank Holidays:	12:00 to 00:00
Late Night Refreshment	
Monday to Thursday:	23:00 to 23:30
Friday to Saturday:	23:00 to 00:00
Sundays before Bank Holidays:	23:00 to 00:00
Sale by Retail of Alcohol	
Monday to Thursday:	10:00 to 23:30
Friday to Saturday:	10:00 to 00:00
Sunday:	12:00 to 22:30
Sundays before Bank Holidays:	12:00 to 00:00

The opening hours of the premises:	
Monday to Thursday:	10:00 to 23:30
Friday to Saturday:	10:00 to 00:00
Sunday:	12:00 to 22:30
Sundays before Bank Holidays:	12:00 to 00:00

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:

ECC Mayfair Limited
14 David Mews
London
W1U 6EQ

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

10071894

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

Name: Johannes Michael Hartmann

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: 11/11802/LIPERS
Licensing Authority: City Of Westminster Council

Date: 31 December 2018

This licence has been authorised by Mary Pring 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. Alcohol may only be sold for consumption:
 - a) by members of a private club and their bona fide guests (not exceeding 4 guests per member). No person shall be admitted to membership of the private club or be entitled to take advantage of any of the privileges of membership without an interval of at least 48 hours between their nomination or application for membership and their admission
 - b) Persons attending a pre- booked and bona fide private function or event to which members of the public are not admitted. A register of persons attending the event shall be kept at the premises and made available for immediate inspection by police or an authorised officer of the Council.
11. 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.
12. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
13. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
14. A Challenge 21 or Challenge 25 scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving licence, passport or proof of age card with the PASS Hologram.
15. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received regarding crime disorder
 - (d) any incidents of disorder
 - (e) any faults in the CCTV system
 - (f) any refusal of the sale of alcohol
 - (g) any visit by a relevant authority or emergency service.
16. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
17. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of the local residents and businesses and leave the area quietly.
18. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the need of local residents and use the area quietly.

19. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue Licence.
20. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel; at its junction with the kerb edge, is swept and or washed and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
21. No collection of waste or recycling materials (including bottle) from the premises shall take place between 23:00 and 07:00 on the following day.
22. No deliveries to the premises shall take place between 23:00 and 07:00 on the following day.
23. All waste if to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
24. The licence shall have no effect until the works as set out in drawings appended to the application have been assessed as satisfactory by the Environmental Health Consultation Team, and this condition has been removed from the licence.
25. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 5 persons at any one time.
26. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
27. No licensable activities shall be permitted in the basement of the premises.
28. In the ground floor members' dining area marked on the plan, the supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.
29. In the ground floor members' dining area marked on the plan, the supply of alcohol shall be by waiter or waitress service only.
30. The capacities are: Ground Floor: 60, First Floor: 60(excluding staff)
31. After 21:00 hours, at least 1 SIA licensed door supervisor shall be on duty at the entrance of the premises at all times whilst it is open for business and until customers disperse.
32. 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.
33. There shall be no promoted events at the premises booked and organised by an external promoter with a view to selling tickets to the public for profit.



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

Schedule 12
Part B

WARD: West End
UPRN: 010033629761

Premises licence
summary

Regulation 33, 34

Premises licence number:

18/13801/LIPT

Part 1 – Premises details

Postal address of premises:

Private Members Club - Chess Club
Basement To First Floor
1A Chesterfield Street
London
W1J 5JG

Telephone Number:

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Playing of Recorded Music
Late Night Refreshment
Sale by Retail of Alcohol

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

Playing of Recorded Music

Monday to Thursday:	10:00 to 23:30
Friday to Saturday:	10:00 to 00:00
Sunday:	12:00 to 22:30
Sundays before Bank Holidays:	12:00 to 00:00

Late Night Refreshment

Monday to Thursday:	23:00 to 23:30
Friday to Saturday:	23:00 to 00:00
Sundays before Bank Holidays:	23:00 to 00:00

Sale by Retail of Alcohol

Monday to Thursday:	10:00 to 23:30
Friday to Saturday:	10:00 to 00:00
Sunday:	12:00 to 22:30
Sundays before Bank Holidays:	12:00 to 00:00

The opening hours of the premises:

Monday to Thursday:	10:00 to 23:30
Friday to Saturday:	10:00 to 00:00
Sunday:	12:00 to 22:30
Sundays before Bank Holidays:	12:00 to 00:00

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:

ECC Mayfair Limited
14 David Mews
London
W1U 6EQ

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

10071894

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

Name: Johannes Michael Hartmann

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

Restricted

Date: 31 December 2018

This licence has been authorised by Mary Pring on behalf of the Director - Public Protection and Licensing.

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
16/01480/LIPN	Application for a New Premises Licence	27 April 2016	Granted by Licensing Sub-Committee
17/00926/LIPDPS	Premises Licence – Vary the DPS	16 March 2017	Granted under Delegated Authority
18/13801/LIPT	Transfer of Premises Licence Holder from Experimental Worldwide Limited to ECC Mayfair Limited	31 December 2018	Granted under Delegated Authority

There is no appeal history

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

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

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

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

Conditions: On Current Licence -

Mandatory:

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.

Annex 2 – Conditions consistent with the operating Schedule

None

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

10. Alcohol may only be sold for consumption:
 - a) by members of a private club and their bona fide guests (not exceeding 4 guests per member). No person shall be admitted to membership of the private club or be entitled to take advantage of any of the privileges of membership without an interval of at least 48 hours between their nomination or application for membership and their admission
 - b) Persons attending a pre- booked and bona fide private function or event to which members of the public are not admitted. A register of persons attending the event shall be kept at the premises and made available for immediate inspection by police or an authorised officer of the Council.
11. 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.
12. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
13. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
14. A Challenge 21 or Challenge 25 scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving licence, passport or proof of age card with the PASS Hologram.
15. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received regarding crime disorder
 - (d) any incidents of disorder
 - (e) any faults in the CCTV system
 - (f) any refusal of the sale of alcohol
 - (g) any visit by a relevant authority or emergency service.
16. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
17. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of the local residents and businesses and leave the area quietly.

18. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the need of local residents and use the area quietly.
19. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue Licence.
20. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel; at its junction with the kerb edge, is swept and or washed and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
21. No collection of waste or recycling materials (including bottle) from the premises shall take place between 23:00 and 07:00 on the following day.
22. No deliveries to the premises shall take place between 23:00 and 07:00 on the following day.
23. All waste if to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
24. The licence shall have no effect until the works as set out in drawings appended to the application have been assessed as satisfactory by the Environmental Health Consultation Team, and this condition has been removed from the licence.
25. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 5 persons at any one time.
26. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
27. No licensable activities shall be permitted in the basement of the premises.
28. In the ground floor members' dining area marked on the plan, the supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.
29. In the ground floor members' dining area marked on the plan, the supply of alcohol shall be by waiter or waitress service only.
30. The capacities are: Ground Floor: 60, First Floor: 60(excluding staff)

Condition 30 has been proposed to be varied by the applicant as follows:

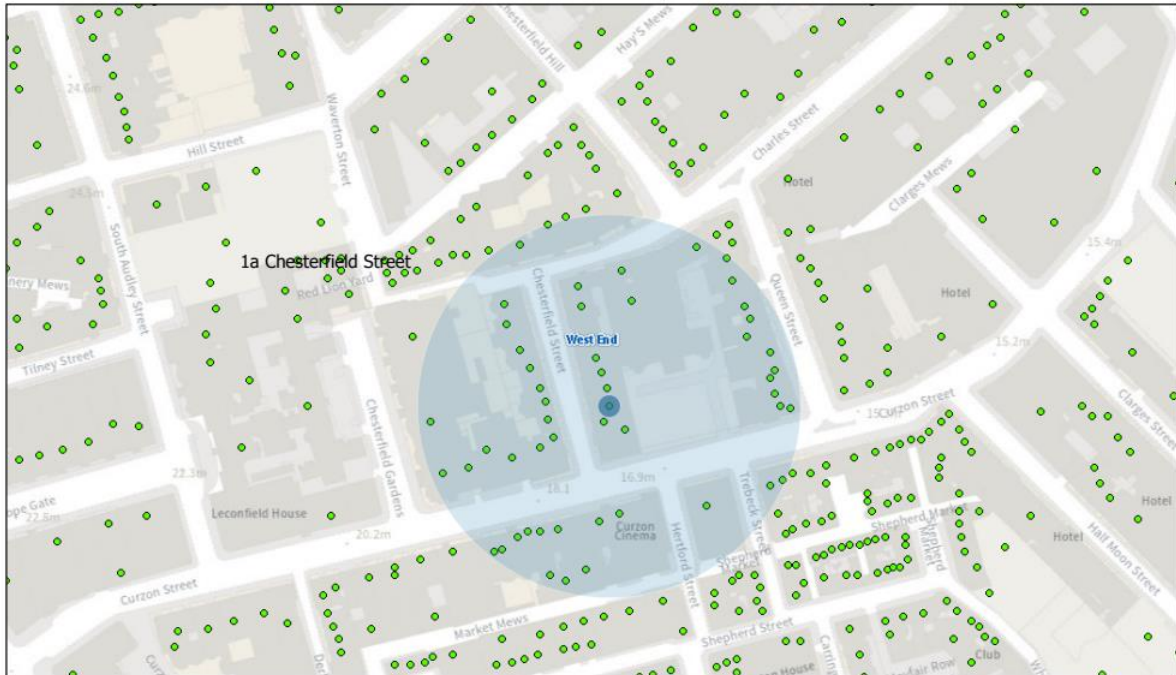
Ground Floor: 60, First Floor: 60, Second Floor 30 subject to an overall maximum of 120 at any one time (excluding staff).

31. After 21:00 hours, at least 1 SIA licensed door supervisor shall be on duty at the entrance of the premises at all times whilst it is open for business and until customers disperse.
32. 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.
33. There shall be no promoted events at the premises booked and organised by an external promoter with a view to selling tickets to the public for profit.

Condition proposed by the applicant

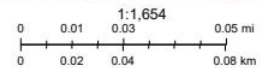
34. The variation of this premises licence 18/13801/LIPT to vary the layout of the premises will have no effect until the premises have been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from this licence by the licensing authority. Where there have been minor changes to layout updated layout plans shall be provided to the Licensing Authority.

1A Chesterfield Street, London



12/07/2022, 13:13:13

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



Resident Count = 84

Licensed premises within 75 metres of 1A Chesterfield Street, London				
Licence Number	Trading Name	Address	Premises Type	Time Period
18/13801/LIPT	Private Members Club - Chess Club	Basement To First Floor 1A Chesterfield Street London W1J 5JG	Club or institution	Sunday; 12:00 - 22:30 Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00 Sundays before Bank Holidays; 12:00 - 00:00
11/09867/LIPV	Noura	Basement And Ground Floor 16 Curzon Street London W1J 5HP	Restaurant	Saturday; 10:00 - 01:30 Sunday; 12:00 - 00:00 Monday to Friday; 10:00 - 00:30
12/01130/LIPV	Mamounia Lounge	37A Curzon Street London W1J 7TX	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 01:30
19/08483/LIPDPS	Curzon Mayfair	Basement And	Cinema	Sunday; 10:00 -

	Cinema	Ground Floor 38 Curzon Street London W1J 7TU		02:30 Monday to Saturday; 09:00 - 02:30
21/00021/LIPN	Not Recorded	37A Curzon Street London W1J 7TX	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 01:30
18/14082/LIPT	Mamounia Lounge	37A Curzon Street London W1J 7TX	Cinema	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 01:30
21/00018/LIPN	Curzon Mayfair Cinema (Shadow Licence)	Basement And Ground Floor 38 Curzon Street London W1J 7TU	Premises Licence - Shadow Licence	Monday; 09:00 - 02:30 Tuesday; 09:00 - 02:30 Wednesday; 09:00 - 02:30 Thursday; 09:00 - 02:30 Friday; 09:00 - 02:30 Saturday; 09:00 - 02:30 Sunday; 10:00 - 02:30
18/14075/LIPT	Curzon Mayfair Cinema	38 Curzon Street London W1J 7TY	Cinema	Sunday; 10:00 - 02:30 Monday to Saturday; 09:00 - 02:30
19/16561/LIPN	Not Recorded	Basement And Ground Floor 17 Queen Street London W1J 5PH	Not Recorded	Sunday; 10:00 - 23:00 Monday to Saturday; 07:30 - 23:30
20/11521/LIPDPS	Murano	Ground Floor North Meadows House 20 - 22 Queen Street London W1J 5PR	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 01:30
21/12682/LIPV	Tamarind Restaurant	Basement And Ground Floor South Meadows House 20 - 22 Queen Street London W1J 5PR	Restaurant	Monday; 10:00 - 00:30 Tuesday; 10:00 - 00:30 Wednesday; 10:00 - 00:30 Thursday; 10:00 - 00:30 Friday; 10:00 - 00:30 Saturday; 10:00 - 00:30 Sunday; 12:00 - 00:00

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City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	28 July 2022
Licensing Ref No:	22/03768/LIPV – Premises Licence Variation
Title of Report:	Basement 35 The Piazza Covent Garden London WC2E 8BE
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:	Roxsana Haq Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: rhaq@westminster.gov.uk

1.	Application		
1-A	Applicant and premises		
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	6 April 2022		
Applicant:	Experimental Piazza Limited		
Premises:	Trading name to be confirmed		
Premises address:	Basement 35 The Piazza Covent Garden London WC2E 8BE	Ward:	St James's
		Cumulative Impact Area:	West End CIZ
		Special Consideration Zone:	None
Premises description:	The premises operates as a nightclub and bar with restaurant facilities.		
Variation description:	<p>This application seeks the following:</p> <p>PART A: Regularise changes to the premises layout as shown on the plan appended to the application and following pre application advice reference 22/01339/PREAPM. There is no change to the ground floor entrance area.</p> <p>PART B: Remove Condition 22 relating to a non-existent cross hatched green area which is neither shown on the current licence plans or proposed plans.</p> <p>Remove Conditions 29 & 30 relating to an ID scanner. This proposal follows ongoing discussions with the Metropolitan Police.</p> <p>The application does not propose any changes to the existing permitted licensable activities, hours, or capacity.</p>		
Premises licence history:	The premises has had the benefit of a premises licence since September 2005. The current premises licence (22/02476/LIPT) can be viewed at Appendix 3 of this report along with the premises licence history.		
Applicant submissions:	As part of the application process the applicant sought pre-application advice. This report reference 22/01339/PREAPM can be found at Appendix 2 . The applicant has also provided an entry and dispersal policy, application summary and a presentation about the company. These can all be seen at Appendix 2 .		
Applicant amendments:	None.		

1-B	Current and proposed licensable activities, areas and hours					
Regulated Entertainment						
Performance of Dance						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	09:00	03:00	No changes to hours are being sought.		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday	09:00	03:00				
Wednesday	09:00	03:00				
Thursday	09:00	03:00				
Friday	09:00	03:00				
Saturday	09:00	03:00				
Sunday	09:00	01:00				
Seasonal variations:		Current:			Proposed:	
Non-standard timings:		Current:			Proposed:	

Performance of live music						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	09:00	03:00	No changes to hours are being sought.		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday	09:00	03:00				
Wednesday	09:00	03:00				
Thursday	09:00	03:00				
Friday	09:00	03:00				
Saturday	09:00	03:00				
Sunday	09:00	01:00				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	

Playing of Recorded Music						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	Unrestricted		No changes to hours are being sought		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday						
Wednesday						
Thursday						
Friday						
Saturday						
Sunday						
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		N/A			N/A	

Anything of a similar description to Live Music, Recorded Music or Performance of Dance						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	09:00	03:00	No changes to hours are being sought.		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday	09:00	03:00				
Wednesday	09:00	03:00				
Thursday	09:00	03:00				
Friday	09:00	03:00				
Saturday	09:00	03:00				
Sunday	09:00	01:00				
Seasonal variations/ Non-standard timings:			Current:		Proposed:	
			N/A		N/A	

Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit.						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	Unrestricted		No changes to hours are being sought		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday						
Wednesday						
Thursday						
Friday						
Saturday						
Sunday						
Seasonal variations/ Non-standard timings:			Current:		Proposed:	
			N/A		N/A	

Late night refreshment						
Indoors, outdoors or both			Current :		Proposed:	
			Both		No change is being sought	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	03:30	No changes to hours are being sought		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday	23:00	03:30				
Wednesday	23:00	03:30				
Thursday	23:00	03:30				
Friday	23:00	03:30				
Saturday	23:00	03:30				
Sunday	23:00	01:00				
Seasonal variations/ Non-standard timings:			Current:		Proposed:	
			N/A		N/A	

Sale by Retail of Alcohol						
On or off sales			Current :			Proposed:
			On and Off sales			No change is being sought
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	03:00	No changes to hours are being sought		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday	10:00	03:00				
Wednesday	10:00	03:00				
Thursday	10:00	03:00				
Friday	10:00	03:00				
Saturday	10:00	03:00				
Sunday	12:00	00:30				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		N/A			N/A	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	09:00	03:30	No changes to hours are being sought		See plans at appendix 1.	No changes are being sought to the premises area.
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	01:00				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		N/A			N/A	

1-C	Layout alteration
<p>The proposed changes include,</p> <ul style="list-style-type: none"> • Reconfiguration of dispense bar • Extension of servery bar • New booth seating in dispense bar area • Reconfiguration of fixed seating throughout. • Addition of a disabled WC 	

1-D		Conditions being varied, added or removed	
Condition		Proposed variation	
22. In the part of the premises cross hatched in green on the deposited plan there shall be no sale or supply of spirits and no draught beer other than 1 brand of draught beer.		Remove this condition.	
29. On any occasion when the premises are open to the public, all customers entering the premises after 21:00 hours will have their ID scanned on entry, save for when a Biometric Scanning System is in place (when fingerprint scanning will be required for all customers who have previously shown identification at the premises).		Remove this condition.	
30. Notwithstanding the above condition, a maximum number of 30 guests per night may be admitted at the manager's discretion without ID being scanned and recorded. A legible record of these people's full names shall be retained on the premises for inspection by the licensing authority and police for a period of 31 days. The name of the manager authorising the entrance without scanning will also be recorded.		Remove this condition.	
Adult entertainment:	Current position:	Proposed position:	
	None	None	

2.	Representations
2-A	Responsible Authorities
Responsible Authority:	Metropolitan Police ervice
Representative:	PC Adam Deweltz
Received:	03 May 2022
RE: Premises Licence Application for Basement, 35 The Piazza, Covent Garden, London, WC2E 8BE	
<p>With reference to the above, I am writing to inform you that the Metropolitan Police, as a responsible authority, are making a representation against this application. The venue is situated within the Cumulative Impact Area. It is our belief that if granted, the application could undermine the Licensing Objectives in relation to The Prevention of Crime and Disorder.</p> <p>Yours sincerely,</p> <p>PC Adam Deweltz 2556AW</p>	

3.	Policy & Guidance
The following policies within the City of Westminster Statement of Licensing Policy apply:	
Music and Dance Premises Policy MD1 applies:	<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"> 1. Applications to vary the existing licence hours within the council’s Core Hours Policy HRS1, and/or, 2. Applications that seek to vary the existing licence so as to reduce the overall capacity of the premises. <p>C. The applications referred to in Clause B1 and B2 will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The operation of any delivery services for alcohol and/or latenight refreshment meeting the Council’s Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 3. The application and operation of the venue continuing to meet the definition of a music and dance premises in Clause D. <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"> 1. Provide regulated entertainment in the form of music, either in the form of live performances or recorded, to customers. 2. Provide regulated entertainment in the form of music, either as live performances or recorded, and provide facilities for the provision of dance. 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"> a. Examples of venues that would fall within this policy are night clubs or bars that provide music and dancing. b. De-regulated entertainment (as set out in the glossary will not be subject to this policy).
Hours Policy HRS1 applies	<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"> 1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm. 2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation.

	<p>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.</p> <p>4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.</p> <p>5. The proposed hours when any music, including incidental music, will be played.</p> <p>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.</p> <p>7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.</p> <p>8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.</p> <p>9. The capacity of the premises.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 are expected to be covered by Temporary Event Notices or variation applications.</p> <p>C. For the purpose of Clauses A and B above, the Core Hours for applications for each premises use type as defined within this policy are:</p> <p>1. Casinos Up to 24 hours a day whilst casino gaming is permitted by a premises licence under the Gambling Act 2005.</p> <p>2. Cinemas, Cultural Venues and Live Sporting Premises Monday to Sunday: 9am to Midnight.</p> <p>3. Delivery Centres Monday to Saturday: 8am to 11pm. Sunday: 9am to 10.30pm.</p>
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4. Hotels

Monday to Thursday: 9am to 11.30pm.

Friday and Saturday: 9am to Midnight.

Sunday: 9am to 10.30pm.

Sundays immediately prior to a bank holiday: 9am to Midnight.

For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours.

5. Outdoor Spaces

Monday to Thursday: 9am to 11.30pm.

Friday and Saturday: 9am to Midnight.

Sunday: 9am to 10.30pm.

Sundays immediately prior to a bank holiday: 9am to Midnight.

6. Pubs and bars, Fast Food and Music and Dance venues

Monday to Thursday: 10am to 11.30pm.

Friday and Saturday: 10am to Midnight.

Sunday: Midday to 10.30pm.

Sundays immediately prior to a bank holiday: Midday to Midnight.

7. Qualifying Clubs

Monday to Thursday 9am to 11.30pm

Friday and Saturday 9am to Midnight

Sunday: 9am to 10.30pm

Sunday immediately prior to a bank holiday: 9am to Midnight.

8. Restaurants

Monday to Thursday: 9am to 11.30pm.

Friday and Saturday: 9am to Midnight.

Sunday: 9am to 10.30pm.

Sundays immediately prior to a bank holiday: 9am to Midnight.

9. Sexual Entertainment Venues and Sex Cinemas

Monday to Thursday: 9am to 11.30pm.

Friday and Saturday: 9am to Midnight.

Sunday: 9am to 10.30pm.

Sundays immediately prior to a bank holiday: 9am to Midnight.

11a. Shops (all licensable activities that are provided as ancillary to the primary use of the premises as a shop except the off sale of alcohol)

Monday to Thursday: 9am to 11.30pm.

Friday and Saturday: 9am to Midnight.

Sunday: 9am to 10.30pm.

Sundays immediately prior to a bank holiday: 9am to Midnight.

11b. Shops (off-sales of alcohol where it forms either the ancillary or primary use of the premises)

Monday to Saturday: 8am to 11pm.

Sunday: 9am to 10.30pm.

D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.

	<p>E. For the purposes of this policy, ‘premises uses’ are defined within the relevant premises use policies within this statement.</p> <p>Note: The core hours are for all licensable activities but if an application includes late night refreshment, then the starting time for that licensable activity will be 11pm.</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.

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

Report author:	Ms Roxsana Haq Senior Licensing Officer
Contact:	Telephone: 020 7641 6500 Email: rhaq@westminster.gov.uk

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

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

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Metropolitan Police Service representation	03 May 2022

Pre-Application Report



City of Westminster

Office Name: Ian Watson
Designation: Senior Practitioner
Environmental Health
Date: 07/04/22
Contact number:
Email: iwatson@westminster.gov.uk
Signed: Ian Watson
Uniform Ref Number: 22/01339/PREAPM

<p>Trading name of business and Address: 35 The Piazza, Covent Garden WC2E 8BE Reference Number if Applicable: 22/01339/PREAPM</p>		
<p>Licence: Yes 22/02476/LIPT</p>	<p>Applicant/Solicitor: Jack Spiegler, Thomas and Thomas</p>	<p>Cumulative Impact Zone: Yes</p>
<p>Type of Business: Club/Bar Current Licensed Areas: Basement Current Activities: Sale of Alcohol, Late Night Refreshment, Private and Regulated Entertainment. Current Alcohol Hours (maximum): Monday to Saturday 10.00 to 03.00 hours and Sunday 12.00 to 00.30 hours.</p>		
<p>Pre application advice purpose: To assess premises with regard to an application being made for a change of layout and removal of conditions.</p> <p>Background to application: The current premises licence has been transferred to new operators who are refurbishing the premises and seek the removal of historic conditions placed on the licence by the licensing authority and Police.</p> <p>Issues discussed and actions taken: Visit made to the premises by Ian Watson (Environmental Health – EH) to fully assess the premises in relation to Public Safety and Prevention of Public Nuisance. The findings are detailed below.</p> <p><u>District Surveyor Comments</u></p> <p>Means of Escape There are no proposed changes to either the current means of escape or entrance to the premises other than to upgrade the current emergency warning devices and systems.</p>		

General Advice

The following general points should be considered as part of the refurbishment process moving forward:

- All fire doors protecting exit routes should be provided with intumescent strips and smoke seals and comply with the relevant provisions of Table B1 of Approved Document B.
- Every escape route (other than those in ordinary use) should be marked by emergency exit signs complying with BS 5499: Part 1 and these will be located in accordance with the recommendations of BS 5499: Part 4.
- Suitable primary and secondary lighting should be provided throughout, and this should include all changes of level and key staff areas.
- A cause and effect for the fire alarm system and any fire curtains should be produced for consideration and this should include suitable cut offs of the music and other entertainment systems.
- Level of fire alarm detection to be considered and it is recommended that system is in line with BS 5839 Part 1 2002 Category L1/L2 protection to allow maximum flexibility with capacity calculations.
- All protected exit routes to be provided with 30 minutes fire separation to other parts of the premises. The existing areas of penetration to other floors should be appropriately fire stopped/rated.
- Full details of the emergency lighting scheme should be provided and we would expect the system to be in line with BS5266.
- Lighting to all public areas should be under management control.
- A detailed Evacuation Plan should be developed covering the staff training and evacuation process for the premises when carrying out licensable activity.
- The operator should look to produce a method statement covering the disabled egress and ingress procedures and this should look to consider the use of evacuation chairs located to assist in the evacuation.

Licensing Policy

The premises are located in the West End Cumulative Impact zone and therefore any changes to the premises or the premises licence may be subject to Policy CIP1. Such changes may also be subject to the licensing objectives and whilst there is no increase in the licensing hours or capacity, it would alleviate the concerns of Environmental Health as a works clearance condition was proposed. Any concerns would then be able to be addressed during the clearance visit and address policy CIP1. Other policies to consider would be PN1, PS1, CD1 and CH1.

The proposed change of layout will be assessed against the Public Safety licensing objective to ensure there is no impact on the emergency provisions/escapes within the premises and against the current approved capacity. The current approved capacity is 575 persons excluding staff.

The removal of conditions imposed on the licence will be subject to scrutiny by the responsible authorities to ensure that their removal would not impact against the licensing objectives of crime and disorder and prevention of public nuisance.

Nuisance

A check on the premises file does not show any history of nuisance or adverse visits to the premises.

Change of Layout

The proposed changes include,

- Reconfiguration of dispense bar
- Extension of servery bar
- New PDR
- New booth seating in dispense bar area
- Reconfiguration of fixed seating throughout.
- Addition of a disabled WC

Change of Conditions

The following conditions are proposed to be removed.

13. An announcement shall be made on the public address system at the premises to be audible by all customers therein not less than 15 minutes between a time one and a half hours before closing time and closing time each night directing patrons to the importance of silent departure from the premises.

16. The use of music and dancing at the premise shall remain ancillary to A3 use.

22. In the part of the premises cross hatched in green on the deposited plan there shall be no sale or supply of spirits and no draught beer other than 1 brand of draught beer.

29. On any occasion when the premises are open to the public, all customers entering the premises after 21:00 hours will have their ID scanned on entry, save for when a Biometric Scanning System is in place (when fingerprint scanning will be required for all customers who have previously shown identification at the premises).

30. Notwithstanding the above condition, a maximum number of 30 guests per night may be admitted at the manager's discretion without ID being scanned and recorded. A legible record of these people's full names shall be retained on the premises for inspection by the licensing authority and police for a period of 31 days. The name of the manager authorising the entrance without scanning will also be recorded.

Environmental Health would have no objection to the removal of any of these conditions, although condition 29 and 30 were conditions imposed by the licensing police who may have a different view regarding their removal.

The premises data base has been reviewed and when the existing justice's licence, special hours certificate and public entertainment licence were converted in 2005 into a premises licence the plans submitted in support were not marked with any green cross hatching in relation to condition 22 that came off the justice's licence.

Environmental Health would accept the proposed change of layout and removal of conditions by way of minor variation subject to a works condition being proposed.

- No licensable activities shall be provided under the authority of this licence until the premises have been assessed as satisfactory by the Environmental Health Consultation Team and this condition has been removed from the Licence.

Conclusion

The proposed change of layout and removal of conditions would be acceptable to Environmental Health as a minor variation although the licensing police may take a different view. A works condition is proposed to give the responsible authority some comfort in assessing the changes on completion against the licensing objectives.

As part of the application process it is advised that the other responsible authorities will also need to assess the proposals and may wish to make additional comments.

Please note that any advice given will not guarantee that your application will be granted by the Licensing Service and the Environmental Health Consultation Team may still choose to make a representation to the application submitted.

IN THE MATTER OF THE LICENSING ACT 2003

BASEMENT, 35 THE PIAZZA COVENT GARDEN WC2E 8BE

APPLICATION TO VARY A PREMISES LICENCE REFERENCE 22/03768/LIPV

APPLICANT SUBMISSIONS

The Application

1. The application follows pre-application advice reference 22/01339/PREAPM and seeks to vary existing Premises Licence reference 22/02476/LIPT as follows:
 - (a) Regularise changes to the premises layout shown on the plan appended to the application. There are no objections to this element of the application.
 - (b) Remove condition 22 relating to a non-existent cross-hatched green area, which is neither shown on the current licence plans or proposed plans. There is no objection to this element of the application.
 - (c) Remove conditions 29 and 30 relating to a requirement for an I.D. scanner. The Metropolitan Police have objected to this element of the application.
2. The Applicant's submissions in relation to part (c) above are set out in more detail below.

Introduction to Experimental Group

3. The Applicant is a world leading and world class hospitality operator with an international portfolio of highly acclaimed venues and experiences. Background information on the Applicant company is set out in a presentation appended to these submissions.
4. The Applicant has an impeccable track record in Westminster operating the following licensed premises:

- (a) The Experimental Cocktail Club, 13 Gerrard Street - which authorises licensable activities until 3.30 am Monday to Saturday and 2.00 am on Sunday. The Applicant has operated this premises since 2010.
- (b) The Henrietta Hotel, 15 Henrietta Street - this Premises Licence authorises licensable activities until 1.00 am for general members of the public and 24/7 for hotel guests. The Applicant has operated this premises since 2016.

The Concept – Stereo

- 5. The Applicant proposes to operate the premises as a multi-use venue with live entertainment, a restaurant and carefully curated drinks menu drawing upon the Applicant's international experience and reputation.
- 6. The Applicant is committed to overhauling the premises, as demonstrated by its investment in the region of £3-4m to sympathetically refurbish this listed building and introduce a more appropriate cultural entertainment, food and drink offer to this iconic part of Westminster.
- 7. The Licensing Authority has not raised any representations in respect of Policy. Notwithstanding, the Applicant makes the following observations to highlight the lower-risk nature of the proposed business operation in a Policy context.
- 8. The premises will not be operated in a manner consistent with the higher risk categories identified in Policy PB1. Instead, the proposed business operation will demonstrate the following characteristics promoted in the Policy:
 - (a) The premises will contribute to Westminster's "*range of cultural entertainment*" venues to "*reduce the extent of dominance of pubs, bars, nightclubs and fast-food premises within the West End cumulative impact zone*".¹
 - (b) The variety of entertainment proposed benefits the area by providing a wider entertainment offer, other than alcohol, to a varied customer age range which

¹ Policy CIP1 Paragraph D9

positively benefits the local community and visitors², and where the primary purpose of customer visit is not centred around alcohol.

- (c) There will be a substantial and high-quality food offer, which, whilst not meeting the strict requirements of Policy RNT1, will result in a significant proportion of customers visiting the premises for a table meal.
- (d) There will be significant seating areas reducing the opportunities for vertical drinking, which is a recognised measure to reduce cumulative impact³.
- (e) The mixed nature of the entertainment, food and drink offer result in the proposed concept meeting some of the Policy criteria in policies CCSOS1 and COMB1, which recognise that these types of premises are less likely to impact upon the Licensing Objectives and add to cumulative impact.
- (f) The proposal is to offer customers an opportunity to enjoy an all-encompassing experience to enjoy high quality entertainment, food and drink in a single venue thereby providing an attractive alternative to other alcohol-led premises.

History – The Roadhouse

- 9. Prior to the Covid-19 pandemic, the premises operated as “The Roadhouse”. The premises offered American food with a “Man v Food” style eating competition, together with live music and DJs more akin to a nightclub style of operation.
- 10. The Roadhouse operation did have a track record of adversely impacting upon the Licensing Objectives. In 2014, following an incident of crime at the premises, the previous Premises Licence holder submitted a minor variation application to voluntarily impose conditions 29 and 30 following concerns raised by the police.

² Policy CIP1 Paragraph D26

³ Policy Paragraph D17

I.D. Scanners

11. The Applicant recently visited a licensed premises which operates with a mandatory I.D. scanner. This highlighted the following potential burdens⁴ and concerns:
 - (a) The use of an I.D. scanner can have negative connotations. A “nightclub crowd” might be accustomed to such systems but a more civilised and mature clientele looking to enjoy dinner and an evening of quality entertainment are likely to avoid a premises where the scanning of their I.D. is a condition of entry (I.D. that many members of this category of persons may not typically carry with them).
 - (b) The process can cause a bottle neck and queues at the point of entry raising a risk of conflict contributing to crime and disorder.
 - (c) Queues forming outside the premises while I.D. is scanned could obstruct the highway and be a source of public nuisance.
 - (d) Additional burdens complying with data protection legislation relating to the storage of highly personal data contained in I.D. documents.

Section 34 and Section 35 Licensing Act 2003

12. The application to vary the Premises Licence is made under section 34 of the Act. Section 35 of the Act sets out how a Licensing Authority must determine a variation application made under section 34. Section 35(3)(b) states:

“Having regard to the representations, take such of the steps mentioned in subsection (4) (if any) as it considers appropriate for the promotion of the licensing objectives”

13. The steps in sub-section 4 allow the Licensing Authority to *modify the conditions of the licence*, reject in whole or part the application.
14. The Applicant invites the Licensing Sub-Committee to make the following determination:

⁴ Section 182 Guidance 9.44, set out below

- (a) Conditions 29 and 30 *were appropriate in 2014* given the specific and problematic style of business operation provided by the Roadhouse, and because the previous Premises Licence holder *volunteered* the conditions in an operating schedule appended to a minor variation application.
- (b) These conditions are *no longer appropriate*, given the wide-ranging improvements costing the Applicant £3-4m and transformation of the style of operation, leading to a *lower-risk premises more likely to promote the licensing objectives and less likely to add to cumulative impact*.

Section 182 Guidance

- 15. Sections 9 and 10 of the Section 182 Guidance set out how the Licensing Authority should determine applications and whether it is appropriate to impose or remove conditions.

- 16. Section 9.44 states (emphasis added):

“Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that the condition would impose on the Premises Licence holder ... as with the consideration of licence variations, the licensing authority should consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business”.

- 17. The Applicant submits that the historical risks arising in 2014 can now be mitigated by the existing Premises Licence conditions, the Applicant’s experience, the Applicant’s comprehensive management systems, the new style of operation and the introduction of a new premises Entry & Ejection Policy. These measures appropriately address the Licensing Objectives resulting in conditions 29 and 30 becoming inappropriate, particularly bearing in mind the burden they would impose on the Applicant’s proposed business model.

18. Paragraph 10.10 of the section 182 guidance goes further on the matter of proportionality as follows (emphasis added):

“...conditions should be determined on a case-by-case basis and standardised conditions which ignore this individual aspects should be avoided. For example, conditions should not be used to implement a general Policy in a given area such as the use of CCTV, polycarbonate drinking vessels or identity scanners where they would not be appropriate to the specific premises”.

19. The Applicant submits that the section 182 guidance anticipates the specific set of circumstances such as those arising from the current application. Conditions 29 and 30 were appropriate and proportional given the specific manner in which the premises were historically operated. A proper consideration of the Applicant’s specific proposed improvements and use of the premises results in a fair and proportionate determination that those conditions are no longer appropriate.
20. The Applicant invites the Licensing Sub-Committee to grant the application accordingly. In doing so, they can help the Applicant in their transformation of a historically problematic premises into a high-quality food, drink, cultural and entertainment offering that is correctly promoted in the Policy.

STEREO

35 JUBILEE MARKET HALL, THE PIAZZA,
COVENT GARDEN
LONDON WC2E 8BD

ENTRY & EJECTION POLICY

1. INTRODUCTION

- 1.1. STEREO is a restaurant, cocktail bar and entertainment venue in the heart of Coven Garden. We aim to attract a distinguished and well-behaved clientele looking to enjoy an evening of the highest standards of hospitality in a safe environment.
- 1.2. The policy is key to achieving this objective. A well-managed entrance controls people entering the premises and can influence the subsequent behaviour of persons in the venue.
- 1.3. STEREO is not a nightclub centered around alcohol and loud music. The management of persons arriving at the premises is key to managing expectations and welcoming a responsibly behaved clientele. In doing so we can ensure the promotion of the Licensing Objectives:
 - 1.3.1. Prevention of Crime & Disorder
 - 1.3.2. Prevention of Public Nuisance
 - 1.3.3. Public Safety
 - 1.3.4. Protection of Children from Harm

2. AGE VERIFICATION

- 2.1. All members of the STEREO team must commit to compliance with strict age verification policies to ensure compliance with the Licensing Act 2003 and our duty to protect children from harm.
- 2.2. STEREO operates the Challenge 25 Age Verification Policy at the point of entry and service.
- 2.3. This scheme encourages anyone who is over 18 but looks under 25 to carry acceptable ID if they wish to enter the premises and/or purchase alcohol.
- 2.4. It is illegal for any staff to sell alcohol to anyone under the age of 18. Any member of staff who sells alcohol to a person under the age of 18 may be guilty of an offence. The Challenge 25

Age verification policy will be implemented at the point of entry and service points to remove any risk of underage sales.

2.5. Staff shall follow all standards set by Challenge 25:

2.5.1. Staff are required to ask for a valid form of identification for anyone attempting to enter the premises or purchase alcohol who appears to be under 25;

2.5.2. Staff will only accept the following forms of ID:

2.5.2.1. Passport.

2.5.2.2. UK/EU driving licence – photo licence.

2.5.2.3. Proof of age scheme cards – with PASS accredited hologram logo.

2.6. When checking ID staff will:

2.6.1. Check the 3D effect hologram is not stuck on.

2.6.2. Check photo – right person.

2.6.3. Check date of birth.

2.6.4. Check card has not been tampered with.

2.7. If staff are still unsure about a person's age, service shall be refused.

2.8. If a customer does not have the necessary identification, staff will explain the Challenge 25 policy and advise the customer to return with acceptable identification.

2.9. Posters are on display at STEREO informing customers of the scheme in operation.

2.10. If there is any doubt about a person's age or ID a manager will be called. Should the customer fail to produce satisfactory ID, the sale will be refused and an entry made in the Refusal Log. If in doubt – refuse entry/service.

3. DOOR POLICY

3.1. Equality and Inclusion is vitally important at STEREO, which is a venue that is open and accessible to all. It is unlawful to discriminate against anyone based on race, religion, sex, sexual orientation, age or any of the protected characteristics under the Equality Act 2010.

3.2. STEREO does not however welcome anyone who is, or appears to be:

3.2.1. Under the influence of alcohol or drugs

3.2.2. Rude or aggressive

3.2.3. Demonstrating anti-social behaviour or otherwise causing a nuisance outside the premises

3.2.4. Carrying a weapon or drugs

3.3. Being an inclusive venue for well-behaved and responsible clientele will help us ensure customer and staff safety inside and outside the premises

3.4. An enjoyable and well managed experience for customers which will help contribute to the success of STEREO.

4. QUALITIES OF THE RECEPTION TEAM AND SIA SUPERVISORS

4.1. First impressions count and help set the tone of a customer's visit and subsequent behaviour. Our reception hosts and SIA team must demonstrate the following qualities:

4.1.1. Welcoming, articulate and friendly – able to talk to people on all sorts of levels, in a friendly, positive and professional manner. Diplomatic.

4.1.2. Helpful and willing - prepared to do what is needed to ensure an excellent overall customer experience. Part of the team.

4.1.3. Pleasant and polite – happy, positive and polite to all customers and staff.

4.1.4. Conscientious and thorough – diligent, involved, interested and focused on all aspects of your role and responsibilities.

4.1.5. Smart – takes pride in a professional appearance and approach to your job.

5. CCTV

5.1. CCTV plays a vital role in the supervision of customers and influences how they behave.

5.2. CCTV must be maintained and checked in accordance with the STEREO Premises Licence conditions.

5.3. Signage must be displayed at the entrance notifying customers that STEREO is covered by CCTV. This ensures compliance with data protection legislation but also reminds customers that their behaviour is being monitored and recorded.

5.4. In the unlikely event of an incident, CCTV footage must be retained.

6. EJECTION & EXCLUSION POLICY AND PROCEDURE

6.1. The objective of this Ejection & Exclusion Policy is to allow management, SIA supervisors and the Police to work in partnership to ensure:

- 6.1.1. The prevention of incidents of violence, crime or disorder on the Premises.
- 6.1.2. Timely identification of persons required to be ejected from the Premises.
- 6.1.3. When ejection is required, the safe and swift ejection of patrons.
- 6.1.4. The prevention of violence, crime or disorder outside the Premises caused by ejected persons.
- 6.1.5. The identification of persons barred/excluded from the Premises.
- 6.1.6. The prevention of the consumption of alcohol by intoxicated persons on the Premises.
- 6.1.7. The prevention of the consumption of illegal substances by persons on the Premises.

6.2. It is important to identify risks before they occur. SIA Supervisors and staff must monitor the Premises for potential incidents before they are allowed to escalate. Monitoring includes regular patrols of the Premises, viewing CCTV and regular communication between all staff. Risk factors may include:

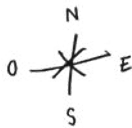
- 6.2.1. Arguments or disputes between patrons.
- 6.2.2. Intoxicated persons.
- 6.2.3. Persons demonstrating aggressive or offensive behaviour.
- 6.2.4. Persons demonstrating behaviour consistent with the consumption or dealing of illegal substances.
- 6.2.5. Any other suspicious behaviour.

6.3. Persons responsible for incidents involving criminal offences, such as assault (whether sexual assault, common assault, ABH and GBH); theft; the possession of illegal substances with intent

to supply or possession of weapons etc. should be detained by SIA supervisors and the Police called immediately. Incident reports should be completed as soon as possible and any witness details must be recorded.

- 6.4. It is important to communicate clearly to customers in a measured manner before confronting and ejecting a patron.
- 6.5. If a person has to be ejected the SIA Supervisor must only use force if necessary. The use of force must be reasonable, proportionate and necessary. If it is not necessary to use force it can never be reasonable or proportionate.
- 6.6. A person who is compliant should be walked through the main entrance and the front door staff should be informed of the ejection to prevent re-entry.
- 6.7. A person who actively, aggressively or seriously resists ejection should be taken out through the nearest exit to avoid any further incidents. If force is used it should be proportionate, reasonable and necessary in the circumstances but should ensure the person is kept under control where possible. Reception staff should be informed of the ejection to prevent re-entry.
- 6.8. An incident form should be completed for all ejections where force was required to restrain and eject a person or when threats are made.
- 6.9. When ejecting more than one person involved in the same incident there is a very serious risk that the incident can escalate when those persons are outside the Premises. To prevent this risk a phased ejection must be used if this risk is identified. Time must be allowed for persons to disperse well away from the Premises before any additional parties are ejected. If necessary persons may be detained to allow a phased ejection.
- 6.10. If there is any risk whatsoever of an incident escalating outside the Premises the Police must be called immediately.
- 6.11. The use of radios is essential to ensure effective cooperation between SIA Supervisors, particularly when an incident occurs and ejection procedures are required. All SIA Supervisors must be well versed on the radio call signs and alert codes (available on request).
- 6.12. Radios must be checked at the start of each shift and regularly during each shift.
- 6.13. Any persons ejected from the Premises must be permanently excluded from the Premises . A record, including photographs if possible, must be kept in the banned persons list of all excluded persons.

EXPERIMENTAL^{*}
Group



STYLE BOOK



Henrietta

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WHO WE ARE: THE PARTNERS



ROMÉE DE GORIAINOFF

The peripatetic Romée de Goriainoff is a case study in being in the right place at the right time. An inveterate traveler, he combs the world seeking to understand how taste, celebration and desire continue to evolve. Romée is propelled by intuition but underpins it with a deep pragmatism. An entrepreneur at heart, like his partners, he seeks to create modern institutions that can act as monuments to Experimental style.

OLIVIER BON

An admirer of self-made icons like Ian Schrager, Olivier Bon understands the importance of persistence and faith. Challenges—whether physical or conceptual—have only pushed him to excel. When things looked the darkest before Experimental Group's first

ever speakeasy was born, it was Olivier who kept his partners focused on the positive. He is also a master of detail, from produce to graphics to the all-important rituals of service.

PIERRE - CHARLES CROS

Though he is an urban man, Pierre-Charles Cros's heart belongs to nature and the environment. It's apparent in the importance he places on sourcing sustainably, both on the table and in the glass. It's also apparent in his insistence on thinking long-term with every Experimental Group expansion. Projects that don't have long-term potential don't last long with Pierre-Charles. Humility and hard work are two of his most cherished values.

XAVIER PADOVANI

Xavier has worked in hospitality since he was young, and so he has had a lifetime to understand the nuances of ingredients, both gastronomic (what is delicious?) and cultural (what makes for the perfect night out?). As a former ambassador to Hendrick's Gin, he traveled the world to exchange with different local drinking cultures. A true connoisseur of all the spirits behind each of the Experimental bars, both global brands, small-batch and vintage, he is also a key to the ever-evolving wine list.



Paris



EXPERIMENTAL COCKTAIL CLUB PARIS, 2007

When three friends opened the bar of their dreams on quaint rue Saint-Sauveur in the Montorgueil neighborhood, they did not yet know they were writing a new page on Parisian hospitality. With the feel of an underground hideaway, Experimental Cocktail Club was packed immediately, and soon became the epicenter of a phenomenon that would transform Paris's nightlife through accessible prices and audacious combinations, quality ingredients and respectful informality.

The cocktail became the drink of a cosmopolitan new generation that, thanks to modern travel and communication networks, still extends far beyond the frontiers of any one country. Raised to the rank of an international institution, the Group's first address was honored with the cover of Financial Times How to Spend It in 2010, has been listed as one of the best 20 bars in the world by Bartender Magazine (UK), and obtained regular support from The New York Times, Vogue, Elle, Travel + Leisure, GQ, and Condé Nast Traveler.

37 RUE SAINT -SAUVEUR, 75002 PARIS	
PHONE: +33 (0) 1 45 08 88 09	
RESERVATION@EXPERIMENTALCOCKTAILCLUB.COM	
MONDAY TO THURSDAY: 7PM TO 2 AM	
FRIDAY TO SATURDAY: 7PM TO 4 AM / SUNDAY: 7PM TO 2 AM	



PRESCRIPTION COCKTAIL CLUB PARIS, 2010

The opening of Prescription—often referred to in-house as “Px”—marked the beginning of a new period for the Experimental Group. Here, the cocktail comes out from the “underground” to establish itself in the heart of Saint-Germain-des-Prés, on the rue Mazarine.

Over two floors, Dorothee Meilichzon, the interior designer who has gone on to create the look of almost every Experimental Group property, created a narrative atmosphere of wonder, alcoved and intimate, complementing the nonstop creativity of the regularly-changing cocktail menu.

23 RUE MAZARINE, 75006 PARIS

PHONE: +33 (0) 9 50 35 72 87

RESERVATION@PRESCRIPTIONCOCKTAILCLUB.COM

MONDAY TO THURSDAY / SUNDAY: 7PM TO 2 AM

FRIDAY TO SATURDAY: 7PM TO 4 AM









COMPAGNIE DES VINS SURNATURELS PARIS, 2011

Even if the connection of excellent wine to the world of creative cocktails was obvious to the Experimental Group, opening a wine bar in a city where you're known for mixed drinks proved a challenge.

Along with superb sourcing and service, it was the elegance and ease of Dorothee Meilichzon's design that set our first wine bar apart from the competition: dark wood, rich tapestry, wing-back chairs and bottles and bottles of precious wines.

7 RUE LOBINEAU, 75006 PARIS

PHONE: +33 (0) 9 54 90 20 20

RESERVATION@COMPAGNIEDESVINSSURNATURELS.COM

MONDAY TO SUNDAY: 6PM TO 2 AM





GRAND PIGALLE HÔTEL

PARIS, 2015

Although its windows open onto the trees of the Villa Frochot, the private complex where Toulouse-Lautrec once lived, the 37 rooms of the Grand Pigalle Hotel are not encumbered by the mythology of this Parisian icon. Rather, the focus is on the contemporary history evoked by Dorothée Meilichzon's interior design.

From the beautiful eaves suites to the ground floor restaurant and bar, jewel tones add mystery, with touches of brass to draw the light. Setting a template for all Experimental Group hotels, the mini-bar features small-batch spirits, and artisanal wines, beers and softs.

29 RUE VICTOR MASSÉ, 75009 PARIS

PHONE: + 33 (0) 1 85 73 12 00

INFO@GRANDPIGALLE.COM

WWW.GRANDPIGALLE.COM









FRENCHIE PIGALLE PARIS, 2015

Situated on the ground floor of Experimental Group's first hotel, Grand Pigalle Hotel gives the reins of the restaurant to renowned Frenchie chef Gregory Marchand where the two Parisian icons come together to create Frenchie Pigalle.

A journey through a common vision of hospitality, Frenchie Pigalle is a moment of peace away from the busy 18th arrondissement, where Gregory's celebrated food can be appreciated alongside cocktails and wine.

29 RUE VICTOR MASSÉ, 75009 PARIS	
PHONE: + 33 (0) 1 85 73 12 00	
MONDAY TO FRIDAY: 7 AM TO 2 AM	
SATURDAY: 7AM TO 1 AM / SUNDAY: 7AM TO 2 AM	
BRUNCH: SATURDAY - SUNDAY AT 12.15PM	
WWW.FRENCHIE-PIGALLE.COM	



BALAGAN PARIS, 2017

The Rue Mont-Thabor, two steps from the Jardin des Tuileries and the Place Vendôme, houses a formidable density of quality restaurants. It is in this very Parisian landscape that Experimental Group chose to open Balagan, on the ground floor of the Renaissance Paris-Vendôme hotel.

The name is Hebrew for “Joyful Bazaar,” and it describes its philosophy to shake up the habits of Paris’s foodies with a contemporary take on the food of the southern Mediterranean. A boudoir-style bar adjoins with exceptionally vibrant cocktails to complement the food.

Dorothee Meilichzon’s interior design is inspired by a range of Mediterranean references—raw wood, silky stone, enameled ceramics—rendered graphic and chic. An open kitchen is flanked by a long counter, inviting guests to feast their eyes too.

9 RUE D’ALGER 75001 PARIS

TEL: +33 (0) 1 40 20 72 14

OPEN 7 DAYS A WEEK, FROM 7 AM TO 11 PM

RESERVATION@BALAGAN-PARIS.COM

WWW.BALAGAN-PARIS.COM









HÔTEL DES GRANDS BOULEVARDS PARIS, 2018

Its location is a paradox, hidden in the middle of one of the most bustling streets in Paris. Step behind its discreet whitewashed façade and all is forgotten. The feeling of a secret garden stretches from lobby to bar to restaurant, culminating in an enchanting, secluded rooftop bar.

As the hotel's façade was built before the French Revolution, Dorothee Meilichzon's interior design takes subtle cues from the design of the 18th century. Common areas use terra cotta and greenery to a welcoming, informal effect. In the rooms are cast iron stoves, faded blue faience, whitewashed walls, antique bronze sconces and four-poster canopy beds. From the ground floor's atrium to rooms that are bathed in natural light, everything opens onto the sky.

The mini-bar bows to the Experimental Group's high standards, with small-batch spirits and artisanal wines, beers and softs.

17 BOULEVARD POISSONNIERE, 75002 PARIS

PHONE: +33 (0) 1 85 73 33 33

INFO@GRANDSBOULEVARDSHOTEL.COM

WWW.GRANDSBOULEVARDSHOTEL.COM





GRANDS BOULEVARDS RESTAURANT PARIS, 2018

Paris's most feted Italian chef, Giovanni Passerini, designed the menu at the relaxed Mediterranean bistro at the heart of the Hôtel des Grands Boulevards.

House-made pastas, locally sourced seasonal produce, and sustainable fish and meat are complemented by international small producer wines, chosen with an emphasis on Italy. A retractable glass roof opens up when the sun is shining, transforming the space into a confidential Parisian terrasse.

17 BOULEVARD POISSONNIERE, 75002 PARIS

PHONE : +33 (0) 1 85 73 33 33

RESTAURANT@GRANDSBOULEVARDSHOTEL.COM

LUNCH: MONDAY TO SATURDAY: 12 PM - 2.30PM

BRUNCH ON SUNDAY: 12 PM - 3 PM

DINNER: SUNDAY TO WEDNESDAY: 7.30 PM TO 10.30 PM

THURSDAY TO SATURDAY: 7.30 PM TO 11 PM





London





EXPERIMENTAL COCKTAIL CLUB LONDON, 2010

In 2010, a journalist from The Financial Times, covering the success of the Experimental Group, asked one of the three founding partners what came next after having made such a mark on Paris. He replied without hesitation: the dream was “to open in London.” A few months later, Xavier Padovani joined the family as a partner, and Experimental Group unveiled the decadent Experimental Cocktail Club Chinatown.

Over two floors, Dorothée Meilichzon’s Parisian-bohemian style melds with London’s historical bones, creating a 1920s-inflected décor enhanced by a host of sophisticated contemporary details. For this exceptional first step into the world’s bar capital, the dexterous cocktail menu is enhanced by a special selection of vintage spirits.

13, GERRARD STREET, LONDON W1D 5PS

PHONE: +44 (0) 207 434 3559

RESERVATION@CHINATOWNECC.COM

MONDAY TO WEDNESDAY: 6PM TO 2 AM

THURSDAY TO SATURDAY: 6 PM TO 3 AM / SATURDAY: 6PM TO 12PM





COMPAGNIE DES VINS SURNATURELS LONDON, 2013

London is a thrilling gastronomic destination and its reputation for cocktails is second to none. But its wine consumption was too long dictated by famous, massive producers. Running counter to this tendency, Experimental Group valorizes the small and independent. As many of them are without the benefit of a strong distribution network, our London wine bar puts an emphasis on discovery. The wine list is complemented by a menu of classic French cuisine made with locally sourced produce.

Reflecting the sophistication of its Covent Garden neighborhood, and in tribute to the style of traditional British private clubs, Dorothée Meilichzon chose velvet benches, inlaid pedestal tables and eclectic textile combinations.

8 - 10 NEAL'S YARD, LONDON WC2H 9DP

PHONE: +44 (0) 207 734 7737

RESERVATION@CVSSEVENDIALS.COM

MONDAY TO FRIDAY: 12 AM TO 12 PM

THURSDAY TO SATURDAY: 12 AM TO 12 PM

SATURDAY: 12 AM TO 11 PM









HENRIETTA HOTEL LONDON, 2017

Located in the heart of Covent Garden, this intimate, 40-room jewel showcases a décor similar to its Parisian big brother, le Grand Pigalle, designed by Dorothée Meilichzon. Joining two long, classically Victorian buildings, the Hotel recalls the nearby historic Covent Garden greenmarket with terracotta walls, herbariums, different shades of green, and hand-painted striped ceilings. Custom furniture nods to the 1970s.

Meilichzon reflected the street's neoclassical architecture in the rooms, from headboards and custom furniture to marble plinths and mosaic carpet to windowed arches above the bathroom doors. Vast bathrooms bring a bit of theater, equipped with oversized showers and tubs. As at all Experimental Group hotels, the mini-bar is curated with artisanal, hard-to-find spirits, wines, beers, softs and snacks.

14-15 HENRIETTA STREET, WC2E 8PS LONDON

PHONE: +44 (0) 203 794 5315

SLEEP@HENRIETTAHOTEL.COM

WWW.HENRIETTAHOTEL.COM





DA HENRIETTA RESTAURANT LONDON, 2017

The celebrated Italian Supper Club takes a culinary journey along the West Coast of Italy and brings it tableside to Da Henrietta.

A nod to regional delicacies and a flair for ingenuity, head chef Toto Dell'Aringa prepares handmade pastas and Steak alla Fiorentina to share. Guests can start the evening off with an aperitivo from the bar to accompany small dishes like chickpea fritters or farinata, a thick Ligurian pancake.

With 80 covers, the restaurant - designed like the hotel by Dorothee Meilichzon - occupies part of the ground and first floors.

The gastronomic experience is matched by an original selection of cocktails developed by Nicolas Brulin, one of the top Experimental Group bartenders.

14-15 HENRIETTA STREET, WC2E 8QH LONDON

PHONE: +44 (0) 203 794 5313

EAT@HENRIETTAHOTEL.COM

WWW.HENRIETTAHOTEL.COM

OPEN 7 DAYS A WEEK, FROM 7:00 AM TO 10:30 AM,

12 PM TO 2:30 PM AND 6 PM TO 10:30 PM





New
York





COMPAGNIE DES VINS SURNATURELS NEW YORK, 2014

A piece of Paris lives on Centre Street, at the intersection of Nolita, Soho, and Little Italy, with interior design from Dorothée Meilichzon reminiscent of our Parisian flagship.

On the menu, approximately 1000 references selected from all over the world over include 30 by the glass. If the majority of the wine list is of French origin, we also invite guests to discover lesser-known regions such as Lebanon, Israel, Greece, Hungary, and Brazil. Chef Eric Bolyard's tapas menu is composed to highlight the flavors of the wine.

249 CENTRE STREET, NEW YORK, NY 10013

PHONE: +1 212 343 3660

RESERVATION@COMPAGNIENYC.COM

MONDAY TO WEDNESDAY: 5 PM TO 1 AM

SATURDAY: 3 PM TO 2 AM

SUNDAY: 3 PM TO 1 AM



Ibiza





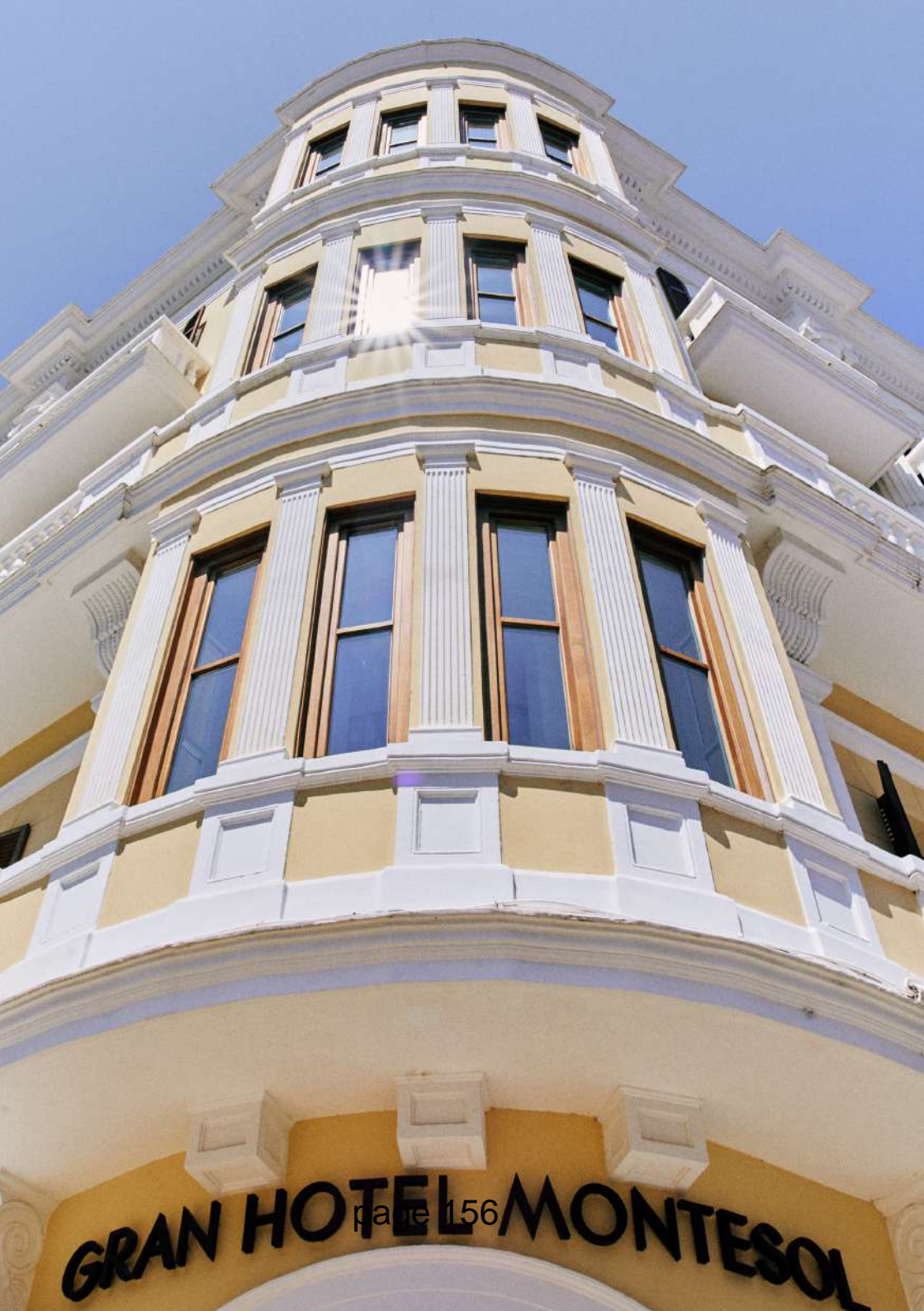
EXPERIMENTAL BEACH IBIZA, 2013

A departure from the bustling cityscape, Experimental Beach was the first foray into a beachside escape for Experimental Group. Nestled into the southern tip of Ibiza among the Las Salinas salt reserve, the seasonal restaurant and beach bar is awash with raw wood, bamboo reeds and soft fabrics, all enjoyed with cool sand underfoot and framed by the tranquil azure of the calm Mediterranean Sea. The menu includes dishes with the freshest local ingredients.

Julia Oudill, a veteran Experimental Group sommelier, has explored Spanish wine for the menu here, which sits alongside a list of cocktails best enjoyed on long summer days.

Wait for sunset, and as the sun sinks into the horizon, expect the dulcet tones of jazz and electronica to reverberate across the sea.

PLAYA DES CODOLAR SALINAS, S/N, 07 817 IBIZA	
ISLA BALEARES, SPAIN	
PHONE: +34 (0) 664 331 269	
INFO@ECCBEACH.COM	
MONDAY TO SUNDAY: 10 AM TO 12 PM	
WWW.ECCBEACH.COM	



GRAN HOTEL MONTESOL

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GRAN MONTESOL HOTEL

IBIZA, 2021

A grand colonial façade that has bore witness to the changing landscape of Ibiza for more than 80 years, Gran Montesol Hotel could tell legends of decades past, if walls could talk. Situated 20 metres from the port, this iconic hotel has welcomed guests to the Balearics for nearly a century.

Not only a hotel since inception, this building was also the birthplace of Ibiza's original Tourism Office and is at the centre of the early popularity of the island. Today, the hotel weaves the delicate balance history and modernity.

Now reimagined with the vision of designer Dorothee Meilichzon, Gran Hotel Montesol's 33 rooms pay homage to Ibiza's illustrious past, but with the comforts of home. A piece of Ibicenco history complete with a new restaurant – Sabbaba Montesol – and a rooftop cocktail bar.

PASSEIG DE VARA DE REY 2, 07800 EIVISSA	
ISLA BALEARES, SPAIN	
PHONE: +34 871 51 50 49	
RESERVAS@GRANHOTELMONTESOLIBIZA.COM	
WWW.GRANHOTELMONTESOL.COM	







ROOFTOP MONTESOL IBIZA, 2021

Rooftop Montesol sits high above Ibiza Town offering unobstructed views of the island's celebrated medieval city, designated a UNESCO World Heritage Site in 1999.

A place to sip cocktails and enjoy tapas, away from the heaving streets down below, Rooftop Montesol is an evening escape with a view.

The perfect place to unwind on balmy summer nights.

PASSEIG DE VARA DE REY 2, 07800 EIVISSA

ISLA BALEARES, SPAIN

PHONE: +34 871 51 50 49

RESERVAS@GRANHOTELMONTESOLIBIZA.COM

MONDAY TO SUNDAY 5 PM TO 1 AM

WWW.SABBABAMONTESOL.COM







SABBABA RESTAURANT

IBIZA, 2021

Step foot into the ground floor of Gran Montesol Hotel and be whisked away to Sabbaba Restaurant, a crossroads of Ibicenco cuisine woven with Israeli inspiration.

The menu is equal parts inventive, energetic and cosmopolitan, underlined with a one of Ibiza's best wine lists.

This integral part of the hotel opens its doors onto the main strip of Paseo Vara de Rey, making it a foodie haven and meeting point for both locals and visitors alike.

PASSEIG DE VARA DE REY 2, 07800 EIVISSA

ISLA BALEARES, SPAIN

PHONE: +34 871 51 50 49

RESERVAS@GRANHOTELMONTESOLIBIZA.COM

MONDAY TO SUNDAY 8.30 AM TO 1 AM

WWW.SABBABAMONTESOL.COM



Verbier





EXPERIMENTAL CHALET VERBIER, 2018

Perched amidst the snow-capped summits of Verbier, the Experimental Chalet offers a stylish update on the traditional mountain hotel. Fabrizio Casiraghi's design blends contemporary elegance with authenticity, a perfect match for a town where the chalet atmosphere is as emblematic as a warm welcome.

A selection of 39 rooms and suites include terraces and jacuzzi, with panoramic views of the surrounding Alpine peaks and Mont Blanc. Common areas take advantage of expansive spaces and natural light. As always, there is an Experimental Group signature cocktail bar, as well as a restaurant, spa and the famed late-night hot spot, the Farm Club.

ROUTE DE VERBIER STATION 55, 1936 BAGNES, SWITZERLAND

PHONE: +41 27 775 40 00

INFO@EXPECHALET.COM

WWW.EXPERIMENTALCHALET.COM





FRENCHIE VERBIER

VERBIER, 2018

Frenchie Verbiere is an exercise in Alpine delicacies carefully entwined with French comfort food.

Michelin starred chef Gregory Marchand delivers a menu of indulgence.

Guests can expect to start a meal with snacks like Gruyère & truffle gougères, bacon scones or Frenchie croque coquin with black truffle.

Main dishes never disappoint with lamb ragu pappardelle or the infamous tartiflette with black truffle and dried lard from Valais.

Sweet tooths are satisfied with the iconic Banoffee with nutmeg and caramelised pecan, a signature Frenchie dish served in London & Paris.

ROUTE DE VERBIER STATION 55, 1936 BAGNES, SWITZERLAND

PHONE: +41 27 775 40 00

OPEN 7 DAYS A WEEK

WWW.EXPERIMENTALCHALET.COM





Menorca





MENORCA EXPERIMENTAL

MENORCA, 2019

Always in a relaxed and sophisticated approach, Experimental Group has chosen a UNESCO site and protected biosphere reserve : the island of Menorca, to offer to its customers an experience in the authentic beauty of the Balearic Island. The 43 rooms of the old finca, sublimated by Dorothee Meilichzon, included nine private villas, each with their own dipping pools.

Both interior and al fresco restaurants are offered at Experimental Menorca including a large communal table. On-site dining emphasizes the abundant fresh and seasonal produces from the area; much of them will come from the house's own garden.

A carefully chosen wine list is complemented by Experimental cocktails, featuring bespoke recipes inspired by local ingredients, served at the lounge space around the infinity pool and in their own cocktail bar inside. Located at the most breathtaking scenery such as the secluded cove of Cala Llorenç or Playa de Son Bou, Experimental Menorca inspires festivity, reflection and serenity.

FINCA SANT LLORENÇ

CAMINO DE SANT LLORENÇ, POLÍGONO 17 - PARCELA 15

07730 ALAIOR - ISLAS BALEARES (SPAIN)

WWW.MENORCAEXPERIMENTAL.COM



Venice



IL PALAZZO EXPERIMENTAL

VENICE, 2019

Located at the edge of the Della Guidecca canal,
three entrances : one leading to the restaurant, one to the
reception area and lobby, and one to the bar, signed Experimental Cocktail
Club, the Group's third outside of their London and Paris addresses.

Breakfast, tea and early evening drinks are also served in the back garden,
with its undisturbed view of the tiny canal and pontoon.

The menu in the restaurant will be a reflection of its place and time. Produce
is always seasonal and local, with an emphasis on freshness and simplicity.
Though it is one of the arteries of Il Palazzo Experimental's ground floor,
the restaurant's seating is predominantly booths and banquettes, enhancing
greater intimacy indoors and a sweeping terrace of tables outdoor on the canal.

SESTIERE DORSODURO 1410 -14111412	
30123 VENEZIA - ITALIA	
INFO@PALAZZOEXPERIMENTAL.COM	
WWW.PALAZZOEXPERIMENTAL.COM	



CHRONOLOGIE





EXPERIMENTAL EVENTS

Each establishment of the group is ideal for organizing events, complete with special menus and cocktails if so desired. Workshops, masterclasses, cocktail parties, wine tastings, photo shoots, product launches, weddings, showers and private receptions: anything is possible and all are welcome.


For information on the organization of events, contact :

Paris : madeleine@expegroup.com /

London : party@henriettahotel.com /

New York : sarah@compagnienyc.com / Ibiza: eventsibiza@expegroup.com

Menorca: events@menorcaexperimental.com

 [experimentalgroup](#)



STEREO

35 JUBILEE MARKET HALL, THE PIAZZA,
COVENT GARDEN
LONDON WC2E 8BD

STEREO

- **SITE OVERVIEW**

The site is within the Covent Garden conservation area and is located on the southeastern edge of the Covent Garden piazza opposite Inigo Jones' Piazza and below the Jubilee Market Hall itself. The proposed refurbishment is limited to the ground and basement floor of 35 Jubilee Market Hall, formerly the Roadhouse. The building is a Grade II listed building with Historic England.

- **THE CONCEPT**

STEREO is a restaurant, cocktail bar and entertainment venue in the centre of Covent Garden. Imagined and designed by Experimental Group in collaboration with Afroditi, it aims to attract a distinguished clientele looking to escape for an evening. The focus is on cocktails and food with live music. This is not a nightclub, it is a cocktail bar and restaurant with live music. It is important to understand the difference.

- **THE RESTAURANT**

Open kitchen showing the process of grilling in a raw and honest way, heaps of charcoal shoved in, piles of beautiful ingredients on show with an open counter dining.

STEREO

- **BAR**

The design intent of the main bar and entertainment space in the basement is in line with other Experimental Group venues, to emulate a cosy yet opulent setting. The existing octagonal bar is transformed into amid-century focal point with art-deco pendant lamps lining the perimeter of the bar radiating from the heart of the design. Seating surrounding the bar provides a visual perspective that almost floats from a sea of people. The design also provides for more intimate and private spaces throughout the scheme, such as the platform space above the dispense bar.

- **THE MUSIC**

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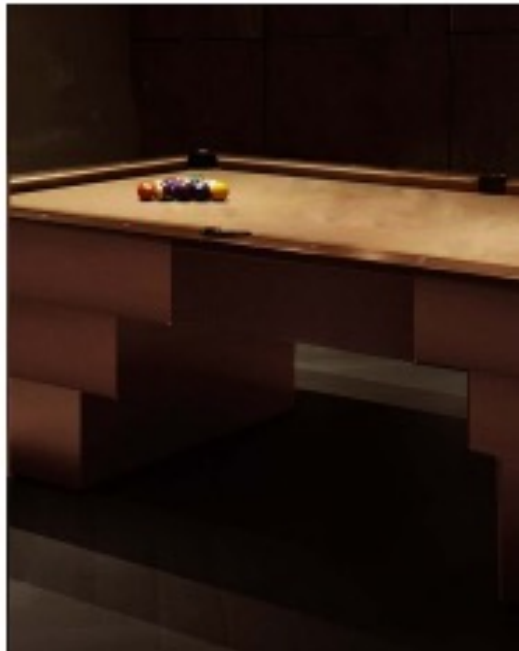
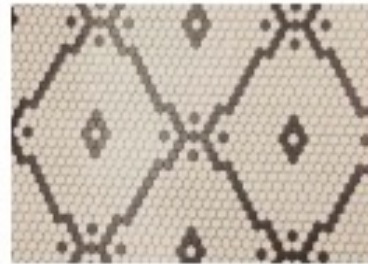
The spatial design reflects the historic layout of Roadhouse, the retail and entertainment venue that the site previously housed. One of the prominent features of the scheme such as the DJ booths, stage and dance floor is given a contemporary makeover, allowing for an elegant and sophisticated entertainment venue and events space. The look and feel of the design reflect the contemporary interpretation of the art-deco and mid-century styles, which is cohesively presented throughout the entire interior concept. This is particularly consistent in Experimental Group's other venues, combining the Parisian chic atmosphere with an easy-going and comfortable setting, addressing the roots of Experimental Group.

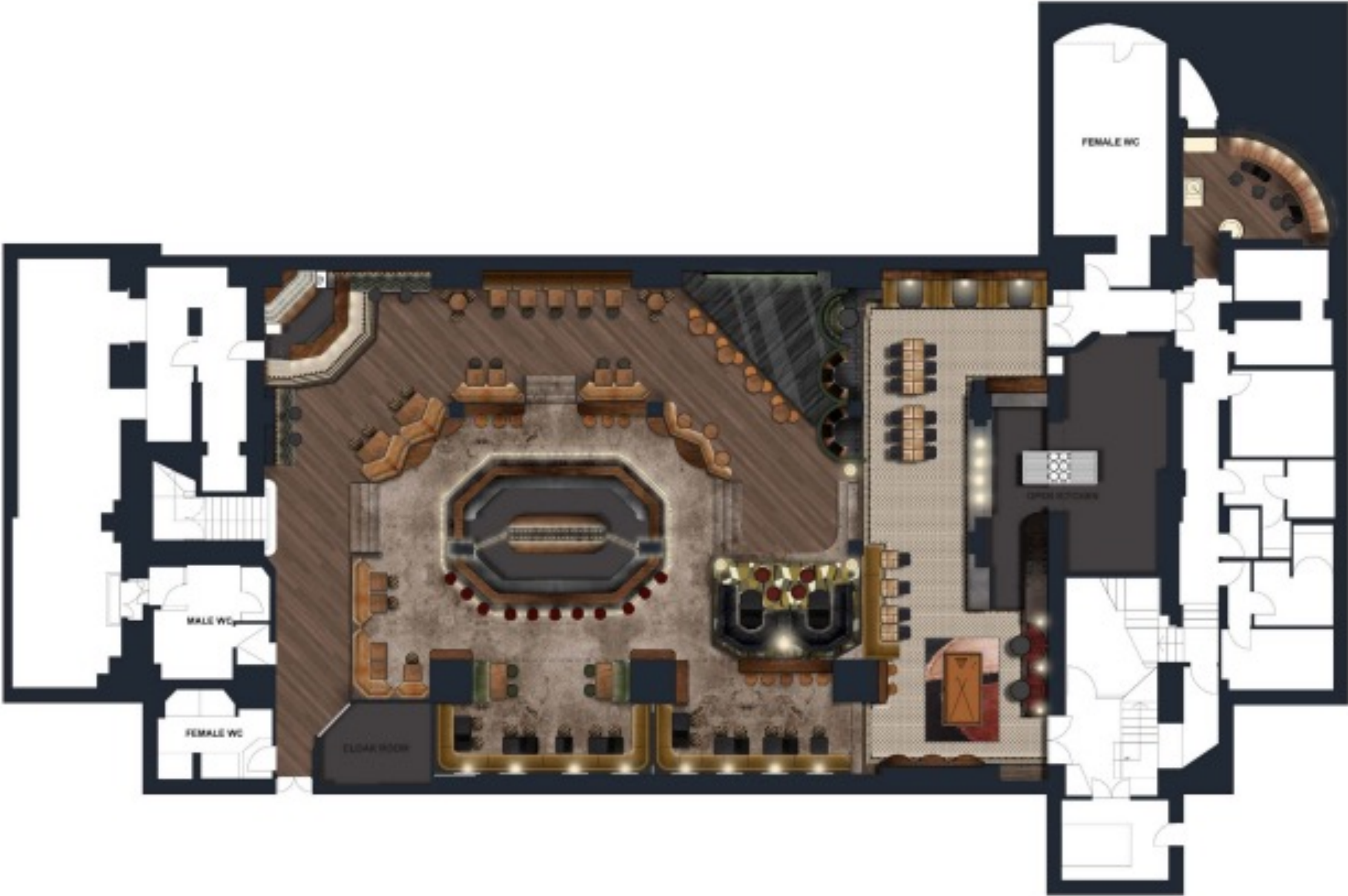
MOOD BOARD – Dining area



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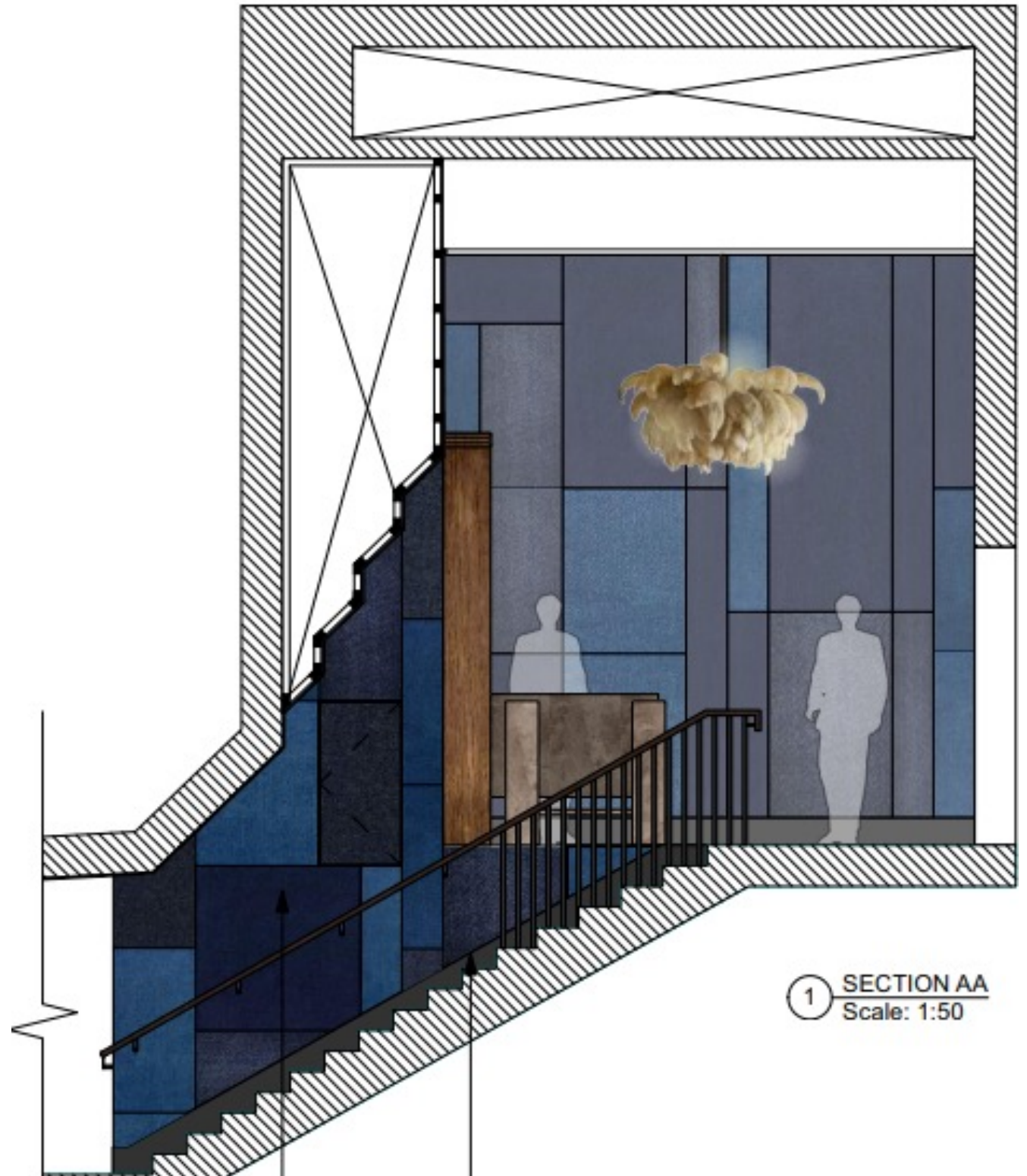
MOOD BOARD – Dining area







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1 SECTION AA
Scale: 1:50

VISUAL

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Afroditi

PROPOSED PROJECT – Dining area



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PROPOSED PROJECT – Entrance to the stage



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Licence & Appeal History

Application	Details of Application	Date Determined	Decision
05/06215/LIPCV	Justices Licence conversion	16.09.2005	Granted under delegated authority
06/13207/WCCMAP	Master Licence	01.02.2008	Granted under delegated authority
08/00612/LIPDPS	Vary designated premises supervisor	08.02.2008	Granted under delegated authority
09/06362/LIPDPS	Vary designated premises supervisor	18.11.2009	Granted under delegated authority
10/00564/LIPCHD	Change of Licensee details	11.03.2010	Granted under delegated authority
12/09722/LIPDPS	Vary designated premises supervisor	09.01.2013	Granted under delegated authority
14/08002/LIPDPS	Vary designated premises supervisor	08.10.2014	Granted under delegated authority
14/10240/LIPVM	Minor variation application to update and add conditions	10.12.2014	Granted under delegated authority
15/07033/LIPDPS	Vary designated premises supervisor	02.09.2015	Granted under delegated authority
15/09173/LIPVM	Minor variation application to remove a condition from the premises licence.	24.11.2015	Granted under delegated authority
19/01840/LIPDPS	Vary designated premises supervisor	06.03.2019	Granted under delegated authority
20/07091/LIPT	Transfer Premises Licence	01.09.2020	Granted under delegated authority
22/02476/LIPT	Transfer Premises Licence	01.04.2022	Granted under delegated authority

There is no appeal history

Current Issued Licence:



Schedule 12
Part A

WARD: St James's
UPRN: 010033544648

City of Westminster

64 Victoria Street, London, SW1E 6QP

Premises licence

Regulation 33, 34

Premises licence number:	22/02476/LIPT
Original Reference:	05/06215/LIPCV

Part 1 – Premises details

Postal address of premises: The Roadhouse Basement 35 The Piazza, Covent Garden London WC2E 8BE
Telephone Number: 020 7497 0119

Where the licence is time limited, the dates: Not applicable
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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 03:00
Sunday:	09:00 to 01:00
Performance of Live Music	
Monday to Saturday:	09:00 to 03:00
Sunday:	09:00 to 01:00
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
Sunday:	09:00 to 01:00
Late Night Refreshment	
Monday to Saturday:	23:00 to 03:30
Sunday:	23:00 to 01:00

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: 10:00 to 03:00
Sunday: 12:00 to 00:30

For times authorised for Christmas, New Year and Good Friday see conditions at Annex 1

The opening hours of the premises:

Monday to Saturday: 09:00 to 03:30
Sunday: 09:00 to 01:00

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:

Experimental Piazza Limited
14 David Mews
London
W1U 6EQ

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

13531086

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

Name: Jacob Wilde

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: Pers3897
Licensing Authority: London Borough of Lewisham

Date: 01 April 2022

This licence has been authorised by 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.

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 reproducing the effect of conditions subject to which the relevant existing licences have effect

Conditions relating to regulated entertainment

10. This licence is subject to all the former Rules of Management for Places of Public Entertainment licensed by Westminster City Council, in force from 4 September 1998 and incorporating amendments agreed by the Council on 25 October 1999, 30 June 2000, 16 January 2001 and 1 October 2001.
11. Notwithstanding the provisions of Rule of Management No. 6 the premises may remain open for the purposes of this licence from 11pm on each of the days Monday to Saturday to 3am on the day following, and from 11pm on Sunday to 1am on the day following.
12. A telephone line dedicated to the receipt of complaints from the public shall be continuously manned throughout the hours of opening and for 30 minutes after the end of the hours of opening.
13. An announcement shall be made on the public address system at the premises to be audible by all customers therein not less than 15 minutes between a time one and a half hours before closing time and closing time each night directing patrons to the importance of silent departure from the premises.
14. The alteration or modification to any existing sound systems should be effected without prior knowledge of an authorised officer of the Environmental Health Services.
15. The number of persons accommodated at any one time (excluding staff) shall not exceed 575.
16. The use of music and dancing at the premise shall remain ancillary to A3 use.
17. That a comprehensive CCTV system be installed to the satisfaction of the Metropolitan Police Crime Prevention officer and Environmental Health Service. All cameras shall continually record whilst the premises are open to the public which enable frontal identification of every person entering in any light condition. The video recording (i) shall be kept available for a minimum of 31 days with time and date stamping (ii) tape recordings shall be made available to an authorised officer or a police officer together with facilities for viewing (iii) the recordings for the preceding two days shall be made available immediately upon request. Recordings outside the period shall be made available on 24 hours notice.
18. No unauthorised advertisements of any kind (including poster, flyer, sticker, picture, letter, sign, or other mark) is inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or is distributed on street to the public that advertises or promotes the establishment, its premises, or any of the events, facilities, goods, or services.
19. All refuse must be paid, properly presented, and can only be placed on street 30 minutes before the scheduled collection time
20. A minimum of five additional female public WC's shall be installed with in the premises prior to the renewal of this licence.

21. The number of persons accommodated at any one time (excluding staff) shall not exceed 575.

Conditions for sale of alcohol

22. In the part of the premises cross hatched in green on the deposited plan there shall be no sale or supply of spirits and no draught beer other than 1 brand of draught beer.
23. Substantial food and suitable beverages other than intoxicating liquor (including drinking water) shall be equally available during the whole of the permitted hours in all parts of the premises where intoxicating liquor is sold or supplied.

Conditions which reproduce the effect of any restriction imposed on the use of the premises by specified enactments

24. Alcohol shall not be sold or supplied except during permitted hours.

In this condition, permitted hours means:

- (a) Subject to the following paragraphs, the permitted hours on weekdays shall commence at 10.00 and extend until 03.00 on the morning following, except that:
- i. the permitted hours shall end at 00.00 midnight on any day on which music and dancing is not provided after midnight; and
 - ii. on any day that music and dancing end between 00.00 midnight and 03.00, the permitted hours shall end when the music and dancing end;
- (b) In relation to the morning on which summer time begins, paragraph (a) of this condition shall have effect:
- i. with the substitution of references to 04:00 for references to 03:00.
- (c) Except on Sundays immediately before bank holidays (apart from Easter Sunday), the permitted hours on Sundays shall extend until 00.30 on the morning following, except that-
- i. the permitted hours shall end at 00:00 on any Sunday on which music and dancing is not provided after midnight;
 - ii. where music and dancing end between 00.00 midnight on any Sunday and 00.30, the permitted hours on that Sunday shall end when the music and dancing end.
- (d) On Sundays immediately before bank holidays (other than Easter Sunday), the permitted hours shall commence at 12:00 and extend until 01:00 on the morning following except that'
- i. the permitted hours shall end at 00:00 midnight on any Sunday on which music and dancing is not (or, in the case of casino premises, gaming facilities are not) provided after 00:00 midnight;
 - ii. where music and dancing end (or, in the case of casino premises, gaming ends) between 00:00 midnight on any Sunday and 03:00, the permitted hours on that Sunday shall end when the music and dancing end (or, as the case may be, when the gaming ends).
 - iii. The terminal hour for late night refreshment shall extend to 30 minutes after the end of permitted hours for the sale of alcohol set out in d(i) and (ii) above.
- (e) The sale of alcohol must be ancillary to the use of the premises for music and dancing and substantial refreshment.
- (f) The permitted hours on New Year's Eve will extend to the start of permitted hours on the following day, or if there are no permitted hours on 1 January, to 00:00 on New Year's Eve.

NOTE - The above restrictions do not prohibit:

- (a) during the first thirty minutes after the above hours the consumption of the alcohol on the premises;
- (b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
- (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.

25. 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.

26. 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 the premises licence (or the holder of the 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.
27. The terminal hour for late night refreshment on New Year's Eve is extended to 05:00 on New Year's Day.

Annex 2 – Conditions consistent with the operating Schedule

28. On no more than 25 occasions (and in substitution for Temporary Event Notices) per calendar year and following 10 working days notice to be given to the Police and Licensing Authority (or such lesser time as may be agreed with the Police) the hours for the provision of licensable activities currently provided at the premises may be extended to such time as agreed with the Police. The Police have the power to veto any such application.
29. On any occasion when the premises are open to the public, all customers entering the premises after 21:00 hours will have their ID scanned on entry, save for when a Biometric Scanning System is in place (when fingerprint scanning will be required for all customers who have previously shown identification at the premises).
30. Notwithstanding the above condition, a maximum number of 30 guests per night may be admitted at the manager's discretion without ID being scanned and recorded. A legible record of these people's full names shall be retained on the premises for inspection by the licensing authority and police for a period of 31 days. The name of the manager authorising the entrance without scanning will also be recorded.
31. All door supervisors working outside the entrance to the premises, or supervising or controlling queues and the smoking area, shall wear yellow high visibility jackets, vests or tabards.

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

None



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

Schedule 12
Part B

WARD: St James's
UPRN: 010033544648

**Premises licence
summary**

Regulation 33, 34

Premises licence number:

22/02476/LIPT

Part 1 – Premises details

Postal address of premises:

The Roadhouse
Basement
35 The Piazza, Covent Garden
London
WC2E 8BE

Telephone Number: 020 7497 0119

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 03:00
Sunday: 09:00 to 01:00

Performance of Live Music

Monday to Saturday: 09:00 to 03:00
Sunday: 09:00 to 01:00

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
Sunday: 09:00 to 01:00

Late Night Refreshment

Monday to Saturday: 23:00 to 03:30
Sunday: 23:00 to 01:00

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: 10:00 to 03:00
Sunday: 12:00 to 00:30

For times authorised for Christmas, New Year and Good Friday see conditions at Annex 1

The opening hours of the premises:

Monday to Saturday: 09:00 to 03:30
Sunday: 09:00 to 01:00

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:

Experimental Piazza Limited
14 David Mews
London
W1U 6EQ

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

13531086

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

Name: Jacob Wilde

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

Restricted

Date: 01 April 2022

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

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

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

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

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

Conditions: On Current Licence -

Mandatory:

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.

Annex 2 – Conditions consistent with the operating Schedule

Conditions reproducing the effect of conditions subject to which the relevant existing licences have effect

Conditions relating to regulated entertainment

10. This licence is subject to all the former Rules of Management for Places of Public Entertainment licensed by Westminster City Council, in force from 4 September 1998 and incorporating amendments agreed by the Council on 25 October 1999, 30 June 2000, 16 January 2001 and 1 October 2001.
11. Notwithstanding the provisions of Rule of Management No. 6 the premises may remain open for the purposes of this licence from 11pm on each of the days Monday to Saturday to 3am on the day following, and from 11pm on Sunday to 1am on the day following.
12. A telephone line dedicated to the receipt of complaints from the public shall be continuously manned throughout the hours of opening and for 30 minutes after the end of the hours of opening.
13. An announcement shall be made on the public address system at the premises to be audible by all customers therein not less than 15 minutes between a time one and a half hours before closing time and closing time each night directing patrons to the importance of silent departure from the premises.
14. The alteration or modification to any existing sound systems should be effected without prior knowledge of an authorised officer of the Environmental Health Services.
15. The number of persons accommodated at any one time (excluding staff) shall not exceed 575.
16. The use of music and dancing at the premise shall remain ancillary to A3 use.
17. That a comprehensive CCTV system be installed to the satisfaction of the Metropolitan Police Crime Prevention officer and Environmental Health Service. All cameras shall continually record whilst the premises are open to the public which enable frontal identification of every person entering in any light condition. The video recording (i) shall be kept available for a minimum of 31 days with time and date stamping (ii) tape recordings shall be made available to an authorised officer or a police officer together with facilities for viewing (iii) the recordings for the preceding two days shall be made available immediately upon request. Recordings outside the period shall be made available on 24 hours notice.
18. No unauthorised advertisements of any kind (including poster, flyer, sticker, picture, letter, sign, or other mark) is inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or is distributed on street to the public that advertises or promotes the establishment, its premises, or any of the events, facilities, goods, or services.
19. All refuse must be paid, properly presented, and can only be placed on street 30 minutes before the scheduled collection time
20. A minimum of five additional female public WC's shall be installed with in the premises prior to the renewal of this licence.
21. The number of persons accommodated at any one time (excluding staff) shall not exceed 575.

Conditions for sale of alcohol

~~22. In the part of the premises cross hatched in green on the deposited plan there shall be no sale or supply of spirits and no draught beer other than 1 brand of draught beer.~~

Condition 22 above is proposed to be removed by the applicant.

22. Substantial food and suitable beverages other than intoxicating liquor (including drinking water) shall be equally available during the whole of the permitted hours in all parts of the premises where intoxicating liquor is sold or supplied.

Conditions which reproduce the effect of any restriction imposed on the use of the premises by specified enactments

23. Alcohol shall not be sold or supplied except during permitted hours.

In this condition, permitted hours means:

- (a) Subject to the following paragraphs, the permitted hours on weekdays shall commence at 10.00 and extend until 03.00 on the morning following, except that:
 - iii. the permitted hours shall end at 00.00 midnight on any day on which music and dancing is not provided after midnight; and
 - iv. on any day that music and dancing end between 00.00 midnight and 03.00, the permitted hours shall end when the music and dancing end;
- (b) In relation to the morning on which summer time begins, paragraph (a) of this condition shall have effect:
 - ii. with the substitution of references to 04:00 for references to 03:00.
- (c) Except on Sundays immediately before bank holidays (apart from Easter Sunday), the permitted hours on Sundays shall extend until 00.30 on the morning following, except that-
 - i. the permitted hours shall end at 00:00 on any Sunday on which music and dancing is not provided after midnight;
 - ii. where music and dancing end between 00.00 midnight on any Sunday and 00.30, the permitted hours on that Sunday shall end when the music and dancing end.
- (d) On Sundays immediately before bank holidays (other than Easter Sunday), the permitted hours shall commence at 12:00 and extend until 01:00 on the morning following except that'
 - i. the permitted hours shall end at 00:00 midnight on any Sunday on which music and dancing is not (or, in the case of casino premises, gaming facilities are not) provided after 00:00 midnight;
 - ii. where music and dancing end (or, in the case of casino premises, gaming ends) between 00:00 midnight on any Sunday and 03:00, the permitted hours on that Sunday shall end when the music and dancing end (or, as the case may be, when the gaming ends).
 - iii. The terminal hour for late night refreshment shall extend to 30 minutes after the end of permitted hours for the sale of alcohol set out in d(i) and (ii) above.
- (e) The sale of alcohol must be ancillary to the use of the premises for music and dancing and substantial refreshment.
- (f) The permitted hours on New Year's Eve will extend to the start of permitted hours on the following day, or if there are no permitted hours on 1 January, to 00:00 on New Year's Eve.

NOTE - The above restrictions do not prohibit:

- (a) during the first thirty minutes after the above hours the consumption of the alcohol on the premises;
- (b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
- (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.

24. 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.

25. 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 the premises licence (or the holder of the 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.
26. The terminal hour for late night refreshment on New Year's Eve is extended to 05:00 on New Year's Day.

Annex 2 – Conditions consistent with the operating Schedule

27. On no more than 25 occasions (and in substitution for Temporary Event Notices) per calendar year and following 10 working days notice to be given to the Police and Licensing Authority (or such lesser time as may be agreed with the Police) the hours for the provision of licensable activities currently provided at the premises may be extended to such time as agreed with the Police. The Police have the power to veto any such application.
- ~~29. On any occasion when the premises are open to the public, all customers entering the premises after 21:00 hours will have their ID scanned on entry, save for when a Biometric Scanning System is in place (when fingerprint scanning will be required for all customers who have previously shown identification at the premises).~~
- ~~30. Notwithstanding the above condition, a maximum number of 30 guests per night may be admitted at the manager's discretion without ID being scanned and recorded. A legible record of these people's full names shall be retained on the premises for inspection by the licensing authority and police for a period of 31 days. The name of the manager authorising the entrance without scanning will also be recorded.~~

Condition 29 & 30 above are proposed to be removed by the applicant.

28. All door supervisors working outside the entrance to the premises, or supervising or controlling queues and the smoking area, shall wear yellow high visibility jackets, vests or tabards.

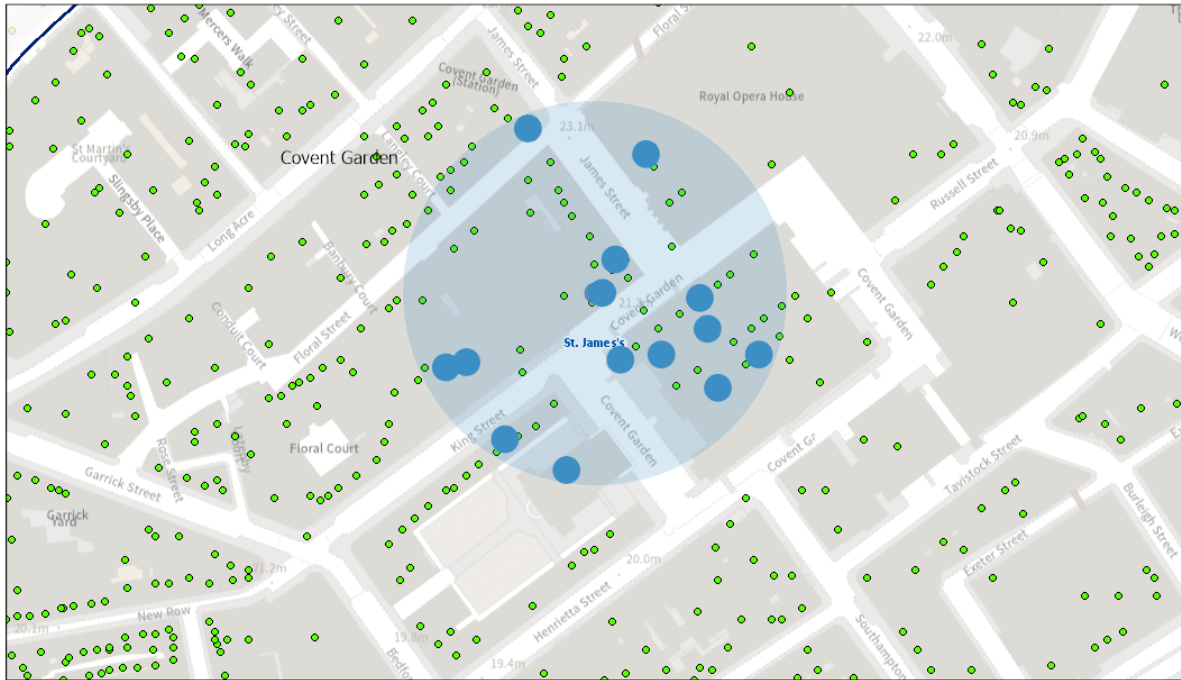
Annex 3 – Conditions attached after a hearing by the licensing authority

None.

Conditions proposed by the Environmental Health Service and agreed with the applicant so as to form part of the operating schedule.

29. No licensable activities shall be provided under the authority of this licence until the premises have been assessed as satisfactory by the Environmental Health Consultation Team and this condition has been removed from the Licence.

35 The Piazza Covent Garden London WC2E 8BE



Resident Count: 40

Licenced premises within 75 metres of 35 The Piazza Covent Garden, London WC2E 8BE				
Licence Number	Trading Name	Address	Premises Type	Time Period
19/04643/PREAPM	Not Recorded	Basement 35 The Piazza Covent Garden London WC2E 8BE	Not Recorded	
17/06018/LIPN	Not Recorded	Basement 35 The Piazza Covent Garden London WC2E 8BE	Restaurant	Sunday; 09:00 - 01:00 Monday to Saturday; 09:00 - 03:30
22/02476/LIPT	The Roadhouse	Basement 35 The Piazza Covent Garden London WC2E 8BE	Nightclub /Bar	Sunday; 09:00 - 01:00 Monday to Saturday; 09:00 - 03:30

17/06988/LIPV	Chez Antoinette	The Piazza Covent Garden London	Not Recorded	Monday to Sunday; 11:00 - 23:00
06/07969/WCCMAP	The Rock Garden And Gardening Club	6 - 7 The Piazza Covent Garden London WC2E 8HB	Restaurant	Monday to Sunday; 09:00 - 06:00
20/06670/LIPDPS	Laduree	1 The Market Covent Garden London WC2E 8RA	Restaurant	Sunday; 09:00 - 22:30 Monday to Thursday; 09:00 - 23:30 Friday to Saturday; 09:00 - 00:00 Sundays before Bank Holidays; 09:00 - 00:00
22/04103/LIPT	Oystermen	Kiosk At Apple Market North Hall Market Building Covent Garden WC2E 8RD	Restaurant	Sunday; 09:00 - 22:30 Monday to Thursday; 09:00 - 23:30 Friday to Saturday; 09:00 - 00:00
19/11133/LIPVM	Buns & Buns	5 The Market Covent Garden London WC2E 8RA	Restaurant	Monday; 07:00 - 01:30 Tuesday; 07:00 - 01:30 Wednesday; 07:00 - 01:30 Thursday; 07:00 - 01:30 Friday; 07:00 - 01:30 Sunday; 07:00 - 00:30
18/08034/LIPVM	Bun Buns	5 The Market Covent Garden London WC2E 8RA	Restaurant	Monday; 08:00 - 00:30 Tuesday; 08:00 - 00:30 Wednesday; 08:00 - 00:30 Thursday; 08:00 - 00:30 Friday; 08:00 - 00:30 Sunday; 08:00 - 00:00

21/00174/LIPV	Sushi Samba Covent Garden	35 The Market Covent Garden London WC2E 8RF	Restaurant	Sunday; 07:00 - 23:30 Monday to Thursday; 07:00 - 00:45 Friday to Saturday; 07:00 - 01:00 Sundays before Bank Holidays; 07:00 - 01:15
16/05916/LIPN	Aubaine	22 The Market Covent Garden London WC2E 8RD	Shop	Sunday; 12:00 - 22:30 Monday to Saturday; 10:00 - 23:30
22/05102/LIPDPS	The Crusting Pipe	27 The Market Covent Garden London WC2E 8RD	Restaurant	Sunday; 08:00 - 00:00 Monday to Saturday; 08:00 - 00:30 Sundays before Bank Holidays; 10:00 - 00:30
22/03254/LIPT	Meatailer	Unit 1a Mezzanine Jubilee Hall Jubilee Market The Piazza Covent Garden London WC2E 8BE	Restaurant	Monday to Sunday; 09:00 - 00:30
21/03477/LIPCH	Hooray's	Unit 18 And Unit 19 Jubilee Hall Jubilee Market The Piazza Covent Garden London WC2E 8BE	Restaurant	Monday; 10:00 - 21:00 Tuesday; 10:00 - 21:00 Wednesday; 10:00 - 21:00 Thursday; 10:00 - 21:00 Friday; 10:00 - 21:00 Saturday; 10:00 - 21:00 Sunday; 10:00 - 21:00
20/04163/LIPN	Not Recorded	26 - 49 The Market Covent Garden London WC2E 8RE	Cafe	Monday to Sunday; 07:00 - 00:00

20/09028/LIPDPS	Le Pain Quotidien (48)	26 - 49 The Market Covent Garden London WC2E 8RE	Cafe	Monday to Sunday; 07:00 - 00:00
18/15095/LIPT	Vini Italiani Wine Cafe	33 The Market Covent Garden London WC2E 8RE	Restaurant	Sunday; 12:00 - 22:30 Monday to Thursday; 08:00 - 23:30 Friday to Saturday; 08:00 - 00:00
20/07176/LIPDPS	21	21 The Market Covent Garden London	Restaurant	Sunday; 12:00 - 23:00 Monday to Saturday; 09:00 - 02:30
09/07681/LIPD	Tutti Frutti	Unit 29 Jubilee Hall Jubilee Market The Piazza Covent Garden London WC2E 8BE	Restaurant	Monday to Sunday; 11:00 - 19:00
18/12484/LIPDPS	Not Recorded	32 The Market Covent Garden London WC2E 8RE	Restaurant	Sunday; 08:00 - 23:00 Tuesday to Thursday; 08:00 - 00:00 Friday to Saturday; 08:00 - 00:30
12/01629/LIPDPS	Battersea Pie Station	28 The Market Covent Garden London WC2E 8RE	Restaurant	Monday to Sunday; 09:00 - 20:00
22/01248/LIPCH	Shake Shack	23 The Market Covent Garden London WC2E 8RD	Restaurant	Monday; 10:00 - 23:00 Tuesday; 10:00 - 23:00 Wednesday; 10:00 - 23:00 Thursday; 10:00 - 23:00 Friday; 10:00 - 23:00 Saturday; 10:00 - 23:00 Sunday; 10:00 - 22:30

21/07305/LIPN	Bullards	42 The Market Covent Garden London WC2E 8RF	Shop	Sunday; 09:00 - 22:30 Monday to Saturday; 08:00 - 23:00
20/11221/LIPT	Palm Court Brasserie	39 King Street Covent Garden London WC2E 8JS	Restaurant	Sunday; 08:00 - 00:00 Monday to Saturday; 08:00 - 01:30
22/02873/LIPT	Wahlburgers	8-9 James Street Covent Garden London WC2E 8BH	Restaurant	Sunday; 08:00 - 01:00 Monday to Saturday; 08:00 - 01:30
20/04167/LIPN	Not Recorded	8-9 James Street Covent Garden London WC2E 8BH	Restaurant	Sunday; 08:00 - 01:00 Monday to Saturday; 08:00 - 01:30
16/06937/LIPCH	Punch And Judy Public House	The Punch And Judy 40 The Market Covent Garden London WC2E 8RF	Public house or pub restaurant	Sunday; 12:00 - 22:30 Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00 Sundays before Bank Holidays; 12:00 - 23:30
21/05652/LIPDPS	Mariage Freres	38 King Street Covent Garden London WC2E 8JS	Cafe	Monday; 07:00 - 23:00 Tuesday; 07:00 - 23:00 Wednesday; 07:00 - 23:00 Thursday; 07:00 - 23:00 Friday; 07:00 - 23:00 Saturday; 07:00 - 23:00 Sunday; 07:00 - 23:00
11/07818/LIPDPS	The Essex Serpent	6 King Street Covent Garden London	Pub or pub restaurant with lodge	Sunday; 10:00 - 23:00 Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00 Sundays before Bank Holidays; 10:00 - 00:00

19/11336/LIPDPS	Whittard Of Chelsea	18 The Market Covent Garden London WC2E 8RB	Restaurant	Monday to Sunday; 09:00 - 22:00
20/08516/LIPDPS	The White Lion	24 James Street Covent Garden London WC2E 8NT	Public house or pub restaurant	Monday; 08:00 - 00:30 Tuesday; 08:00 - 00:30 Wednesday; 08:00 - 00:30 Thursday; 08:00 - 00:30 Friday; 08:00 - 00:30 Sunday; 08:00 - 00:00 Sunday; 08:00 - 23:00 Monday to Thursday; 08:00 - 23:30 Friday to Saturday; 08:00 - 00:00 Sundays before Bank Holidays; 08:00 - 00:00
21/05133/LIPV	St Pauls Church and Grounds	St Pauls Church Bedford Street London WC2E 9ED	Village hall, scout hut or similar	Monday to Sunday; 00:00 - 00:00

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